



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

In response to the COVID-19 pandemic, the Board meeting is closed to in-person, public attendance. The public will have an opportunity to fully participate in the virtual Board meeting via their computers or phones.

Please follow these instructions to participate in the virtual meeting. Residents can also view the meeting live online or on our cable access channels (6 for WOW, 17 for Comcast or for AT&T UVerse, find our access channel through the menu on your remote).

Questions or comments of 200 words or less may be also be emailed in advance of the Village Board meeting to rhume@vah.com by 3 p.m. Tuesday, September 8. These emails will be read at the Board Meeting.

September 8, 2020
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Village Board 08/17/2020

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 08/30/2020

VI. RECOGNITIONS AND PRESENTATIONS

- A. Recognition of Good Samaritan Kyla M. Davis

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

- A. Report of Committee of the Whole Meeting of September 8, 2020

Interview of Lucy Neacy for Appointment to the Environmental Commission - term ending April 30, 2021
- B. Report of Committee of the Whole Meeting of September 8, 2020

Interview of Karen DeZellar for Appointment to the Special
Events Commission - term ending April 30, 2024

X. CONSENT AGENDA

This Agenda consists of proposals and recommendations that, in the opinion of the Village Manager, will be acceptable to all members of the Board of Trustees. The purpose of this Agenda is to save time by taking only one roll call vote instead of separate votes on each item. Consideration of this Consent Agenda will be governed by the following rules and procedures prior to roll call vote:

1. Any Trustee who wishes to vote "no" or "pass" on any Consent Agenda items should so indicate.
2. Upon the request of any one Trustee, any item will be removed from the Consent Agenda and considered separately after adoption of the Consent Agenda.
3. Citizens in the audience may ask to remove any item on this Consent Agenda.
4. One roll call vote will be taken and will cover all remaining Consent Agenda items.

CONSENT LEGAL

- A. An Ordinance Dedicating a Portion of Public Right-of-Way and Accepting a Plat of Dedication for a Portion of Public Right-of-Way (portions of Commuter Drive with Rolling Meadows)

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - Arlington Heights Park Foundation - Golf Outing
- B. Bond Waiver - Metropolis Performing Arts
- C. Bond Waiver - St. James Church

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Verizon Wireless - 375 E. Palatine Rd. / Sign Variation - DC#20-041
- B. Pet Suites - 1050 E. Rand Rd. - PC#20-010
Rezoning from the B-3 District to the B-2 District, Land Use Variation for Commercial Kennel, Variations

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

- A. Diversity, Equity, and Inclusion Audit and Plan

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

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



**Village Board
9/8/2020**

Item: Village Board 08/17/2020

Department: Village Clerk

ATTACHMENTS:

Description	Type
Village Board 08/17/2020	Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Virtual Meeting

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

August 17, 2020

7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Also present were: Randy Recklaus, Robin Ward, Tom Kuehne, Nick Pecora, and Becky Hume.

IV. APPROVAL OF MINUTES

A. Committee of the Whole 8/03/2020 Approved

Trustee Bert Rosenberg moved to approve. Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

B. Village Board 08/03/2020 Approved

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

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta,

Schwingbeck, Tinaglia

C. Committee of the Whole 08/10/2020

Approved

Trustee Mary Beth Canty moved to approve. Trustee Bert Rosenberg
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta,
Schwingbeck, Tinaglia

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 08/15/2020

Approved

Trustee Bert Rosenberg moved to approve in the amount of \$3,681,974.32.
Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta,
Schwingbeck, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

President Hayes acknowledged the communication from the community on Diversity and Inclusion. It is a top 10 goal for the Board this year. Both making an Diversity, Equality and Inclusion (DEI) statement and developing an DEI Commission are being considered seriously. The Board wants to move forward in a careful and meaningful manner that would include matters in all of local governance. The goal is to include the other local taxing bodies, Park District, School Districts, Library and Townships. President Hayes wants to make sure we do it right and involve the whole community.

Mr. Recklaus said staff is making progress. Last week, four diversity consulting firms were interviewed and their proposals are being reviewed. An audit and plan for the Village will be conducted and created which will include a discussion in the fall with all community partners. Staff asked for a plan that includes feedback, needs assessment, areas of improvement and forward suggestions. Currently, we are working on a formal DEI statement but we want to make sure it reflects the views of the Board and our community, a canned statement won't do the issue justice. That work is underway and is the current team focus.

Trustee Canty asked if we needed to wait for the firm before there is a community meeting. Mr. Recklaus recommend that we have the firm on board because they have expertise in leading these discussions. They can facilitate a meaningful dialogue and ensure a thoughtful discussion.

Trustee Rosenberg asked if there are the other taxing bodies going to be involved at the outset. Mr. Recklaus said they would be involved in the community meeting portion. Then each organization can apply the information from the meeting. The Village Board will have to approve the contract. Trustee Rosenberg asked if staff reached out to the Northwest Municipal Conference to potentially dovetail on another community's experience. Mr. Recklaus said he spoke with them and has looked at other communities who have done these programs before. There are some parallel discussions going on. Ideas and experiences have been shared.

President Hayes said it was important to him for the consultant to be onboard as they bring experience in leading these conversations to help us work together in this goal.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Heidi Graham, President of the League of Women Voters, announced that tomorrow is 100th anniversary of the 19th Amendment. Not until 2018 did the local League establish a diversity committee. They have actively sought diverse voices, and are now one of the fastest growing Leagues in the nation. She offered the League's services and experience in running forums and having community conversations. She said the League wants work with the Village in establishing our community as being more diverse.

Ann O'Brien supports an DEI committee and a declaration. She was shocked at how little diversity there was when she moved her from the south many years ago. The Chicago area is very segregated. It lacks diversity because of history and economics. Arlington Heights is a Village of good neighbors and white privilege, and sometimes of bias. Now is the time to be proactive. There was much unease and misinformation disseminated regarding the local, peaceful protests. It had the hint of bias. Even unintentional bias causes racist actions.

Laurie Ford called to support Arlington Alfresco. She lives on Vail and has been nothing but pleased with how it has gone down. In the winter, fewer people will want to eat inside. Residents need to support these businesses. Noise is coming from the tops of the parking garages, not just music.

John Corbett said diversity is needed in the Police Department.

George Motto supports developing a commission on diversity, equity and inclusion.

Emails sent in advance of the meeting:

1. Dear Mayor Hayes and Village Trustees, As a bi-racial, black and white family, living in Arlington Heights, we request the Village to take a proactive, anti-racist stand and: (1) make a "Declaration in Support of Diversity, Equity, and Inclusion in Arlington Heights" and (2) create a Diversity, Equity and Inclusion Commission. We are asking the Village to formally make this declaration so the anti-racist values of Arlington Heights can be communicated to the larger community. We also ask for action, via a DEI Commission, to ensure we strive for anti-racism in all our policies and practices. Then we can truly be the Village we want to be – a Village of good neighbors. Thank you, Karen Joseph

2. In recent weeks, there have been several acts of hateful graffiti in our community. Like many others, I thought these were random until I started to hear from Arlington Heights residents of color. I have heard many stories of discrimination, both overt and subconscious. I look around our Village and I don't see many faces that don't look like mine. We don't have activities for people who are differently abled. We don't have representation from the LGBTQ community. And then we wonder why members of marginalized groups don't feel welcome in Arlington Heights. I have chosen to live here because I love my community and I want to raise my daughter here. I know that Arlington Heights can be a community that welcomes and includes all of its residents. If we open our minds and our hearts to the idea of diversity and inclusion, there are no limits to how wonderful our Village can be. Therefore, I urge you all to commit to a future ensuring equity, diversity, and inclusion through a formal declaration. In addition, I request that the Village put its commitment into action by creating a Diversity, Equity and Inclusion Commission. Thank you, Maria Zeller Brauer

3. As a resident, parent, and small-business owner in Arlington Heights, I'd like to express my support for the creation of a Diversity, Equity, and Inclusion Committee in our community and for the village to issue a declaration of Arlington Heights' commitment to diversity, equity, and inclusion. Both of these steps are necessary for our village to take a stand against hate and injustice. First, issuing a formal declaration of Arlington Heights' commitment to diversity, equity, and inclusion codifies our stance as a community and serves as a standard against which future decisions can be measured. Second, engaging a diverse committee of community volunteers will provide a variety of perspectives on issues and decisions, helping to ensure every decision made is true to our DEI commitment and advances justice in our community. We need this. For our neighbors who feel disenfranchised in this community, for our kids who need to see their community stand up against hate, and for all of our residents, who deserve equity and justice in the village they call home. Thank you, Jaci Devine, Ph.D.

4. Arlington Heights is a wonderful place to live. Taking action to support diversity, equity and inclusion will make our Village even better. We all know about the recent increase in racist vandalism that has been reported in the news. There is also a subtler, but just as hurtful, racism and bias in our Village reflected in hurtful comments regarding one's race. Children have been told that they are not invited to parties because of their race. Recently, a young biracial girl was told to tell people she was just white by a restaurant owner. These comments may not make the news, but they occur often and hurt the same. By modeling anti-racist behavior, and behavior that values diversity, equity, and inclusion, residents and patrons will know that they live, shop, or work in a Village that supports them regardless of their race. I ask that Arlington Heights join the ranks of many other Villages and Cities throughout Illinois and the United States by creating a Diversity, Equity, and Inclusion Commission, and by publicly adopting a Declaration on Diversity, Equity and Inclusion. These are easy steps the Local Government can take that will have a meaningful impact. Thank you, Angie Hamada

5. Dear Village Board of Trustees, During May 31-June 23, Arlington Heights saw blatant racist graffiti located around our town that included symbols such as the swastika and KKK. In those 24 days, 13 hateful acts were committed. While the offender of these events was caught, there has been more examples that have happened since. A local Lutheran Church has seen graffiti on their signs stating "Black Lives Suck" as well as the sign being ripped. I have been a resident of this community for 6 years and chose to raise my young family here, looking forward to carrying on our motto of "a city of good neighbors." But we cannot live up to this motto without acknowledging these hateful acts, being self-aware of the work that we have to do, and making sure that Arlington Heights is a Village for everyone, no matter their race, gender, ethnicity, sexual orientation/identify, etc. I urge the Mayor and the Village Board of Trustees to work with your fellow trustees to adopt the Declaration and form a Diversity, Equity, and Inclusion sub commission to demonstrate the importance you, and our Village representatives, place on truly being a City of Good Neighbors. Sincerely, Carina H. Santa Maria

6. I'd like to submit the following public comment for tonight's Village Board meeting: I am a 24-year resident of Arlington Heights, and I support the adoption of a diversity, equity, and inclusion policy and the assembly of a DEI commission by the Village. We are a city of good neighbors, and we need to demonstrate our commitment to providing a safe, welcoming environment for all of our residents, employees, and visitors, regardless of race, religion, ethnicity, gender, or sexual orientation. Thank you, Colleen Kave

7. I was angry and heartbroken to hear of the recent acts of hateful graffiti in our community. As word of these incidents made their way into our local friend circles and various community groups, we expressed our outrage, but learned these incidents were not isolated. Just more public. We heard

from many residents of color and marginalized groups who have not felt safe or welcome in Arlington Heights for some time, due to frequent micro-aggressions and more overt acts of discrimination/racism. As a mom to two children, my heart breaks for these families. All kids deserve to grow up in a community that is inclusive and accepting, regardless of their race, gender, and sexual orientation. I know that Arlington Heights can be that community, with your help. Please take a stand against these acts by issuing a formal declaration and implementing a Diversity, Equity and Inclusion Commission for Arlington Heights. Let's celebrate our diversity and show our residents that it is a welcome place for all. Thank you, Laura Mantel

8. To the Village Board, I am a village resident of several years and request that the village formally put forth a Diversity, Equity and Inclusion Declaration as well as create a Diversity, Equity and Inclusion Committee to maintain a focus and create a more substantive response to this important issue. The residents of the Village need the board's leadership to help insure that Arlington Heights is a desirable place for people of all backgrounds to live, work, and patronize. It is the responsibility of all of us in the community to enact policies and take action to create a truly inclusive community. We must all work to do this. It is critical that the village be affirming to all people. While we cannot control who chooses to live or work here, we absolutely can create the welcoming and inclusive environment necessary to attract the more diverse population we should aspire to. Thank you for your attention and commitment to this vital issue. Regards, Will Stephens

9. To the Village Board, I have been a resident of Arlington Heights for 6 years and the issues of diversity and inclusion are of the utmost importance to me. I request that the village formally put forth an anti-racist declaration as well as create a Diversity, Equity and Inclusion Committee to commit to working on this important issue. The residents of the village need the board's leadership to create change and make Arlington Heights a desirable place for people of all backgrounds to live, work, and patronize. It is the responsibility of community members as well as government representatives to enact policies and take action to create a more inclusive community that celebrates diversity. It is critical that the village take decisive action on this issue now and in the future. We have the power to create the welcoming and inclusive environment necessary to attract the more diverse population we should aspire to. Thank you for your attention and for your continued work for the village. Regards, Lauren Rzepka

10. In the book "Sundown Towns: A Hidden Dimension of American Racism," Dr. James Loewen identified over 500 Sundown Towns in Illinois, towns that refused to allow minorities within their borders when the sun went down. Loewen said towns with that kind of history suffer from what he calls "second-generation sundown town problems." He said they're often characterized by all-white police forces, teaching staffs and public

employees, and adds that such a monolithic situation harms the larger society. Whether or not Arlington Heights was a Sundown Town in the past, a Diversity, Equity and Inclusion Committee in Arlington Heights can help recognize and then improve upon diversity, equity and inclusion in our village. Wendy Dunnington

11. Dear Mayor and Board Members, Recent acts of racism and hate are increasing in our lovely village. Our officials need to take action to insure that AH is capable of being an inclusive, diverse and welcoming community. Worrisome that these acts seem to be increasing recently. Our community leaders and police department need to know the best way to deal with this. By forming a DEI (Diversity, Equity and Inclusion) commission or committee, we will move forward toward becoming a safer and more neighborly community. Having a more diverse group of village employees and police officers will also help communicate a commitment to provide a welcoming community and more accurately reflect our society. Being mindful of diversity, equity and inclusion, should also be something our leaders reflect and take action upon on a regular basis, in all communities. Will the Board be looking at the hiring practices for the Village? Will a DEI commission be formed to help our village be the best we know it can be? Thank you for your consideration and your service to our community. In kindness, Nancy Eberhardt

12. As a 10-year resident of AH, I am deeply concerned by the lack of diversity in our community and more so by our leadership's failure to address it. The need for action is increasingly apparent in recent incidents with hate related graffiti, in comments on neighbor groups in social media, and in the faces that represent Village leadership and our police department. Ultimately, it will be a significant factor in my family's decision to stay or leave the community when purchasing our next home.

13. Mayor Hayes has recently made statements that VAH does nothing to discourage POC from moving into the village; however, this viewpoint is naive and untrue. By simply failing to encourage and commit to increasing diversity here at home, you are sending a clear message about who is truly welcome. This passive and irresponsible approach is no longer acceptable to the people of Arlington Heights. I ask that the Village Trustees take intentional and decisive action to ensure authentic representation, empowered participation, full access, and a true sense of belonging for all people in Arlington Heights, beginning with a Declaration in Support of Diversity, Equity, and Inclusion, and creation of the Diversity, Equity and Inclusion Commission. Michele Hilgart

IX. OLD BUSINESS

- A. Report of Committee-of-the-Whole Meeting of August 10, 2020 Approved

DACRA and Administrative Adjudication

Trustee Padovani moved that the Committee-of-the-Whole recommend to the Village Board that the Village Manager enter into a software license agreement with DACRA to use in the administrative adjudication process and expand the adjudication process to include tickets written by police officers as appropriate. Trustee La Bedz seconded the motion. Motion passed.

Trustee Rosenberg asked how officers choose for an offender to be sent to adjudication over court. Chief Pecora said officers make their decision using the totality of the circumstances. They speak to the individual, and decide if the situation is perhaps a learning experience for a first offense. For a person with a documented history, criminal proceedings might be more appropriate. Trustee Rosenberg asked if the person has been previously arrested in another community, if we can access that data. Chief Pecora replied not at the local level, but we can check the Secretary of State's data base. It's the same with criminal history. Officers typically check internal and external resources to be thorough. We have 72 hours to press charges. There is no statewide data base for administrative adjudication, so we have to ask neighboring communities for adjudication records.

Trustee Greg Padovani moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

A. Liquid Deicer 2020 - Contract Extension Approved

Trustee John Scaletta moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

B. Buffalo Creek Multi-Use Trail Extension Project Approved

Trustee John Scaletta moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

- C. Water Distribution System Leak Survey - Approved
Professional Services

Trustee John Scaletta moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

CONSENT LEGAL

- A. A Resolution Approving a Second Addendum Approved
with the Illinois Department of Transportation
(Improvements at intersection of Rt 14 and New
Wilke Rd)

Trustee John Scaletta moved to approve R2020-017. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

- B. A Resolution Approving an Intergovernmental Approved
and Subrecipient Agreement with the County of
Cook, Illinois
(Coronavirus Relief Funds)

Trustee John Scaletta moved to approve R2020-018. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT PETITIONS AND COMMUNICATIONS

- A. Permit Fee Waiver - Arlington Heights Memorial Library Approved

Trustee John Scaletta moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

XI. APPROVAL OF BIDS

- A. General Obligation Bonds, Series 2020 Approved

Trustee John Scaletta moved to move the Ordinance for approval to this point in the meeting. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

- B. An Ordinance Providing for the Issuance of \$11,650,000 General Obligation Bonds, Series 2020, of the Village of Arlington Heights, Cook County, Illinois, to finance water main replacement, street rehabilitation and public parking lot improvements in and for the Village, providing for the levy and collection of a direct annual tax sufficient to pay the principal and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof Approved

Mr. Kuehne said the Village received bids for the 2020 bond sale. This action will help the Village lower its debt service. We got the best rate we could hope for and the lowest rate he has seen in his career.

Anthony Miceli of Speer Financial said it was an excellent sale. They received 32 bids, and had 8 bidders. The winner was Huntington Securities. The bonds have a 10 year maturity with a 0.9217% rate. The

offering hit the market at a good time. The Village's credit worthiness was reaffirmed. Having good budgeting, strong reserves and liquidity provided for this high rating and the demand we saw today. This will give the Village \$13.7 million in project funds. The true interest rate equals 0.8979%.

Trustee Bert Rosenberg moved to approve 2020-016. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

XII. NEW BUSINESS

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|----|---|----------|
| A. | Arlington 425 Planned Unit Development Ordinance 19-019 Request for Extension | Approved |
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Trustee Tinaglia recused himself, his firm is the architect for the project.

Mike Firsel, attorney for Arlington 425, asked for a one year extension in the spring, but received 90 days. The project would now like an extension for the remaining 9 months. Mr. Recklaus explained the 90 day extension was granted to expedite resolution of power issue with Sigwalt 16 and ComEd. That issue is resolved.

Trustee Rosenberg asked if they needed the additional 9 months. Mr. Firsel said the future is uncertain because of the financial markets. They need the balance of the year and are working diligently to move this project forward. Do not want to ask for another extension.

Trustee John Scaletta moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck

Abstain: Tinaglia

XIII. LEGAL

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| A. | An Ordinance Granting an Exception by Approving a Pilot Program (PharmaCann, Inc., d/b/a Verilife, 1816 S Arlington Heights Rd) | Approved |
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Mr. Recklaus said a few weeks ago, the Board directed staff to develop a pilot program for recreational marijuana sales with Verilife. Verilife is the existing medical marijuana retailer in the Village and already has a State

license.

President Hayes asked why the trial was 18 months versus 12 months. Mr. Recklaus said Verilife's original proposal was for 18 months. The Board can make adjustments if it likes. President Hayes said he would like a mechanism or criteria to cease operations if problems occurred. Ms. Ward said if the Board wanted to terminate the program, it could repeal the Ordinance. President Hayes said he wanted the ability to cease operations if something occurs that we don't want. If there is sufficient authority, then he is okay.

Trustee Scaletta said the Board can always repeal an action. The Ordinance presumes they will operate for 18 months. Verilife has been a good business and has been responsible. Now that they are expanding, our biggest concerns were parking and making sure they operated efficiently and did not create problems. If they manage sales online and set appointments, they will be able to do that. This meeting is enough notice that if there is an event, they will hear from the Village to remedy any problems. He said the business was acting in good faith already and is bring in extra taxes that were not anticipated. He is okay with 18 months.

Trustee Canty said she understood President Hayes' concern, but is inclined to go with the pilot program for 18 months. She said the Ordinance is a result of compromise and she appreciated the work to get this done on both sides.

Trustee Tinaglia said these days are in uncharted times with retail and online sales. He believes that we will need 18 months to get a good peek at how this will behave. The terms seem reasonable, and he would like to see them succeed.

Trustee LaBedz said she was said she was comfortable with 18 months. Recreational users will be making appointments. Verilife Chief Revenue officer Phil McMany clarified that medical patients do not need to make a reservation, but recreational users will to help to control traffic, customers and social distancing. They are operating under strict Covid protocols.

Trustee Rosenberg asked if they violate any laws, will the State will address the issues. Brandon Nemec of Verilife said their facilities are monitored 24-7 with remote access to the regulators. There is full camera access on a daily basis, and the Illinois State Police monitor for compliance. Depending on the issue, a different branch of law enforcement has oversight. The Village would investigate and report any issue we receive. The Village will do undercover operations to make sure underage people are not being served. Rather than reporting to the Local Liquor Commissioner, violations would be reported to the State. Trustee Rosenberg asked if there were violations could we pull the program? Ms. Ward said if they are not operating under State provisions, they have bigger problems than this pilot program. The State would shut them down

long before the Village would have an issue. The State controls licensing. The Village only has jurisdiction over parking and local controls, not licensing or operations.

Trustee Baldino said he was fine with 18 months and the Ordinance.

John Corbett asked if the Village has statistics on how much money we may have lost by not doing this earlier and how much we would lose in the future by not doing it? Mr. Recklaus said it is impossible to say exactly. We are conservatively estimating that the Village will bring in \$500,000 a year.

Mr. Nemec said Verilife will work in partnership with the Village and would like to be back and extend the pilot program.

Trustee John Scaletta moved to approve 2020-017. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

Nays: Hayes

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| B. | An Ordinance Amending Chapter 7 of the
Arlington Heights Municipal Code
(Article XVI Municipal Cannabis Retailers'
Occupation Tax) | Approved |
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Trustee Tinaglia asked how the 3% tax rate was determined. Mr. Recklaus said it is the maximum amount allowed under State law.

Trustee Bert Rosenberg moved to approve 2020-028. Trustee Greg Padovani Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

Nays: Hayes

XIV. REPORT OF THE VILLAGE MANAGER

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|----|---|----------|
| A. | Arlington Alfresco Continuation - Coronavirus
Relief | Approved |
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Mr. Recklaus said staff is asking the Board for direction on the possibility of extending Arlington Alfresco. The event was developed in response to the Covid 19 pandemic as a way to safely serve customers, keep staff employed and keep the doors open. Staff is suggesting continuing operations until November 2nd or the first snow fall. The Village received 245 emails and the event has been viewed as a major success. Many people are asking for Alfresco to be open on an annual basis. The Village

has hosted many virtual meetings with residents and businesses. There are noise complaints from the Metrolofts Condominiums. We have tried to work with the music venues with varying degrees of success. The Village usually does not allow outdoor music except for the Sounds of Summer. Music was allowed this year because we know certain businesses are music venues first, and restaurants second. If we did make this an annual event, music would move back indoors, but that is not for discussion tonight. Staff is recommending that we continue to allow live music and work on a case by case basis rather than an across the board restriction. Mr. Recklaus reminded the audience that Arlington Alfresco was an emergency response and without it there would have been an extended loss of businesses.

President Hayes said he liked the suggestion to extend outdoor dining to November 2nd, but was concerned about first snowfall provision, as it seemed a little vague. A dusting should not shut it down. Mr. Recklaus said staff will be flexible. If we got to Nov. 2 and great weather continued for a few weeks, we would suggest keeping it going. The concern is tripping hazards after a snowfall and we cannot hand shovel the area.

Trustee Schwingbeck said although he loves Arlington Alfresco, if he had to put up with music at his home for a whole summer, he would not enjoy it. Leaving it to the discretion of the restaurants is not the answer. Not a weekend that has gone by that he hasn't gotten a complaint. He asked the restaurants to turn the music down. The music needs to stay within the restaurant's space. The restaurants do not need to be entertaining the whole downtown area. He said he would like the music and outdoor dining to continue but we have to control the music and turn it down. Police or Village staff should be standing at the entrances or at Vail and Campbell to monitor the music so residents can enjoy their own activities. Right now there is loud music, dogs, bikes, skateboarding, and no oversight at all.

Trustee Padovani agreed with Trustee Schwingbeck. Alfresco is a unique setting and has distinguished our town in ways we didn't anticipate. About 2,000 residents live downtown. He went to a condo in Metro Lofts last Friday and was surprised at how much louder the music was higher up. If one wanted to watch TV, the volume had to double to overcome the noise. If the windows were open it was louder. As the night went on, the volume of music went up. These folks will have been listening to it for 5-6 months. The dining is fine, the music is another consideration. Trustee Padovani said he would like the music to continue, but with the understanding that it stay within their boundaries. He said he didn't want the residents to experience this any longer.

Trustee LaBedz recounted her condo visit experience. The music got louder the higher up it went. On the parking garage the music is loud too. She suggested increasing foot patrols. Children are lingering on the top of the parking garage. She said when everything is on a complaint basis, where is the burden? After a point, people are frustrated and feel like they have not been heard.

Trustee Tinaglia said there have been unintended consequences. Alfresco has been such a success and a wonderful surprise. It's awesome. However, one kid's accident on a roof wreck's the whole thing. Things can happen and it behooves us to get it under control. He suggested a better form of guidance to make it a safe place. Originally, there was no music because we forgot that a few businesses depend on it. These buildings are like a canyon, the sound bounces off the walls and the sound gets louder and rises. The owners don't want to make anyone uncomfortable and we have to help them. He asked staff to offer thoughts on how to get this under control so everyone is happy.

Mr. Recklaus said there is an increase in number of young people hanging out on the parking deck during the day. Staff is discussing strategies and will put something in effect. Already, officers are being more aggressive and asking riders to dismount. Rotation message boards will be placed at the entrances of Alfresco reminding residents to get off bikes, keep dogs out, and keep a mask on. The officers assigned to that beat walk through and make their presence known, but they can't be there at all times.

Trustee Padovani asked what can be done about the noise. Ms. Ward said if the nuisance Ordinance is invoked, staff would have to be in a resident's home. Noise must prevent an individual the enjoyment of their home for the Ordinance to be actionable. Then code enforcement could happen. She suggested restrictions could be placed on hours or frequency of music. Trustee Padovani said the volume and the duration are the issues. Ms. Ward said noise must disrupt the quiet enjoyment of their property and it cannot be measured. It's a know-it-when-you-experience-it situation. An option is to write the business a ticket or talk to the business and have them turn the music down. She suggested having the business owners listen to the impact of their music.

Mr. Recklaus said the goal is compliance. The Village has tried to be understanding to the businesses, but we have received complaints. He asked how far the Board would like to go.

Trustee Padovani asked when late night revelers take up positions at the chairs and tables of one of the dining areas what should be done. Mr. Recklaus said that type of complaint is routine in a normal summer. Generally officers sweep through at closing time which discourages that behavior. If people hear a disturbance, they should call 911.

President Hayes said he didn't want to see police officers in people's condos. We know the people who are responsible for the music. He hoped they were getting the message. The Village cannot go on like this. Our residents can't put up with this anymore. You will have to change the volume immediately, or you will have to change how you operate.

Trustee Rosenberg agreed we should extend Alfresco to November, and

concurred with the comments about noise. He asked if there were noise level devices in the Health Department. He asked if a device could be mounted on a building and measure the sound and then notify the people who are producing the noise that they are in violation. Mr. Recklaus said he did not have knowledge of those devices. It is difficult to engage enforcement action on decibel levels and we don't have an Ordinance on decibels. Ms. Ward said the Village used to have decibel standards in the Code but now follows the State Code. She said noise outside is not the problem, you have to know what is happening inside. Trustee Rosenberg said if the noise hits a certain level outside, then it would be disruptive inside. Ms. Ward said legally, we don't know that. Mr. Recklaus said the only complaints have come from Metrolofts. No one else is disturbed. It's a particular issue for that building. Trustee Rosenberg agreed with President Hayes, the Board has an obligation to the residents to satisfy their issues.

Mike and Carrie Hemphill recommended a ceiling covering or buffering over the outdoor space that would prevent the noise volume going up. They live on Vail and they do not hear the music. They love Alfresco and the music sounds normal at street level. Perhaps if the speakers faced inward. The piano bar is very loud it feels like a competition. They need to lower their music.

Colin Gilbert thanked the Board for allowing and promoting Alfresco. He said it has done more good than they can imagine. It's been fantastic and he asked for the Board to extend it. The longer we keep it going the better for everyone. Every day we can serve people outside is a blessing. It helps employees, customers and businesses.

Jim Memolo said the event has been terrific for the town. As a downtown resident, he expects some level of ambient noise. Your tolerance of the noise cannot be zero. He hoped a compromise could be reached and asked for the Board to continue it. He said the acoustics in Metrolofts are pretty bad. If you move into an area like this, you should expect some ambient noise. In terms of these businesses being able to survive the cold dark winter, please consider an extension. He would hate to see a local business take a hit because one or two people were bothered.

Dave LoSavio said Downtown Arlington Heights is a place of fun and enjoyment. He moved to Metrolofts because he wanted to live in a downtown area. He said during lockdown it's been blessing because he didn't feel so segregated from society. He commended the Village for putting Alfresco together saying it showed up for the community and businesses. When you live in a downtown area, you expect to hear noise. It's a different year than it's ever been and it won't last forever. He suggested a little leeway at this point, music in the community is a blessing. He expressed hope that a balance could be found.

Greg Mazur said the central business district comes with some noise and bother sometimes. The people who live there need to take some

responsibility. Not all of these businesses are going to make it and the Village shouldn't make it harder than it already is. He asked if there was there anything else we can do to make them viable.

Chris Dungan of Hey Nonny said Alfresco was a lifeline. If we didn't have it, many of our businesses would be closed. They are a live music/local kitchen business and opened as a live music venue. If we take the music out, it's taking the identity of the business. They have been listening to the complaints, and talked to Metrolofts' building manager and association president. He believes they can work together to find common ground. President Hayes said he wasn't talking about limiting hours, but limiting volume. Mr. Dungan said they have been very careful and are always looking for ways to reduce noise. They will continue to look for ways to keep their music closer to their space.

Chip Brooks of Hey Nonny said Alfresco needs consistent but minimal police presence. Having one police person walking around would solve a lot of nonsense. Music is how Hey Nonny exists, without it they will be seriously injured. They always have their speaker pointed into their space. They monitor sound every night, talk to the musicians, and use decibel meters. They had a very good meeting with Metrolofts and would like to working together without involving the Village. Mr. Brooks said their business is at stake. They put millions of dollars into this venue and are trying to protect it. This is not a music festival, they are just trying to save their business and get through the next couple of months. Hey Nonny is not trying to cause trouble.

Larry Rebodos said music is who Big Shot Piano Bar is. The music is why people come. They did not intentionally go outside and are not trying to create noise. He said they are making the adjustments as they can and taking decibel meter readings. Their speakers are now pointed inwards.

President Hayes said the audience participation songs are the ones that need to be reevaluated. Don't stop the music, but the volume should be adjusted.

Carrie Hemphill said Alfresco has been a phenomenal experience. She asked for the Board to extend it and have it every year. She said it's like Europe and she would like to keep it and the businesses.

Trustee Scaletta said Alfresco has been a tremendous success, but this discussion is not about the future. There are potentially lots of parking issues and many things aren't open like Metropolis and the Ballroom. Commuters are not present. He said there should be two separate motions.

Trustee Scaletta moved to continue outdoor dining at Arlington Alfresco until November 2nd or the first significant snowfall.

Trustee Tinaglia seconded the motion.

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta,

Schwingbeck, Tinaglia
The Motion: Passed

Trustee Scaletta said he wanted to see the restaurants self-monitor. The Village has the right to end the entertainment option if it is untenable. Maybe the windows at Metrolofts aren't as thick as they need to be. These hard surfaces are a factor. He said he wants the businesses to find a way to work with Metrolofts. If they can't find a way to keep the music down after 2 months, then there won't be any music down there.

Trustee Tinaglia said it's a perfect storm for Metrolofts. The units have concrete floors, brick walls, concrete ceilings, and all the materials are exposed. Most homes have drywall and insulation, this building does not. It's 7 stories at the end and faces a canyon. When speakers are aimed at their space, the sound bounces back and forth and makes life miserable for the people in that building. There are 60-75 more days that we have to get through. Trustee Tinaglia said he didn't want to cut hours or the businesses ability to make money. He suggested putting up a tent with a heavy curtain to deaden the sound to stop the bouncing.

Mr. Recklaus said tents could be used, but they need to be very secure to survive the elements which makes them difficult for firefighters to remove quickly. There is limited access to the buildings, so tents may not be feasible. Trustee Tinaglia suggested looking at covers, buffers and smaller speakers. Somehow, we have to work this out together.

Trustee LaBedz said the music from Big Shot was the loudest and she could hear it down the street, not just across the street. It was surprising to her how loud it was. Separately, the businesses and employees are excellent at wearing masks at Alfresco but the people walking through are not. She said all of this could go away if the Village's Covid numbers go up. She asked residents to please be careful and follow the rules.

Trustee Padovani moved to allow music to continue with the restaurants self-monitoring. If there are continued complaints, action will be taken by the Board. Trustee Tinaglia seconded the motion.

Trustee Scaletta asked if the Village Manager had the authority to put an end to outdoor music or if it had to come back to the Board. He didn't want there to be a lag time for enforcement. Ms. Ward said the authority comes from the Board, the motion could be tweaked to give him that authority.

Trustees Padovani withdrew his original motion. Tinaglia seconded the withdrawal.

Trustee Padovani moved to continue music at Alfresco with self-monitoring the music and allow the Village Manager the authority to suspend the music until the Board has the ability to review.

There was no second.

Trustee Canty said she would like to try to do what's best for the majority. She said the Board needs to be careful empowering the Village Manager without objective standards to shut down music based on something so amorphized.

Ms. Ward said the Village Manager is able to enforce the nuisance Ordinance already. What you are getting at is the ability to extend the music and have the Village Manager be to be able to say, if there are too many complaints, to please stop. Ms. Ward said the Board can authorize the Village Manager to suspend music if it becomes a serious problem using the nuisance standard.

Mr. Recklaus discerned that the Board's patience for complaints is wearing thin. He is okay with staff using the authority they already have to issue citations. This would mean staff entering a home to determine if it meets the standard. Then we can issue a ticket.

There was much back and forth regarding the language of the motion.

Trustee Padovani moved to allow music to continue at Arlington Alfresco. The Board gives the Village Manager authority to suspend music at an individual business if it has become a nuisance or is significant. Trustee Tinaglia seconded the motion.

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia

The Motion: Passed

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

Trustee Tinaglia said he heard a lot about masks, dogs, and kids on the roof Downtown. He asked if there was budget for more police officers. Mr. Recklaus said staff will talk about strategies this week. There are budget constraints and the Country is in the middle of a recession. Trustee Tinaglia believes Alfresco will get busier as the weeks go on.

XVII. ADJOURNMENT

Trustee John Scaletta moved to adjourn at 10:34. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck, Tinaglia



**Village Board
9/8/2020**

Item: Warrant Register 08/30/2020

Department: Village Clerk

ATTACHMENTS:

Description

Warrant Register 08/30/2020

Type

Warrant Register



**VILLAGE OF ARLINGTON
HEIGHTS**
WARRANT REGISTER FOR
CHECK DATE: 8-30-2020

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$503,172.22
211	Motor Fuel Tax Fund	\$520,349.47
215	CDBG Fund	\$33,772.52
225	Zero Interest Loan Fund	\$50,000.00
227	Foreign Fire Ins Tax Fund	\$1,875.02
231	Criminal Investigation Fd	\$11,299.58
235	Municipal Parkg Opr Fund	\$25,124.73
263	TIF IV	\$3,126.78
301	Debt Service Fund	\$802.50
401	Capital Projects Fund	\$758,931.71
426	Storm Water Control Fund	\$15,390.85
505	Water and Sewer Fund	\$1,269,536.56
511	Solid Waste Fund SWANCC	\$122,180.17
515	Arts,Entert & Events Fund	\$81.86
605	Health Insurance Fund	\$344,710.49
611	General Liability Ins Fnd	\$613.72
615	Workers Compensation Ins	\$16,354.34
621	Fleet Operations Fund	\$22,203.39
625	Technology Fund	\$46,400.49
705	Police Pension Fund	\$0.50
711	Fire Pension Fund	\$7.00
715	Guaranty Deposits Fund	\$2,200.00
TOTAL ALL FUNDS		\$3,748,133.90

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224979	101-0000-433.14-00	AETNA	REFUND AMBULANCE CLAIM	\$398.24	\$718.49
			REFUND AMBULANCE CLAIM	\$320.25	
224992	715-0000-220.93-00	ANTHONY PETRUSONIS 20 716	BOND REFUND	\$200.00	\$200.00
225016	101-0000-433.14-00	BLUE CROSS BLUE SHIELD	REFUND AMBULANCE CLAIM	\$462.40	\$1,732.48
			REFUND AMBULANCE CLAIM	\$3.66	
			REFUND AMBULANCE CLAIM	\$1,266.42	
225017	715-0000-220.93-00	BRADLEY RASOF	BOND REFUND	\$200.00	\$200.00
225026	101-0000-140.51-00	CANON SOLUTIONS AMERICA	COPIER MAINTENANCE	\$10.00	\$10.00
225027	101-0000-422.50-00	BRIAN CARLSON	REFUND PERMIT FEE	\$147.21	\$147.21
225052	715-0000-220.93-00	DAREK WASILEWSKI	BOND REFUND	\$200.00	\$200.00
225053	715-0000-220.93-00	DAREK WASILEWSKI	BOND REFUND	\$200.00	\$200.00
225060	101-0000-433.14-00	ESTATE OF SANDRA VANPUYMBROUCK	REFUND AMBULANCE CLAIM	\$96.18	\$193.43
			REFUND AMBULANCE CLAIM	\$97.25	
225063	715-0000-220.93-00	FANELLA, MARK 20-922	BOND REFUND	\$200.00	\$200.00
225068	715-0000-220.93-00	FISCHER GARAGES 20-582	BOND REFUND	\$200.00	\$200.00
225073	505-0000-452.46-00	EVA/DAVE GIBSON	REFUND PERMIT FEE	\$1,100.00	\$1,100.00
225078	101-0000-421.10-00	GROUND BREAKERS INC	OL REFUNDS	\$65.00	\$65.00
225098	101-0000-433.14-00	DAVID KIVES	REFUND AMBULANCE CLAIM	\$96.94	\$96.94
225117	101-0000-433.14-00	MARGARET MESKE	REFUND AMBULANCE CLAIM	\$84.50	\$84.50
225119	715-0000-220.93-00	MICHAEL DEFAZIO 20-1266	BOND REFUND	\$200.00	\$200.00
225139	715-0000-220.93-00	PETER MEYER 20 2106	BOND REFUND	\$200.00	\$200.00
225149	715-0000-220.93-00	ROBERT SCHULER 20 1001	BOND REFUND	\$200.00	\$200.00
225155	505-0000-120.80-00	ROSENBERG, ROSS	WATER BILL REFUND	\$45.88	\$45.88

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225182	715-0000-220.93-00	THOMAS, PHILIP 20-1937	BOND REFUND	\$200.00	\$200.00
225189	715-0000-220.93-00	TRUPIANO, MARGARET 19-3998	BOND REFUND	\$200.00	\$200.00
901604	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL	\$2,404.74	\$2,404.74
	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE	\$2,249.91	\$2,249.91
901605	101-0000-210.81-00	DEARBORN LIFE INS CO	VLG - SHORT TERM DISAB	\$6,163.40	\$6,163.40
901606	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL	\$3,791.37	\$3,791.37
901607	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL	\$3,354.04	\$3,354.04
	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE	\$182.39	\$182.39
901610	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL	\$2,022.79	\$2,022.79
	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE	\$121.00	\$121.00
				Division 0 Total	\$26,683.57
				Department 0 Total	\$26,683.57

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225107	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	SERVICE MISCELLANEOUS	\$4,500.00	\$4,500.00
225134	101-0101-501.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$236.35	\$236.35
901609	101-0101-501.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$12.10	\$12.10
				Division 1 Total	\$4,748.45
				Department 1 Total	\$4,748.45

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225099	101-0201-502.22-02	KLUZ NANCY A	SOFTWARE REIMBURSEMENT	\$119.88	\$119.88
225134	101-0201-502.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$123.68	\$123.68
901609	101-0201-502.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$4.70	\$4.70
				Division 1 Total	\$248.26
				Department 2 Total	\$248.26

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225011	605-0301-552.20-55	BENISTAR/HARTFORD - 6795	RETIREE CASH OUT	\$7,814.48	\$7,814.48
225026	101-0301-503.22-15	CANON SOLUTIONS AMERICA	SERIAL# XVJ04617 INVOICE#	\$10.73	\$10.73
225065	101-0301-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$31.90	\$31.90
225083	615-0301-552.22-03	HARRIS TRUST & SAVINGS BANK	WPY ILLINOIS PUBLIC EM	\$99.00	\$99.00
225092	615-0301-552.42-81	INTERGOVERNMENTAL RISK MGMT AGENCY	JULY DEDUCTIBLE W/C	\$5,803.18	\$16,255.34
			CLOSED 2019 W/C CLAIMS	\$80.97	
			CLOSED 2020 W/C CLAIMS	\$10,371.19	
225131	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	\$973.00	\$4,766.00
			SERVICE HEALTH TESTING	\$1,554.00	
			SERVICE HEALTH TESTING	\$2,239.00	
225198	101-0301-503.21-65	VERIZON WIRELESS	ACCT 28544404900001	\$116.82	\$116.82
225212	605-0301-552.20-50	WARD ROBIN	BIENNIAL PHYSICAL	\$270.00	\$270.00
901605	605-0301-552.20-65	DEARBORN LIFE INS CO	VLG BASIC LIFE	\$3,061.50	\$6,443.55
			VLG SUPPL LIFE	\$3,157.70	
			DIRECTORS BASIC LIFE	\$224.35	
	605-0301-552.20-66	DEARBORN LIFE INS CO	LIB BASIC LIFE	\$737.90	\$829.30
			LIB SUPPL LIFE	\$91.40	
901607	605-0301-552.20-44	EMPLOYEE BENEFITS CORP	EBC FLEX FEES	\$620.50	\$620.50
901609	101-0301-503.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$14.30	\$14.30
	605-0301-552.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$1.60	\$1.60
901611	605-0301-552.20-60	HMO ILLINOIS	HMO BILLING	\$323,965.06	\$323,965.06
Division 1 Total					\$361,238.58
Department 3 Total					\$361,238.58

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225026	101-0401-503.30-05	CANON SOLUTIONS AMERICA	TONER CARTRIDGE	\$93.00	\$93.00
225040	101-0401-503.20-20	CLARK BAIRD SMITH LLP	SERVICE PROFESSIONAL	\$15,592.50	\$15,592.50
225049	101-0401-503.21-65	COOK COUNTY RECORDER OF DEEDS	RECORDING FEE	\$103.00	\$103.00
225059	101-0401-503.20-15	ERNEST R BLOMQUIST PC	RETAINER	\$4,170.00	\$10,807.50
			LEGAL SERVICES	\$6,637.50	
225153	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	\$1,065.00	\$1,837.50
			COURT REPORTER	\$772.50	
225203	101-0401-503.21-65	VERIZON WIRELESS	ACCT 68500580500002	\$85.53	\$85.53
225222	101-0401-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$140.90	\$140.90
901609	101-0401-503.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$65.05	\$65.05
Division 1 Total					\$28,724.98
Department 4 Total					\$28,724.98

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224991	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	SERVICE FINANCIAL	\$6,064.96	\$6,064.96
225083	101-0501-503.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US MF0170S51	\$127.94	\$354.87
			AMZN MKTP US MF26X38O0	\$35.98	
			AMZN MKTP US MF92A1B70	\$51.96	
			AMZN MKTP US MM7GU3QL1	\$138.99	
225092	611-0501-552.42-61	INTERGOVERNMENTAL RISK MGMT AGENCY	JULY DEDUCTIBLE AUTO	\$200.00	\$613.72
			JULY DEDUCTIBLE GENL LIAB	\$260.00	
			CLOSED 2020 AUTO CLAIMS	\$153.72	
225134	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$240.90	\$489.56
			OFFICE SUPPLIES, GENERAL	\$128.38	
			OFFICE SUPPLIES, GENERAL	\$54.34	
			OFFICE SUPPLIES, GENERAL	\$65.94	
225164	505-0501-503.21-65	SEBIS DIRECT INC	SERVICE MISCELLANEOUS	\$130.49	\$130.49
	505-0501-503.22-10	SEBIS DIRECT INC	SERVICE PRINTING	\$927.44	\$927.44
225165	505-0501-503.22-05	SEBIS DIRECT INC	SERVICE POSTAL	\$4,114.59	\$4,114.59
225168	101-0501-503.20-05	SIKICH LLP	SERVICE PROFESSIONAL	\$5,250.00	\$5,550.00
			SERVICE PROFESSIONAL	\$300.00	
225197	101-0501-503.30-05	VDO COMMUNICATIONS LLC	OFFICE SUPPLIES	\$261.40	\$261.40
225199	101-0501-503.21-65	VERIZON WIRELESS	ACCT 38508581800001	\$49.52	\$49.52
225222	101-0501-503.22-15	XEROX CORPORATION	OFFICE SUPPLIES, GENERAL	\$37.96	\$63.96
			PAPER, OFFICE, MAILROOM	\$26.00	
901609	101-0501-503.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$971.55	\$971.55
	505-0501-503.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$197.00	\$197.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Division 1 Total	\$19,789.06
				Department 5 Total	\$19,789.06

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225030	401-0601-572.50-15	CDW GOVERNMENT INC	COMPUTERS,DP & WORD PROC.	\$12,829.75	\$12,829.75
	625-0601-553.33-05	CDW GOVERNMENT INC	COMPUTERS,DP & WORD PROC.	\$4,860.00	\$4,860.00
225046	625-0601-553.21-65	COMCAST PROCESSING CENTER	ACCT 907065060	\$5,076.69	\$5,076.69
225083	625-0601-553.33-05	HARRIS TRUST & SAVINGS BANK	ZOOM.US	\$200.00	\$200.00
	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US MM3PH5ZG1	\$183.94	\$7,086.51
			DMI DELL HLTHCR/PTR	\$541.41	
			DMI DELL HLTHCR/PTR	\$2,403.12	
			DMI DELL HLTHCR/PTR	\$3,958.04	
225116	625-0601-553.21-02	MERIDIAN IT INC	COMPUTERS,DP & WORD PROC.	\$9,102.41	\$9,102.41
225134	625-0601-553.30-05	OFFICE DEPOT	OFFICE AND CLEANING SUPPLIES	\$91.04	\$91.04
225142	625-0601-572.50-10	PLANTE MORAN LLC	COMPUTERS,DP & WORD PROC.	\$2,472.50	\$2,472.50
225179	625-0601-553.20-39	SUPERION LLC	COMPUTERS,DP & WORD PROC.	\$16,861.80	\$16,861.80
225202	625-0601-553.21-65	VERIZON WIRELESS	ACCT 78036610800001	\$425.60	\$425.60
225219	625-0601-553.21-65	WOW BUSINESS	ACCT 014753641	\$111.97	\$111.97
225220	625-0601-553.21-65	WOW BUSINESS	ACCT 014748718	\$111.97	\$111.97
				Division 1 Total	\$59,230.24
				Department 6 Total	\$59,230.24

WARRANT REGISTER - GM0002**Department: 10 Boards & Commissions****Division: 8**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225083	101-1008-502.22-01	HARRIS TRUST & SAVINGS BANK	DAILY HERALD/REFLEJOS	\$682.00	\$1,157.00
			SQ DAILY DISPATCH	\$280.00	
			TEMPLEPUBLIC	\$195.00	
				Division 8 Total	\$1,157.00
				Department 10 Total	\$1,157.00

WARRANT REGISTER - GM0002**Department: 20 Special Events****Division: 5**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225083	515-2005-525.50-55	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US AMZN.COM/	(\$159.96)	\$81.86
			KATOM RESTA	\$169.92	
			HELLO DIRECT	\$71.90	
				Division 5 Total	\$81.86
				Department 20 Total	\$81.86

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225007	101-3001-511.22-03	AXON ENTERPRISE INC	POLICE EQUIPMENT & SUPPLY	\$5,587.50	\$5,587.50
225013	101-3001-511.22-03	BERLA	IVE SOFTWARE TRAINING	\$8,500.00	\$8,500.00
225018	101-3001-511.21-65	BRIGHTSIDE CLINIC	SERVICE PROFESSIONAL	\$1,250.00	\$1,250.00
225025	101-3001-511.21-65	CAMIC JOHNSON LTD	SERVICE PROFESSIONAL	\$350.00	\$350.00
225034	101-3001-511.21-02	CHICAGO COMMUNICATIONS LLC	EQUIPMENT MAINTENANCE	\$1,200.00	\$1,200.00
225038	401-3001-572.50-15	CITY LIMITS HARLEY DAVIDSON	SUPPLIES	\$51.96	\$51.96
225045	101-3001-511.21-65	COMCAST PROCESSING CENTER	SERVICE PROFESSIONAL	\$100.55	\$100.55
225061	101-3001-511.21-65	EXPERIAN	SERVICE MISCELLANEOUS	\$50.48	\$50.48
225081	101-3001-511.30-35	HAJEK DOUGLAS	CLOTHING REIMBURSEMENT	\$286.99	\$286.99
225083	101-3001-511.21-65	HARRIS TRUST & SAVINGS BANK	MARTIN OPTICAL EYECARE	\$299.00	\$299.00
	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	SAFE KIDS WORLDWIDE	\$95.00	\$300.00
			PAYPAL WIUILETSB	\$205.00	
	101-3001-511.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US MF6PN6AY0	\$136.99	\$313.15
			GROUPON INC	\$163.00	
			AMZN MKTP US MM1J57VI1	\$13.16	
	101-3001-511.33-05	HARRIS TRUST & SAVINGS BANK	ADOBE ACROPRO SUBS	\$191.12	\$191.12
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	BRISCO APPAREL COMPANY	\$465.00	\$4,069.66
			TACTICAL MED SOLUTIONS	\$36.52	
			TACTICAL MED SOLUTIONS	\$482.33	
			TACTICAL MED SOLUTIONS	\$641.92	
			AMZN MKTP US MM6I203Q1	\$28.98	
			AMZN MKTP US MM90D38J1	\$33.98	
			INNOCORP, LTD	\$1,251.75	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225083	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	TOXOPTIX LLC	\$1,129.18	\$4,069.66
	235-3001-532.33-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US MM1J57V11	\$233.91	\$233.91
225095	101-3001-511.21-65	JG UNIFORMS	BADGE REPAIR	\$20.00	\$20.00
	101-3001-511.30-35	JG UNIFORMS	CLOTHING AND APPAREL	\$73.00	\$5,109.23
			CLOTHING AND APPAREL	\$365.00	
			CLOTHING AND APPAREL	\$135.98	
			CLOTHING AND APPAREL	\$599.75	
			CLOTHING AND APPAREL	\$458.45	
			CLOTHING AND APPAREL	\$185.00	
			CLOTHING AND APPAREL	\$1,106.10	
			CLOTHING AND APPAREL	\$1,203.04	
			CLOTHING AND APPAREL	\$45.35	
			CLOTHING AND APPAREL	\$51.00	
			CLOTHING AND APPAREL	\$240.00	
			CLOTHING AND APPAREL	\$183.96	
			CLOTHING AND APPAREL	\$219.00	
			CLOTHING AND APPAREL	\$55.65	
			CLOTHING AND APPAREL	\$187.95	
	101-3001-511.33-25	JG UNIFORMS	CLOTHING AND APPAREL	\$805.00	\$3,220.00
			CLOTHING AND APPAREL	\$805.00	
			CLOTHING AND APPAREL	\$805.00	
			CLOTHING AND APPAREL	\$805.00	
	235-3001-532.30-35	JG UNIFORMS	CLOTHING AND APPAREL	\$805.00	\$1,610.00
			CLOTHING AND APPAREL	\$805.00	
225100	401-3001-572.50-10	KONICA MINOLTA BUSINESS SOLUTIONS	POLICE EQUIPMENT & SUPPLY	\$5,421.00	\$12,021.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225100	401-3001-572.50-10	KONICA MINOLTA BUSINESS SOLUTIONS	POLICE EQUIPMENT & SUPPLY	\$6,600.00	\$12,021.00
225101	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	\$81.78	\$150.88
			OFFICE MACHINES & ACCESS	\$63.00	
			OFFICE SUPPLIES, GENERAL	\$6.10	
225127	101-3001-511.22-03	NE MULTI REGIONAL TRAINING INC	REGISTRATION	\$75.00	\$75.00
225133	101-3001-511.22-03	NORTHWESTERN UNIVERSITY	REGISTRATION	\$1,200.00	\$5,550.00
			REGISTRATION	\$1,200.00	
			REGISTRATION	\$1,575.00	
			REGISTRATION	\$1,575.00	
225141	101-3001-511.22-03	PETTY CASH/POLICE	CLASS SUPPLIES	\$20.00	\$40.00
			TRAINING PROGRAM	\$20.00	
	101-3001-511.22-05	PETTY CASH/POLICE	SHIPPING/DELIVERY SERVICE	\$20.08	\$20.08
	101-3001-511.33-25	PETTY CASH/POLICE	NEMRT CLASS SUPPLIES	\$18.78	\$69.54
			NEMRT CLASS SUPPLIES	\$18.78	
			STAFF MEETING	\$31.98	
225151	101-3001-511.30-35	BRANDI ROMAG	CLOTHING REIMBURSEMENT	\$122.99	\$122.99
225169	101-3001-511.30-35	SJODIN ALF	CLOTHING REIMBURSEMENT	\$29.98	\$29.98
225178	101-3001-511.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	\$168.00	\$168.00
225184	101-3001-511.21-65	THOMSON REUTERS-WEST	SERVICE PROFESSIONAL	\$527.31	\$527.31
225195	101-3001-511.22-05	UPS STORE #4073	SHIPPING CHARGE	\$411.15	\$411.15
225200	101-3001-511.21-65	VERIZON WIRELESS	ACCT 54209747800003	\$35.01	\$35.01
225201	101-3001-511.21-65	VERIZON WIRELESS	ACCT 68682493000001	\$2,230.76	\$2,230.76
	401-3001-572.50-15	VERIZON WIRELESS	ACCT 68682493000001	\$2,759.96	\$2,759.96
225209	101-3001-511.21-65	WALGREEN COMPANY	PRISONER PRESCRIPTION	\$57.09	\$57.09
901609	101-3001-511.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$862.15	\$862.15

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Division 1 Total	\$57,874.45

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225013	231-3003-511.40-11	BERLA	IVE FORENSIC SOFTWARE	\$8,435.00	\$8,435.00
225037	231-3003-511.40-01	CHOICE MARKETING INC	SUPPLIES	\$635.95	\$635.95
225083	231-3003-511.40-01	HARRIS TRUST & SAVINGS BANK	MENARDS MOUNT PROSPECT	\$115.68	\$115.68
225136	231-3003-511.40-01	PARTNERS & PAWS VETERINARY SERVICES	VETERINARY SERVICES	\$614.67	\$698.13
			VETERINARY SERVICES	\$83.46	
225163	231-3003-511.40-01	SCIENTIFIC ANIMAL FEEDS AND NEEDS	CANINE UNIT PROGRAM	\$65.19	\$602.33
			CANINE UNIT PROGRAM	\$96.99	
			CANINE UNIT PROGRAM	\$17.00	
			CANINE UNIT PROGRAM	\$69.59	
			CANINE UNIT PROGRAM	\$26.47	
			CANINE UNIT PROGRAM	\$135.05	
			CANINE UNIT PROGRAM	\$25.38	
			CANINE UNIT PROGRAM	\$106.59	
			CANINE UNIT PROGRAM	\$60.07	
225204	231-3003-511.40-01	VETERINARY SPECIALTY CENTER	VETERINARY SERVICES	\$812.49	\$812.49
				Division 3 Total	\$11,299.58
				Department 30 Total	\$69,174.03

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224982	101-3501-512.30-35	AIR ONE EQUIPMENT	SHOES AND BOOTS	\$350.00	\$350.00
	101-3501-512.31-85	AIR ONE EQUIPMENT	FIRE PROTECTION EQUIP/SUP	\$115.00	\$115.00
224997	101-3501-512.31-60	ARLINGTON POWER EQUIPMENT	FUEL	\$461.73	\$461.73
225012	101-3501-512.31-65	BERKHEIMER CO INC	HARDWARE SUPPLIES	\$34.22	\$34.22
225054	101-3501-512.33-50	DELTA GLOVES	EXAM GLOVES	\$2,378.20	\$2,378.20
225083	101-3501-512.22-03	HARRIS TRUST & SAVINGS BANK	PAYPAL JCATLAW JCATLA	\$175.00	\$175.00
	101-3501-512.31-65	HARRIS TRUST & SAVINGS BANK	APPLE.COM/US	\$76.00	\$238.72
			BATTERIES PLUS #0296	\$162.72	
225086	101-3501-512.31-65	HENRICKSEN & COMPANY INC	OFFICE EQUIPMENT	\$953.92	\$953.92
225087	101-3501-512.33-50	HENRY SCHEIN MATRX MEDICAL	MEDICAL SUPPLIES	\$1,050.64	\$1,801.89
			MEDICAL SUPPLIES	\$306.64	
			MEDICAL SUPPLIES	\$306.64	
			MEDICAL SUPPLIES	\$137.97	
225088	101-3501-512.31-65	HOME DEPOT CREDIT SERVICES	FILTERS	\$96.88	\$96.88
225125	101-3501-512.31-65	NADLER GOLF	HARDWARE SUPPLIES	\$88.53	\$88.53
225134	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$178.15	\$178.15
225152	101-3501-512.22-03	ROMEOVILLE FIRE DEPARTMENT	TRAVEL & TRAINING	\$750.00	\$1,300.00
			TRAVEL & TRAINING	\$550.00	
225177	101-3501-512.21-02	STRYKER SALES CORP	SERVICE EQUIPMENT	\$18,360.00	\$20,859.00
			SERVICE EQUIPMENT	\$2,499.00	
	101-3501-512.31-65	STRYKER SALES CORP	EQUIPMENT BATTERY	\$765.60	\$765.60
	101-3501-512.33-50	STRYKER SALES CORP	RESTRAINT PACKAGE	\$356.28	\$356.28
225205	101-3501-512.33-50	VILLAGE OF BUFFALO GROVE	ISOLATION GOWNS	\$2,275.00	\$2,275.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225206	101-3501-512.30-35	VISION MARKETING	ACCOUNTABILITY TAGS	\$1,260.00	\$1,260.00
225214	101-3501-512.21-02	WASHBURN MACHINERY INC	WASHER REPAIR	\$340.15	\$340.15
225216	101-3501-512.31-65	EDWARD WEILER	TRAVEL & TRAINING	\$322.47	\$322.47
225221	101-3501-512.31-65	WS DARLEY & CO	HARDWARE SUPPLIES	\$216.93	\$216.93
225222	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$26.00	\$104.00
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	
901609	101-3501-512.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$24.10	\$24.10
Division 1 Total					\$34,695.77
Department 35 Total					\$34,695.77

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225031	227-3701-512.22-03	ROSS CHAPMAN	CLASS REIMBURSEMENT	\$200.25	\$200.25
225071	227-3701-512.22-03	FRAIDER RONALD	TUITION REIMBURSEMENT	\$1,500.00	\$1,500.00
225083	227-3701-512.50-15	HARRIS TRUST & SAVINGS BANK	THE HOME DEPOT #1927	(\$78.32)	(\$78.32)
225103	227-3701-512.22-03	LANDT STEVEN	BOOKS REIMBURSEMENT	\$253.09	\$253.09
				Division 1 Total	\$1,875.02
				Department 37 Total	\$1,875.02

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2222	225-4001-521.40-43	NICO ANAGNOSTOPOULOS	ZERO INTEREST LOAN	\$10,000.00	\$10,000.00
2223	225-4001-521.40-43	BLOOM SALON	ZERO INTEREST LOAN	\$10,000.00	\$10,000.00
2224	225-4001-521.40-43	SPIDER GYM AND MMA, INC.	ZERO INTEREST LOAN	\$10,000.00	\$10,000.00
225008	225-4001-521.40-43	B-BEE CREPE & BOBA	ZERO INTEREST LOAN	\$5,000.00	\$5,000.00
225064	101-4001-521.40-41	FASTSIGNS	PROMOTE ECONOMIC	\$600.00	\$1,000.00
			PROMOTE ECONOMIC	\$400.00	
225080	263-4001-571.20-05	HAEGER ENGINEERING LLC	SERVICE PROFESSIONAL	\$2,350.00	\$2,350.00
	401-4001-571.50-30	HAEGER ENGINEERING LLC	SERVICE ENGINEERING	\$4,900.00	\$4,900.00
225083	101-4001-521.21-65	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	\$2.99	\$2.99
225096	401-4001-571.50-30	KANE MC KENNA & ASSOCIATES	SERVICE PROFESSIONAL	\$987.80	\$987.80
225105	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPTS	\$154.45	\$603.30
			TRANSCRIPTS	\$448.85	
225144	225-4001-521.40-43	PRAIRIE MOO	ZERO INTEREST LOAN	\$10,000.00	\$10,000.00
225148	263-4001-571.20-05	RJN GROUP INC	SERVICE CONSULTING	\$776.78	\$776.78
225185	225-4001-521.40-43	TOKYO SHOKUDO	ZERO INTEREST LOAN	\$5,000.00	\$5,000.00
225196	101-4001-521.22-02	URBAN LAND INSTITUTE - ULI	DUES	\$216.00	\$216.00
225222	101-4001-521.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$37.96	\$37.96
901609	101-4001-521.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$22.15	\$22.15
Division 1 Total					\$60,896.98
Department 40 Total					\$60,896.98

WARRANT REGISTER - GM0002**Department: 41 Community Devl Block Grnt****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225036	215-4101-522.41-01	CHICAGO TITLE COMPANY LLC	PROFESSIONAL SERVICE	\$60.00	\$60.00
225041	215-4101-522.41-03	CLEARBROOK	CDBG PROGRAM	\$28,350.00	\$28,350.00
225042	215-4101-522.41-01	COMBINED SERVICES HVAC	CDBG PROGRAM	\$5,295.00	\$5,295.00
225065	215-4101-522.41-02	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$34.39	\$67.52
			SHIPPING/DELIVERY SERVICE	\$33.13	
Division 1 Total					\$33,772.52
Department 41 Total					\$33,772.52

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225006	101-4501-523.22-02	AUTOMATIC FIRE ALARM ASSOC	MEMBERSHIP RENEWAL	\$25.00	\$25.00
225026	101-4501-523.22-15	CANON SOLUTIONS AMERICA	EQUIPMENT, NON OFFICE	\$13.32	\$13.32
225065	101-4501-523.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$50.44	\$50.44
225077	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	ENGINEERING REVIEW	\$625.00	\$625.00
225083	101-4501-523.22-03	HARRIS TRUST & SAVINGS BANK	THE AUTOMATIC FIRE ALARM	\$150.00	\$150.00
	101-4501-523.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US	(\$125.00)	\$124.98
			AMZN MKTP US MV07D90S2	\$249.98	
225134	101-4501-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$124.73	\$124.73
225140	101-4501-523.22-03	PETTY CASH	IL PLUMBING ASSOC FEE	\$20.00	\$20.00
225158	101-4501-523.30-05	SAMS CLUB/SYNCHRONY BANK	OFFICE SUPPLIES, GENERAL	\$180.14	\$180.14
225171	101-4501-523.30-05	SOUTHERN COMPUTER WAREHOUSE	COMPUTERS,DP& WORD PROC.	\$801.52	\$801.52
225183	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	\$364.00	\$440.00
			SERVICE BLDG MAINT	\$76.00	
225186	101-4501-523.20-05	TPI	SERVICE PROFESSIONAL	\$2,537.50	\$2,537.50
225222	101-4501-523.21-65	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$26.00	\$26.00
	101-4501-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$26.00	\$26.00
901609	101-4501-523.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$96.70	\$96.70
Division 1 Total					\$5,241.33
Department 45 Total					\$5,241.33

WARRANT REGISTER - GM0002**Department: 70 Health****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224984	101-7001-541.20-25	ALEXIAN BROS CENTER MENTAL HEALTH	COUNSELING	\$110.00	\$110.00
224989	101-7001-541.22-40	AMERICAN TAXI DISPATCH	TAXI SERVICE	\$36.00	\$36.00
225019	101-7001-541.20-25	BRIGHTSIDE CLINIC	COUNSELING	\$807.50	\$807.50
225020	101-7001-541.40-60	BRIGHTWATER PROPERTIES LLC	RHAP PROGRAM	\$1,200.00	\$1,200.00
225024	101-7001-541.40-60	CAGAN MANAGEMENT	RHAP PROGRAM	\$1,200.00	\$1,200.00
225065	101-7001-541.22-05	FEDERAL EXPRESS	OFFICE MACHINES & ACCESS	\$35.28	\$35.28
225067	101-7001-541.33-10	FFF ENTERPRISES INC	NURSING SERVICES	\$1,680.60	\$1,680.60
225070	101-7001-541.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	\$85.00	\$570.00
			PROPERTY MAINTENANCE	\$105.00	
			PROPERTY MAINTENANCE	\$105.00	
			PROPERTY MAINTENANCE	\$105.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$85.00	
225083	101-7001-541.21-65	HARRIS TRUST & SAVINGS BANK	SFAX	\$29.00	\$29.00
	101-7001-541.33-10	HARRIS TRUST & SAVINGS BANK	GLAXOSMITHKLINE PHARMA	\$367.55	\$367.55
225097	101-7001-541.20-25	KATOR LCSW, ANNE	COUNSELING	\$150.00	\$450.00
			COUNSELING	\$300.00	
225106	101-7001-541.20-25	SHERRY LEMKE	COUNSELING	\$100.00	\$135.00
			COUNSELING	\$35.00	
225111	101-7001-541.20-25	MADRIGAL CONSULTING & COUNSELING	COUNSELING	\$1,235.00	\$1,235.00
225112	101-7001-541.33-10	MC KESSON MEDICAL SURGICAL	CLINIC SUPPLIES	\$881.31	\$1,655.03
			CLINIC SUPPLIES	\$773.72	
225134	101-7001-541.40-61	OFFICE DEPOT	OFFICE SUPPLIES	\$126.96	\$228.80

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225134	101-7001-541.40-61	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$101.84	\$228.80
225213	101-7001-541.33-10	WAREHOUSE DIRECT	NURSING SERVICES	\$191.95	\$191.95
225222	101-7001-541.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901609	101-7001-541.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$204.95	\$204.95
				Division 1 Total	\$10,221.66

Division: 7

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225083	101-7007-541.22-10	HARRIS TRUST & SAVINGS BANK	VISTAPR VISTAPRINT.COM	\$224.03	\$224.03
	101-7007-541.30-05	HARRIS TRUST & SAVINGS BANK	WWW.VOLGISTICS.COM	\$61.00	\$61.00
	101-7007-541.31-65	HARRIS TRUST & SAVINGS BANK	AMZN MKPT US MF01U1S51	\$83.88	\$1,586.92
			SAFETY PRODUCTS INC	\$1,440.40	
			AMZN MKTP US MF3YU5M42	\$62.64	
225222	101-7007-541.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$18.60	\$18.60
901609	101-7007-541.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$650.45	\$650.45
				Division 7 Total	\$2,541.00
				Department 70 Total	\$12,762.66

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224974	401-7101-571.50-20	ABT ELECTRONICS	FIRE 1 FRIDGE	\$1,501.38	\$1,501.38
224975	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	STRET LIGHT SUPPLIES	\$3,359.25	\$3,964.85
			STREET LIGHTING	\$605.60	
224976	101-7101-531.31-55	ACTIVE LOCK AND KEY LTD	LOCK/KEY STOCK	\$199.00	\$199.00
224977	101-7101-531.31-55	ADDISON BUILDING MATERIAL CO	FLAG POLE REPAIRS	\$239.71	\$239.71
	101-7101-531.31-70	ADDISON BUILDING MATERIAL CO	TRAFFIC SIGNAL SUPPLIES	\$33.87	\$33.87
224980	401-7101-571.50-30	MIKE AFANASYEV	DW REPLC REIMBURSEMENT	\$1,293.60	\$1,293.60
224981	101-7101-531.21-02	AFFILIATED CUSTOMER SERVICE INC	VH FIRE ALARM REPAIRS	\$3,575.40	\$3,575.40
224986	101-7101-531.21-11	ALPHA BUILDING MAINTENANCE SRVS	SERVICE BLDG MAINT	\$2,989.00	\$5,978.00
			SERVICE BLDG MAINT	\$2,989.00	
224994	101-7101-531.31-55	AQUALAB WATER TREATMENT INC	CHILLERS-SUPPLIES	\$2,200.00	\$2,200.00
224995	101-7101-531.21-02	ARC DOCUMENT SOLUTIONS LLC	COPIER MAINTENANCE	\$686.00	\$686.00
224999	101-7101-531.31-90	ARROW ROAD CONSTRUCTION CO	STREETS SUPPLIES	\$640.66	\$59,270.17
			STREETS SUPPLIES	\$320.46	
			STREETS SUPPLIES	\$1,058.50	
			STREET/SIDEWALK SUPPLIES	\$11,140.59	
			STREET/SIDEWALK SUPPLIES	\$11,156.77	
			STREET/SIDEWALK SUPPLIES	\$11,827.62	
			STREET/SIDEWALK SUPPLIES	\$13,232.47	
			STREET/SIDEWALK SUPPLIES	\$9,893.10	
225000	101-7101-531.22-70	AT & T	ACCT 84759060006156	\$1,006.62	\$1,006.62
225001	101-7101-531.22-70	AT & T	ACCT 84725331203952	\$12,931.15	\$12,931.15
225002	101-7101-531.22-70	AT & T	ACCT 8310010134261	\$613.57	\$613.57

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225003	101-7101-531.22-70	AT & T	ACCT 8310010146347	\$510.83	\$510.83
225004	101-7101-531.22-70	AT & T	ACCT 84725535058159	\$4,252.98	\$4,252.98
225009	401-7101-571.50-30	SHABANA BAIG	SPRINKLER REIMBURSEMENT	\$508.00	\$508.00
225014	401-7101-571.50-30	BHFX LLC	NW HWY DRAWINGS	\$94.37	\$94.37
225015	426-7101-571.50-25	TOBEY BLACK	ENHANCED SEWER REBATE	\$11,250.00	\$11,250.00
225022	211-7101-571.50-40	BUILDERS PAVING LLC	SERVICE CONSTRUCTION	\$479,943.42	\$479,943.42
	401-7101-571.50-30	BUILDERS PAVING LLC	SERVICE CONSTRUCTION	\$333,287.13	\$460,790.14
			SERVICE CONSTRUCTION	\$127,503.01	
225032	101-7101-531.21-02	CHARLES EQUIPMENT CO	SEN CENTER GENERATOR	\$2,706.00	\$2,706.00
225033	101-7101-531.31-90	CHEMTEK INC	STREETS SUPPLIES	\$1,174.50	\$1,174.50
225043	101-7101-531.22-70	COMCAST CABLE	ACCT 8771 10 072 0901436	\$24.68	\$24.68
225047	101-7101-531.21-11	COMPLETE CLEANING CO INC	SERVICE BLDG MAINT	\$5,211.07	\$5,211.07
225048	211-7101-571.50-40	COOK COUNTY DEPT TRANSPORTATION	SERVICE CONSTRUCTION	\$5,187.02	\$17,858.80
			SERVICE CONSTRUCTION	\$6,335.89	
			SERVICE CONSTRUCTION	\$6,335.89	
225050	401-7101-571.50-30	MARY COSTANTINI	SIDEWALK REIMBURSEMENT	\$585.00	\$585.00
225051	101-7101-531.21-11	CRYSTAL MAINTENANCE & MGMT SRVS	SERVICE BLDG MAINT	\$10,025.00	\$10,025.00
225055	101-7101-531.21-65	DIG SMART LLC	SERVICE EQUIPMENT	\$2,499.75	\$2,499.75
225066	101-7101-531.31-45	FERGUSON FACILITIES SUPPLY HP#3400	DISINFECTANT WIPES	\$504.22	\$504.22
225069	101-7101-531.21-55	SHAWN FITZGERALD	ROOT CUTTING REIMBURSEMEN	\$500.00	\$500.00
225070	101-7101-531.21-55	FLECKS LANDSCAPING	SERVICE MISCELLANEOUS	\$4,616.00	\$15,462.70
			SERVICE TREES	\$10,846.70	
225072	101-7101-531.30-39	GAS DEPOT INC	FUEL,OIL,GREASE, & LUBES	\$12,380.95	\$26,366.77
			FUEL,OIL,GREASE, & LUBES	\$13,985.82	
225075	101-7101-531.31-55	GRAINGER W W INC	HARDWARE SUPPLIES	\$83.76	\$83.76

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225075	101-7101-531.31-75	GRAINGER W W INC	STREET LIGHT SUPPLIES	\$28.62	\$28.62
225076	401-7101-571.50-30	GRAYBAR ELECTRIC COMPANY	STREET LIGHT SUPPLIES	\$23,712.00	\$23,712.00
225079	401-7101-571.50-30	BRIAN GUTLI	SIDEWALK REIMBURSEMENT	\$438.75	\$438.75
225082	101-7101-531.20-05	HAMPTON LENZINI & RENWICK INC	SERVICE CONSULTING	\$5,550.00	\$5,550.00
	401-7101-571.50-30	HAMPTON LENZINI & RENWICK INC	SERVICE CONSULTING	\$27,800.50	\$27,800.50
225085	101-7101-531.31-55	HENNING BROTHERS INC	SENIOR CENTER KEYS	\$39.00	\$39.00
225093	101-7101-531.21-11	INTL EXTERMINATORS INC	HISTORICAL EXTERM	\$120.00	\$1,972.00
			POLICE EXTERM	\$65.00	
			PW EXTERM	\$88.00	
			TRAIN DEPOT EXTERM	\$59.00	
			HISTORICAL EXTERM	\$120.00	
			VH EXTERM	\$147.00	
			POLICE EXTERM	\$65.00	
			PW EXTERM	\$88.00	
			TRAIN DEPOT EXTERM	\$59.00	
			VH EXTERM RODENT STA	\$432.00	
			VH EXTERM RODENT STA	\$60.00	
			FIRE 1 EXTERM RODENT STA	\$60.00	
			VH EXTERM - EXTERIOR	\$199.00	
			POLICE EXTERM EXTERIOR	\$196.00	
			SEN CENTER EXTERM-ANTS	\$214.00	
225094	101-7101-531.21-02	JENKINS AND HUNTINGTON INC	SERVICE CONSULTING	\$1,680.00	\$2,920.00
225102	401-7101-571.50-30	LAKE COUNTY STORMWATER MGMT	REVIEW FEE	\$2,200.00	
			DEPOSIT PAYMENT	\$720.00	
225104	401-7101-571.50-30	VLADIMIR LAZAREVIC	SW REPLC REIMBURSEMENT	\$1,016.25	\$1,016.25

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225108	401-7101-571.50-30	SAM LOUCKES	SIDEWALK/CURB REPLACEMENT	\$1,226.25	\$1,226.25
225109	101-7101-531.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$39.66	\$302.05
			STREET/SIDEWALK SUPPLIES	\$209.35	
			HARDWARE SUPPLIES	\$28.42	
			STREET/SIDEWALK SUPPLIES	\$9.46	
			TAPE, ADHESIVE	\$15.16	
225114	101-7101-531.21-01	MEADE ELECTRIC CO INC	TRAFFIC SIGNAL SERVICE	\$331.06	\$1,820.83
			TRAFFIC SIGNAL SERVICE	\$331.06	
			TRAFFIC SIGNAL SERVICE	\$662.12	
			TRAFFIC SIGNAL SERVICE	\$165.53	
			TRAFFIC SIGNAL SERVICE	\$331.06	
225115	101-7101-531.20-05	MECO CONSULTING	SERVICE CONSULTING	\$2,000.00	
225120	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	ELEVATOR MONTHLY	\$1,418.21	\$1,418.21
225123	101-7101-531.20-05	MIOVISION TECHNOLOGIES	TRAFFIC DATA	\$3,965.39	\$3,965.39
225124	101-7101-531.31-90	MULTIPLE CONCRETE ACCESSORIES	STREETS SUPPLIES	\$187.80	\$187.80
225128	101-7101-531.21-50	NICOR	ACCT 71251169620	\$141.04	\$141.04
225129	101-7101-531.21-50	NICOR	ACCT 01701843946	\$373.34	\$373.34
225132	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	IT DEPT ELECTRICAL	\$253.72	\$253.72
	101-7101-531.31-75	NORTHWEST ELECTRICAL SUPPLY CO	STRET LIGHT SUPPLIES	\$845.56	\$845.56
225135	101-7101-531.31-90	OZINGA READY MIX CONCRETE INC	ASPHALT	\$1,174.60	\$1,174.60
225138	401-7101-571.50-40	PATRIOT PAVEMENT MAINTENANCE INC	SERVICE CONSTRUCTION	\$200,000.00	\$200,000.00
225143	101-7101-531.21-15	POTHOLE PROS INC	SERVICE CONSTRUCTION	\$4,664.00	\$8,056.00
			SERVICE CONSTRUCTION	\$3,392.00	
225145	101-7101-531.22-70	PRECISE MRM LLC	MONTHLY DATA	\$437.00	\$437.00
225146	101-7101-531.21-11	RAUPP FENCE CO	FENCE REPAIR	\$895.00	\$895.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225147	101-7101-531.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$161.99	\$3,092.17
			CLOTHING & APPAREL	\$76.78	
			CLOTHING & APPAREL	\$199.74	
			CLOTHING & APPAREL	\$195.49	
			CLOTHING & APPAREL	\$379.93	
			CLOTHING & APPAREL	\$191.24	
			CLOTHING & APPAREL	\$291.94	
			CLOTHING & APPAREL	\$186.99	
			CLOTHING & APPAREL	\$187.15	
			CLOTHING & APPAREL	\$200.00	
			CLOTHING & APPAREL	\$159.95	
			CLOTHING & APPAREL	\$127.99	
			CLOTHING & APPAREL	\$200.00	
			CLOTHING & APPAREL	\$200.00	
			CLOTHING & APPAREL	\$152.99	
			CLOTHING & APPAREL	\$179.99	
225148	426-7101-571.50-25	RJN GROUP INC	SERVICE CONSULTING	\$1,640.85	
225159	426-7101-571.50-25	SANDY'S LAWN AND TREE CARE	AQUATIC MAINTENANCE	\$2,500.00	\$2,500.00
225160	401-7101-571.50-30	TREVOR SCHOENY	SIDEWALK REIMBURSEMENT	\$438.75	\$438.75
225161	101-7101-531.21-15	SCHROEDER AND SCHROEDER	SERVICE CONSTRUCTION	\$105,029.76	\$105,029.76
225162	101-7101-531.22-03	BRIGET SCHWAB	TRAINING REIMBURSEMENT	\$757.16	\$757.16
225166	101-7101-531.31-45	SHERWIN ACE HARDWARE	JANITORIAL SUPPLIES	\$19.98	\$19.98
	101-7101-531.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$1.98	\$8.74
			HARDWARE SUPPLIES	\$6.76	
	101-7101-531.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$18.15	\$18.15

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225166	101-7101-531.31-85	SHERWIN ACE HARDWARE	HAND TOOLS-POWER/NON POW	\$32.99	\$134.40
			STREET/SIDEWALK SUPPLIES	\$48.02	
			STREET/SIDEWALK SUPPLIES	\$28.41	
			HAND TOOLS-POWER/NON POW	\$24.98	
225167	101-7101-531.31-65	SIGNS BY TOMORROW	COVID FLOOR DECALS	\$331.25	\$331.25
225170	101-7101-531.22-70	SOUND INCORPORATED	PHONE SERVICE AGREEMENT	\$72.73	\$672.73
			PHONE SYSTEM SUPPORT	\$600.00	
225173	101-7101-531.21-02	STATE OF IL FIRE MARSHALL	PRESSURE VESSEL INSPECT	\$70.00	\$70.00
225174	211-7101-571.50-40	STATE OF IL TREASURER	SERVICE CONSTRUCTION	\$22,547.25	\$22,547.25
225175	101-7101-531.31-55	STEINER ELECTRIC	VILL HALL IT DEPT	\$162.80	\$162.80
225176	401-7101-571.50-30	FRANK STRETZ	SIDEWALK REIMBURSEMENT	\$347.50	\$347.50
225180	101-7101-531.31-80	TAPCO	SIGN SHOP	\$238.20	\$238.20
225187	101-7101-531.31-65	TRAFFIC CONTROL & PROTECTION	DRAIN PLUGS	\$74.50	\$2,954.50
			TRAFFIC WATER WALL	\$2,880.00	
	101-7101-531.31-80	TRAFFIC CONTROL & PROTECTION	SIGN SHOP SUPPLIES	\$2,225.00	\$2,225.00
225188	101-7101-531.21-01	TRAFFIC CONTROL CORP	TRAFFIC SIGNAL SERVICE	\$705.00	\$705.00
	101-7101-531.31-70	TRAFFIC CONTROL CORP	TRAFFIC SIGNAL SUPPLIES	\$5,232.00	\$7,853.40
			TRAFFIC SIGNAL SUPPLIES	\$146.40	
			TRAFFIC SIG SUPPLIES	\$2,475.00	
225190	101-7101-531.21-65	TYLER TECHNOLOGIES INC	SERVICE DATA PROC, SFTWR	\$6,805.50	\$6,805.50
225192	101-7101-531.21-11	UNIFIRST CORPORATION	FLOOR MATS	\$104.48	\$104.48
225208	401-7101-571.50-30	NARENDRA VORA	SIDEWALK REIMBURSEMENT	\$585.00	\$585.00
225210	235-7101-571.50-25	WALKER PARKING CONSULTANTS	SERVICE CONSULTING	\$840.00	\$840.00
225211	401-7101-571.50-30	CATHY WALTZ	SW RESIDENT REIMBURSEMENT	\$2,123.75	\$2,123.75
225218	101-7101-531.20-05	WILSON CONSULTING	AT&T AUDIT	\$187.50	\$187.50

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801984	101-7101-531.21-50	NICOR	ACCT 94830700004	\$161.16	\$161.16
801985	101-7101-531.22-70	AT & T	ACCT 84725961248940	\$48.51	\$4,612.73
			ACCT 84734215365273	\$47.86	
			ACCT 84739208661733	\$51.05	
			ACCT 84739271083278	\$49.92	
			ACCT 84743978686650	\$96.81	
			ACCT 84757754536603	\$76.11	
			ACCT 84757757951551	\$277.80	
			ACCT 84779713213488	\$48.72	
			ACCT 847R1605198974	\$3,260.13	
			ACCT 847Z9727849771	\$655.82	
801987	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0002031003	\$31.55	\$7,663.07
			ACCT 2278061084	\$159.90	
			ACCT 2985063029	\$112.94	
			ACCT 4103039009	\$257.36	
			ACCT 5492508009	\$65.05	
			ACCT 7363016029	\$6,841.43	
			ACCT 8572043011	\$194.84	
901609	101-7101-531.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$228.05	
				Division 1 Total	\$1,597,158.05
				Department 71 Total	\$1,597,158.05

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224975	505-7201-561.31-55	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL EQUIP.& SUPPLY	\$351.90	\$351.90
224977	505-7201-561.50-20	ADDISON BUILDING MATERIAL CO	SERVICE BLDG MAINT	\$61.01	\$61.01
224983	505-7201-561.31-60	ALEXANDER CHEMICAL CORP	CHLORINE GAS	\$1,698.50	\$998.50
			CYLINDER DEPOSIT	(\$700.00)	
224985	505-7201-561.50-15	ALLAN INTEGRATED CONTROL SYSTEMS	WATER SEWER SYSTEM SUPPLY	\$11,181.00	\$23,835.00
			WATER SEWER SYSTEM SUPPLY	\$3,928.00	
			WATER SEWER SYSTEM SUPPLY	\$870.00	
			WATER SEWER SYSTEM SUPPLY	\$3,928.00	
			WATER SEWER SYSTEM SUPPLY	\$3,928.00	
224988	505-7201-561.50-20	AMERICAN DOOR & DOCK	SERVICE BLDG MAINT	\$1,220.60	\$6,112.39
			SERVICE BLDG MAINT	\$2,702.50	
			SERVICE BLDG MAINT	\$2,189.29	
224993	505-7201-561.21-30	APEX LANDSCAPING INC	RESTORATION	\$2,270.00	\$2,270.00
224997	505-7201-561.31-01	ARLINGTON POWER EQUIPMENT	HARDWARE SUPPLIES	\$689.97	\$689.97
225044	505-7201-561.22-70	COMCAST CABLE	ACCT 8771 10 072 0175502	\$188.35	\$188.35
225055	505-7201-561.21-65	DIG SMART LLC	SERVICE EQUIPMENT	\$5,000.25	\$5,000.25
225057	505-7201-561.31-55	EDWARD STAUBER WHOLESALE HARDWARE	KEYS	\$49.00	\$610.00
			KEY	\$561.00	
225074	505-7201-561.50-20	GLOBAL EQUIPMENT COMPANY	SERVICE BLDG MAINT	\$70.13	\$446.19
			SERVICE BLDG MAINT	\$172.26	
			SERVICE BLDG MAINT	\$203.80	
225075	505-7201-561.31-85	GRAINGER W W INC	OFFICE MACHINES & ACCESS	\$99.35	\$160.94
			OFFICE SUPPLIES, GENERAL	\$61.59	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225084	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	\$994.40	\$1,483.36
			SERVICE METER	\$488.96	
225109	505-7201-561.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$31.29	\$82.41
			ELECTRICAL EQUIP.& SUPPLY	\$51.12	
	505-7201-561.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$177.52	\$493.48
			HARDWARE SUPPLIES	\$315.96	
225113	505-7201-561.50-20	MC MASTER CARR SUPPLY CO	SERVICE BLDG MAINT	\$935.15	\$935.15
225115	505-7201-561.20-05	MECO CONSULTING	SERVICE CONSULTING	\$2,000.00	\$2,000.00
225118	505-7201-561.50-15	METROPOLITAN INDUSTRIES	PUMPING SYSTEM SUPPLIES	\$13,097.44	\$13,097.44
225132	505-7201-561.31-65	NORTHWEST ELECTRICAL SUPPLY CO	SERVICE BLDG MAINT	\$39.71	\$39.71
225135	505-7201-561.31-90	OZINGA READY MIX CONCRETE INC	ASPHALT	\$1,174.60	\$1,174.60
225145	505-7201-561.22-70	PRECISE MRM LLC	MONTHLY DATA	\$437.00	\$437.00
225147	505-7201-561.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$182.35	\$2,637.99
			CLOTHING & APPAREL	\$179.95	
			CLOTHING & APPAREL	\$199.95	
			CLOTHING & APPAREL	\$169.99	
			CLOTHING & APPAREL	\$179.99	
			CLOTHING & APPAREL	\$186.99	
			CLOTHING & APPAREL	\$167.95	
			CLOTHING & APPAREL	\$191.95	
			CLOTHING & APPAREL	\$200.00	
			CLOTHING & APPAREL	\$131.97	
			CLOTHING & APPAREL	\$200.00	
			CLOTHING & APPAREL	\$175.95	
			CLOTHING & APPAREL	\$184.49	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225147	505-7201-561.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$107.97	\$2,637.99
			CLOTHING & APPAREL	\$178.49	
225154	505-7201-561.31-65	ROSEMOUNT INC	HARDWARE SUPPLIES	\$4,344.21	\$4,344.21
225161	505-7201-561.21-30	SCHROEDER AND SCHROEDER	SERVICE CONSTRUCTION	\$330.23	\$330.23
225166	505-7201-561.31-01	SHERWIN ACE HARDWARE	WATER SEWER SYSTEM SUPPLY	\$17.98	\$17.98
	505-7201-561.31-65	SHERWIN ACE HARDWARE	BATTERIES	\$17.99	\$17.99
	505-7201-561.31-85	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$15.98	\$30.34
			HARDWARE SUPPLIES	\$14.36	
225175	505-7201-561.33-05	STEINER ELECTRIC	CONDUIT/CABLE INSTALL	\$180.78	\$180.78
225181	505-7201-561.21-35	TAYLOR PLUMBING	SERVICE METER	\$7,610.35	\$13,853.76
			SERVICE METER	\$5,578.08	
			SERVICE METER	\$665.33	
225190	505-7201-561.21-65	TYLER TECHNOLOGIES INC	SERVICE DATA PROC, SFTWR	\$6,805.50	\$6,805.50
225215	505-7201-561.31-07	WATER PRODUCTS CO	HARDWARE SUPPLIES	\$856.80	\$856.80
225218	505-7201-561.20-05	WILSON CONSULTING	AT&T AUDIT	\$187.50	\$187.50
225223	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER SEWER SYSTEM SUPPLY	\$494.00	\$2,256.40
			WATER SEWER SYSTEM SUPPLY	\$1,762.40	
801984	505-7201-561.21-50	NICOR	ACCT 05850400002	\$39.29	\$393.37
			ACCT 16797600000	\$124.43	
			ACCT 76830700001	\$229.65	
801985	505-7201-561.22-70	AT & T	ACCT 84743746842777	\$48.61	\$1,209.09
			ACCT 84743746858567	\$48.61	
			ACCT 84759021056118	\$901.21	
			ACCT 84759080850047	\$210.66	
801986	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 920545-7	\$10,666.56	\$20,803.75

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801986	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 920545-2	\$1,570.42	\$20,803.75
			ACCT 920545-0	\$1,016.67	
			ACCT 920545-9	\$2,646.04	
			ACCT 920545-5	\$4,904.06	
801987	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0645171017	\$69.39	\$1,218.71
			ACCT 0831076049	\$155.44	
			ACCT 1092085063	\$84.03	
			ACCT 1257044037	\$909.85	
801988	505-7201-561.22-70	AMERICAN MESSAGING	ACCT U1-109311	\$215.08	\$215.08
901603	505-7201-561.21-53	NORTHWEST WATER COMMISSION	NWC QUARTERLY PAYMENT	\$1,130,462.00	\$1,130,462.00
				Division 1 Total	\$1,246,289.13
				Department 72 Total	\$1,246,289.13

WARRANT REGISTER - GM0002**Department: 73 Parking****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801985	235-7301-532.21-50	AT & T	ACCT 847R0608437214	\$406.98	\$406.98
801987	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	ACCT 4286290000	\$525.89	\$603.76
			ACCT 4643715006	\$19.73	
			ACCT 5231622008	\$58.14	
Division 1 Total				\$1,010.74	

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225056	235-7302-532.21-02	ECO PARKING TECHNOLOGIES	SERVICE EQUIPMENT	\$13,188.00	\$13,188.00
801986	235-7302-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 920545-1	\$1,746.69	\$1,746.69
Division 2 Total					\$14,934.69

Division: 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225120	235-7304-532.21-02	MID AMERICAN ELEVATOR CO INC	ELEVATOR MAINTENANCE	\$836.00	\$5,664.00
			ELEVATOR MAINTENANCE	\$4,100.00	
			ELEVATOR MAINTENANCE	\$728.00	
801986	235-7304-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 920545-8	\$831.39	\$831.39
Division 4 Total					\$6,495.39
Department 73 Total					\$22,440.82

WARRANT REGISTER - GM0002**Department: 74 Solid Waste Dispsl SWANCC****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901608	511-7401-562.21-54	SOLID WASTE AGENCY	TIPPING FEES OCT 2020	\$122,180.17	\$122,180.17
				Division 1 Total	\$122,180.17
				Department 74 Total	\$122,180.17

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224978	621-7501-551.31-51	ADVANCE AUTO PARTS	VEH MAINTENANCE SUPPLY	\$35.94	\$44.38
			VEH MAINTENANCE SUPPLY	\$8.44	
224987	621-7501-551.31-51	ALTORFER INDUSTRIES	VEH MAINTENANCE SUPPLY	\$222.42	\$222.42
224990	621-7501-551.21-36	AMERIGAS-PALATINE	CYLINDER	\$32.55	\$32.55
224996	621-7501-551.31-51	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLY	\$60.18	\$608.61
			VEH MAINTENANCE SUPPLY	\$129.56	
			VEH MAINTENANCE SUPPLY	\$44.39	
			VEH MAINTENANCE SUPPLY	\$35.17	
			VEH MAINTENANCE SUPPLY	\$1.67	
			VEH MAINTENANCE SUPPLY	\$98.31	
			VEH MAINTENANCE SUPPLY	\$79.72	
			VEH MAINTENANCE SUPPLY	\$159.61	
224998	621-7501-551.31-51	ARLINGTON SIGNS & BANNERS	VEH MAINTENANCE SUPPLY	\$700.00	\$700.00
225005	621-7501-551.31-51	AUTO TECH CENTERS INC	VEH MAINTENANCE SUPPLY	\$1,125.92	\$1,125.92
225021	621-7501-551.31-65	BRISTOL HOSE & FITTING INC	VEH MAINTENANCE SUPPLY	\$369.60	\$369.60
225023	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	(\$70.59)	\$628.04
			VEH MAINTENANCE SUPPLY	\$70.59	
			VEH MAINTENANCE SUPPLY	\$8.34	
			VEH MAINTENANCE SUPPLY	\$3.26	
			VEH MAINTENANCE SUPPLY	\$39.24	
			VEH MAINTENANCE SUPPLY	\$24.12	
			VEH MAINTENANCE SUPPLY	\$26.97	
			VEH MAINTENANCE SUPPLY	\$32.34	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225023	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$28.06	\$628.04
			VEH MAINTENANCE SUPPLY	\$286.32	
			VEH MAINTENANCE SUPPLY	\$13.80	
			VEH MAINTENANCE SUPPLY	\$14.99	
			VEH MAINTENANCE SUPPLY	\$42.96	
			VEH MAINTENANCE SUPPLY	\$11.22	
			VEH MAINTENANCE SUPPLY	\$85.96	
			VEH MAINTENANCE SUPPLY	\$10.46	
225028	621-7501-551.31-51	CASEY EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$430.38	\$430.38
225029	621-7501-551.21-07	CASSIDY TIRE & SERVICE	VEH MAINTENANCE SUPPLY	\$40.00	\$40.00
225035	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	\$270.13	\$400.17
			VEH MAINTENANCE SUPPLY	\$98.27	
			VEH MAINTENANCE SUPPLY	\$31.77	
225039	621-7501-551.21-36	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLY	\$226.04	\$226.04
225062	621-7501-551.31-51	FACTORY MOTOR PARTS	VEH MAINTENANCE SUPPLY	(\$123.20)	\$206.59
			VEH MAINTENANCE SUPPLY	\$111.69	
			VEH MAINTENANCE SUPPLY	\$218.10	
225066	621-7501-551.31-51	FERGUSON FACILITIES SUPPLY HP#3400	VEH MAINTENANCE SUPPLY	\$23.10	\$23.10
225089	621-7501-551.21-07	IL SECRETARY OF STATE	VEHICLE REGISTRATION	\$151.00	\$1,057.00
			VEHICLE REGISTRATION	\$151.00	
			VEHICLE REGISTRATION	\$151.00	
			VEHICLE REGISTRATION	\$151.00	
			VEHICLE REGISTRATION	\$151.00	
			VEHICLE REGISTRATION	\$151.00	
			VEHICLE REGISTRATION	\$151.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225090	621-7501-551.21-07	IL SECRETARY OF STATE	PLATE TRANSFER	\$25.00	\$25.00
225110	621-7501-551.31-51	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$1,431.08	\$1,499.84
			VEH MAINTENANCE SUPPLY	\$68.76	
225113	621-7501-551.31-51	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	\$47.54	\$116.10
			VEH MAINTENANCE SUPPLY	\$18.77	
			VEH MAINTENANCE SUPPLY	\$34.00	
			VEH MAINTENANCE SUPPLY	\$15.79	
225122	621-7501-551.31-51	MIDWEST LUBE INC	VEH MAINTENANCE SUPPLY	\$101.60	\$101.60
225126	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	(\$77.44)	\$1,478.87
			VEH MAINTENANCE SUPPLY	\$28.65	
			VEH MAINTENANCE SUPPLY	\$91.14	
			VEH MAINTENANCE SUPPLY	\$26.56	
			VEH MAINTENANCE SUPPLY	\$41.10	
			VEH MAINTENANCE SUPPLY	\$26.51	
			VEH MAINTENANCE SUPPLY	\$35.99	
			VEH MAINTENANCE SUPPLY	\$403.64	
			VEH MAINTENANCE SUPPLY	\$423.97	
			VEH MAINTENANCE SUPPLY	\$299.96	
			VEH MAINTENANCE SUPPLY	\$45.95	
			VEH MAINTENANCE SUPPLY	\$65.00	
			VEH MAINTENANCE SUPPLY	\$4.12	
			VEH MAINTENANCE SUPPLY	\$59.76	
			VEH MAINTENANCE SUPPLY	\$3.96	
225130	621-7501-551.21-07	NORTHWEST AUTO WASH	CAR WASHES	\$862.20	\$1,577.95
			CAR WASHES	\$715.75	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225137	621-7501-551.31-51	PATLIN INC	VEH MAINTENANCE SUPPLY	\$195.10	\$195.10
225147	621-7501-551.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$81.01	\$589.00
			CLOTHING & APPAREL	\$200.00	
			CLOTHING & APPAREL	\$200.00	
			CLOTHING & APPAREL	\$107.99	
225156	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	\$797.04	\$948.93
			VEH MAINTENANCE SUPPLY	\$73.73	
			VEH MAINTENANCE SUPPLY	\$78.16	
225157	621-7501-551.21-07	S & J AUTO BODY LTD	VEH MAINTENANCE SUPPLY	\$1,177.77	\$1,177.77
225166	621-7501-551.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$9.99	\$9.99
225172	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$29.38	\$7,729.72
			VEH MAINTENANCE SUPPLY	\$5,199.12	
			VEH MAINTENANCE SUPPLY	\$636.47	
			VEH MAINTENANCE SUPPLY	\$121.60	
			VEH MAINTENANCE SUPPLY	\$14.20	
			VEH MAINTENANCE SUPPLY	\$1,441.08	
			VEH MAINTENANCE SUPPLY	\$255.93	
			VEH MAINTENANCE SUPPLY	\$28.38	
			VEH MAINTENANCE SUPPLY	\$40.12	
			VEH MAINTENANCE SUPPLY	(\$29.84)	
			VEH MAINTENANCE SUPPLY	(\$6.72)	
225191	621-7501-551.31-65	ULINE INC	VEH MAINTENANCE SUPPLY	\$65.76	\$65.76
225192	621-7501-551.30-35	UNIFIRST CORPORATION	UNIFORMS	\$61.84	\$185.52
			UNIFORMS	\$61.84	
			UNIFORMS	\$61.84	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225194	621-7501-551.31-51	UNITY SCHOOL BUS PARTS	VEH MAINTENANCE SUPPLY	\$232.34	\$232.34
225207	621-7501-551.22-03	ROSS VLIEGER	TRAINING REIMBURSEMENT	\$126.00	\$126.00
225217	621-7501-551.31-51	WEST SIDE TRACTOR SALES CO	VEH MAINTENANCE SUPPLY	\$29.10	\$29.10
				Division 1 Total	\$22,203.39
				Department 75 Total	\$22,203.39

WARRANT REGISTER - GM0002**Department: 80 Pensions****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901609	705-8001-631.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$0.50	\$0.50
	711-8001-631.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$7.00	\$7.00
Division 1 Total					\$7.50
Department 80 Total					\$7.50

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225058	505-9001-571.50-25	EJ USA INC	WATER MAIN REPLACEMENTS	\$3,352.68	\$3,419.88
			WATER MAIN REPLACEMENTS	\$67.20	
225084	505-9001-571.50-25	HBK WATER METER SERVICE INC	WATER METER REPLACEMENTS	\$873.12	\$873.12
225091	505-9001-571.50-25	IMEG CORP	WATER MAIN REPLACEMENTS	\$1,045.00	\$1,045.00
225121	505-9001-571.50-25	MID AMERICAN WATER	WATER MAIN REPLACEMENTS	\$3,758.00	\$3,758.00
225150	505-9001-571.50-25	ROBINSON ENGINEERING LTD	SERVICE CONSULTING	\$3,730.00	\$3,730.00
225193	505-9001-571.50-25	UNITED SYSTEMS & SOFTWARE	RADIO ERTS BACK PLATES	\$959.37	\$959.37
225223	505-9001-571.50-25	ZIEBELL WATER SERVICE PRODUCTS	WATER IMPROVEMENTS	\$1,050.00	\$2,946.66
			WATER IMPROVEMENTS	\$1,050.00	
			WATER IMPROVEMENTS	\$246.66	
			WATER IMPROVEMENTS	\$600.00	
Division 1 Total					\$16,732.03
Department 90 Total					\$16,732.03

WARRANT REGISTER - GM0002**Department: 95 Debt Service****Division: 50**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
225010	301-9550-582.60-20	BANK OF NEW YORK MELLON	AGENT FEES	\$802.50	\$802.50
Division 50 Total					\$802.50
Department 95 Total					\$802.50
TOTAL ALL FUNDS:					\$3,748,133.90



Village Board
9/8/2020

Item: Recognition of Good Samaritan Kyla M. Davis

Department: Village Managers Office

Personal recognition awarded to Kyla Davis by the Village of Arlington Heights for a selfless act of bravery rendered to a fellow citizen in need after observing a violent crime in progress



Village Board
9/8/2020

Item: Report of Committee of the Whole Meeting of September 8, 2020

Department: Village Managers Office

Report of Committee of the Whole Meeting of September 8, 2020

Interview of Lucy Neacy for Appointment to the Environmental Commission -
term ending April 30, 2021



Village Board
9/8/2020

Item: Report of Committee of the Whole Meeting of September 8, 2020

Department: Village Managers Office

Report of Committee of the Whole Meeting of September 8, 2020

Interview of Karen DeZellar for Appointment to the Special Events Commission -
term ending April 30, 2024



Village Board
9/8/2020

Item: Ordinance - Plats of Dedication Public Right-of-Way - Portions of Commuter Drive

Department: Engineering/PW/Legal

The reconstruction of Commuter Drive along the south side of the Union Pacific Railroad tracks west of the Arlington Park Train Station was completed in 2015. As part of the joint project between the Village of Arlington Heights and the City of Rolling Meadows, both municipalities agreed to swap parcels of land to better define the municipal boundaries and jurisdiction over the completed Commuter Drive.

Attached is a Plat of Dedication showing a parcel of land west of Illinois Route 53 currently located within the Village of Arlington Heights to be dedicated by the Village of Arlington Heights to the City of Rolling Meadows.

Also attached is a Plat of Dedication showing a parcel of land east of Illinois Route 53 currently located within the City of Rolling Meadows to be dedicated by the City of Rolling Meadows to the Village of Arlington Heights.

The attached ordinance will complete the Village's agreed upon dedication of land to the City of Rolling Meadows, making ownership and maintenance of Commuter Drive west of IL 53 the jurisdiction of the City of Rolling Meadows. Additionally, the ordinance has the Village accepting the City's agreed upon dedication of land to the Village of Arlington Heights, making ownership and maintenance of Commuter Drive east of IL 53 the jurisdiction of the Village of Arlington Heights.

RECOMMENDATION

It is recommended that the attached Ordinance Dedicating a Portion of Public Right-of-Way and Accepting a Plat of Dedication for a Portion of Public Right-of-Way for portions of Commuter Drive be approved.

ATTACHMENTS:

Description	Type
Plats of Dedication - Public Right-of-Way - Commuter Drive	Ordinance

AN ORDINANCE DEDICATING A
PORTION OF PUBLIC RIGHT-OF-WAY AND ACCEPTING
A PLAT OF DEDICATION
FOR A PORTION OF PUBLIC RIGHT-OF-WAY

WHEREAS, the Village of Arlington Heights (“Village”) and the City of Rolling Meadows (“City”) each own portions of Commuter Drive located along the south side of the Union Pacific railroad tracks west of the Arlington Park Train Station; and

WHEREAS, the Village and the City have determined that the public interest is best served by dedicating certain portions to each other to better define the municipal boundaries and jurisdiction over Commuter Drive,

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

SECTION ONE: That a certain portion of Commuter Drive, more particularly described in the Plat of Dedication prepared by Hampton, Lenzini and Renwick, Inc. dated April 10, 2014 with revisions through May 19, 2015, is hereby dedicated to the City of Rolling Meadows. The portion of public right-of-way herein dedicated is designated “hereby dedicated” on the plat, attached hereto and made a part hereof.

SECTION TWO: That the dedication of a certain portion of Commuter Drive, more particularly described in the Plat of Dedication prepared by Hampton, Lenzini and Renwick, Inc. dated April 10, 2014 with revisions through May 19, 2015, by the City to the Village is hereby accepted. The portion of public right-of-way herein dedicated is designated “hereby dedicated” on the plat, attached hereto and made a part hereof.

SECTION THREE: The President and Village Clerk of the Village of Arlington Heights are hereby authorized to sign and attest the Plats of Dedication.

SECTION FOUR: The Village Clerk of the Village of Arlington Heights is hereby directed to record a true and correct copy of this Ordinance, together with the Plats of Dedication in the Office of the Recorder of Cook County, Illinois.

SECTION FIVE: 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 7th day of September, 2020.

Village President

ATTEST:

Village Clerk

PLAT OF DEDICATION

Of that part of the Southwest Quarter of Section 24, Township 42 North, Range 10 East of the Third Principal Meridian, in the City of Rolling Meadows, Cook County, Illinois, described as follows:

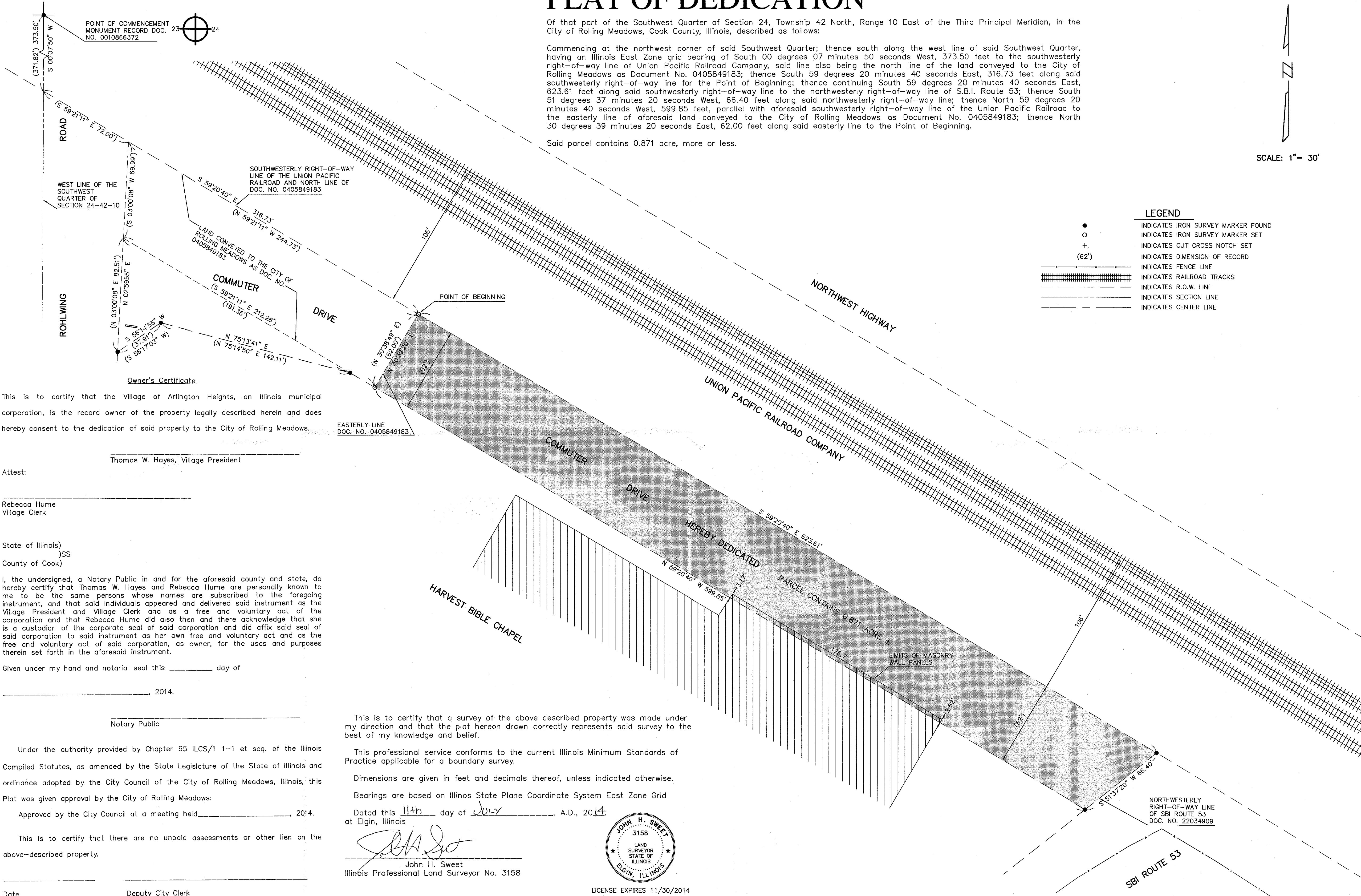
Commencing at the northwest corner of said Southwest Quarter; thence south along the west line of said Southwest Quarter, having an Illinois East Zone grid bearing of South 00 degrees 07 minutes 50 seconds West, 373.50 feet to the southwesterly right-of-way line of Union Pacific Railroad Company, said line also being the north line of the land conveyed to the City of Rolling Meadows as Document No. 0405849183; thence South 59 degrees 20 minutes 40 seconds East, 316.73 feet along said southwesterly right-of-way line to the Point of Beginning; thence continuing South 59 degrees 20 minutes 40 seconds East, 623.61 feet along said southwesterly right-of-way line to the northwesterly right-of-way line of S.B.I. Route 53; thence South 51 degrees 37 minutes 20 seconds West, 66.40 feet along said northwesterly right-of-way line; thence North 59 degrees 20 minutes 40 seconds West, 599.85 feet, parallel with aforesaid southwesterly right-of-way line of the Union Pacific Railroad to the easterly line of aforesaid land conveyed to the City of Rolling Meadows as Document No. 0405849183; thence North 30 degrees 39 minutes 20 seconds East, 62.00 feet along said easterly line to the Point of Beginning.

Said parcel contains 0.871 acre, more or less.

SCALE: 1"= 30'

LEGEND

- INDICATES IRON SURVEY MARKER FOUND
- INDICATES IRON SURVEY MARKER SET
- ⊕ INDICATES CUT CROSS NOTCH SET
- (62') INDICATES DIMENSION OF RECORD
- INDICATES FENCE LINE
- ||||| INDICATES RAILROAD TRACKS
- - - INDICATES R.O.W. LINE
- - - INDICATES SECTION LINE
- - - INDICATES CENTER LINE



Owner's Certificate

This is to certify that the Village of Arlington Heights, an Illinois municipal corporation, is the record owner of the property legally described herein and does hereby consent to the dedication of said property to the City of Rolling Meadows.

Thomas W. Hayes, Village President

Attest:

Rebecca Hume
Village Clerk

State of Illinois)
)SS
County of Cook)

I, the undersigned, a Notary Public in and for the aforesaid county and state, do hereby certify that Thomas W. Hayes and Rebecca Hume are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and that said individuals appeared and delivered said instrument as the Village President and Village Clerk and as a free and voluntary act of the corporation and that Rebecca Hume did also then and there acknowledge that she is a custodian of the corporate seal of said corporation and did affix said seal of said corporation to said instrument as her own free and voluntary act and as the free and voluntary act of said corporation, as owner, for the uses and purposes therein set forth in the aforesaid instrument.

Given under my hand and notarial seal this _____ day of

2014.

Notary Public

Under the authority provided by Chapter 65 ILCS/1-1-1 et seq. of the Illinois Compiled Statutes, as amended by the State Legislature of the State of Illinois and ordinance adopted by the City Council of the City of Rolling Meadows, Illinois, this Plat was given approval by the City of Rolling Meadows:

Approved by the City Council at a meeting held _____, 2014.

This is to certify that there are no unpaid assessments or other lien on the above-described property.

Date

Deputy City Clerk

This is to certify that a survey of the above described property was made under my direction and that the plat hereon drawn correctly represents said survey to the best of my knowledge and belief.

This professional service conforms to the current Illinois Minimum Standards of Practice applicable for a boundary survey.

Dimensions are given in feet and decimals thereof, unless indicated otherwise.

Bearings are based on Illinois State Plane Coordinate System East Zone Grid

Dated this 11th day of JULY, A.D., 2014, at Elgin, Illinois

John H. Sweet
Illinois Professional Land Surveyor No. 3158



LICENSE EXPIRES 11/30/2014

PLAT OF DEDICATION

Of That part of The Village of Arlington Heights Located in the Southwest Quarter of Section 24, Township 42 North, Range 10 East of the 3rd P.M. in the City of Rolling Meadows, Cook County, Il

REVISIONS:

JOB NO.: 11.0168.230
PROJECT: 110168
FILE: 110168-topo.dwg
SURVEY DATE: 4-10-2014

PREPARED FOR:
Village of Arlington Heights & The City of Rolling Meadows

HAMPTON, LENZIN AND RENWICK, INC.
CIVIL ENGINEERS - STRUCTURAL ENGINEERS - LAND SURVEYORS
380 SHEPARD DRIVE
ELGIN, ILLINOIS 60123
847.697.6700 www.hlrengineering.com
184.000695 PROFESSIONAL DESIGN FIRM & STRUCTURAL ENGINEERING CORP.

SHEET NO.

1 OF 1

PLAT OF DEDICATION

Of that part of the Southwest Quarter of Section 24, Township 42 North, Range 10 East of the Third Principal Meridian, in the City of Rolling Meadows, Cook County, Illinois, described as follows:

Commencing at the southeast corner of said Southwest Quarter of Section 24; thence north along the east line of said Southwest Quarter, having an Illinois East Zone grid bearing of North 00 degrees 10 minutes 10 seconds East, 683.69 feet to the southwesterly right-of-way line of the Union Pacific Railroad Company for the Point of Beginning; thence North 59 degrees 20 minutes 40 seconds West, 1,821.42 feet along said southwesterly right-of-way line; thence South 63 degrees 40 minutes 46 seconds East, 330.73 feet; thence South 59 degrees 20 minutes 40 seconds East, 1,291.87 feet; thence North 30 degrees 39 minutes 20 seconds East, 25.00 feet; thence South 59 degrees 20 minutes 40 seconds East, 170.32 feet to the aforesaid southwesterly right-of-way line of the Union Pacific Railroad Company and the east line of the Southwest Quarter of Section 24; thence South 00 degrees 10 minutes 10 seconds West, 58.02 feet along said southwesterly right-of-way line and the east line of the Southwest Quarter of Section 24 to the Point of Beginning.

Said parcel contains 1.048 acres, more or less.

SCALE: 1" = 60'

LEGEND

- INDICATES IRON SURVEY MARKER FOUND
- INDICATES IRON SURVEY MARKER SET
- +
- (106.00')
- INDICATES CUT CROSS NOTCH SET
- INDICATES DIMENSION OF RECORD
- INDICATES PROPOSED ROW LINE
- INDICATES TEMPORARY EASEMENT LINE
- INDICATES FENCE LINE
- INDICATES RAILROAD TRACKS
- INDICATES R.O.W. LINE
- INDICATES SECTION LINE
- INDICATES CENTER LINE

S.B.I. ROUTE 53

LIMITS OF THE CITY OF ROLLING MEADOWS

SOUTHEASTERLY RIGHT-OF-WAY LINE OF S.B.I. ROUTE 53

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

APPROVED by the Village Board of Trustees at a meeting held

_____, 20____

By: _____
Village President

Attest: _____
Village Clerk

APPROVED by the Village Collector on
_____, 20____

APPROVED by the Director of Engineering on

_____, 20____

Owner's Certificate

This is to certify that the City of Rolling Meadows, an Illinois municipal corporation, is the record owner of the property legally described herein and does hereby consent to the dedication of said property to the Village of Arlington Heights.

Tom Rooney, Mayor

Attest:

Ginny Cotugno
Deputy City Clerk

State of Illinois)
County of Cook)

I, the undersigned, a Notary Public in and for the aforesaid county and state, do hereby certify that Tom Rooney and Ginny Cotugno are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and that said individuals appeared and delivered said instrument as the Mayor and Deputy City Clerk and as a free and voluntary act of the corporation and that Ginny Cotugno did also then and there acknowledge that she is a custodian of the corporate seal of said corporation and did affix said seal of said corporation to said instrument as her own free and voluntary act and as the free and voluntary act of said corporation, as owner, for the uses and purposes therein set forth in the aforesaid instrument.

Given under my hand and notarial seal this _____ day of _____, 2014.

Notary Public

This is to certify that a survey of the above described property was made under my direction and that the plat hereon drawn correctly represents said survey to the best of my knowledge and belief.

This professional service conforms to the current Illinois Minimum Standards of Practice applicable for a boundary survey.

Dimensions are given in feet and decimals thereof, unless indicated otherwise.

Bearings are based on Illinois State Plane Coordinate System East Zone Grid

Dated this 11th day of JULY, A.D., 2014
at Elgin, Illinois

John H. Sweet
John H. Sweet
Illinois Professional Land Surveyor No. 3158



LICENSE EXPIRES 11/30/2014



MONUMENT RECORD
DOC. NO. 0701715083



POINT OF COMMENCEMENT
MONUMENT RECORD
DOC. NO. 0701715083

PLAT OF DEDICATION

Of That part of the City of Rolling Meadows Located in the Southwest Quarter of Section 24, Township 42 North, Range 10 East of the Third Principal Meridian in the City of Rolling Meadows, Cook County, Illinois

REVISIONS:

5-19-2014

JOB NO.: 11.0168.230
PROJECT: 110168
FILE: 110168-topo.dwg
SURVEY DATE: 4-10-2014

PREPARED FOR:

The City of Rolling Meadows and The Village of Arlington Heights

HAMPTON, LENZINI AND RENWICK, INC.
CIVIL ENGINEERS - STRUCTURAL ENGINEERS - LAND SURVEYORS
380 SHEPARD DRIVE
ELGIN, ILLINOIS 60123
847.697.6700 www.hlrengineering.com

SHEET NO.

1 OF 1



**Village Board
9/8/2020**

Item: Bond Waiver - Arlington Heights Park Foundation - Golf Outing

Department: Building & Life Safety

The Arlington Heights Park Foundation is requesting a waiver of the bond requirement for a raffle to take place at the 20th Annual Golf Classic on October 1, 2020. Tickets will be sold from 5:30 pm, September 16, 2020 to 2:00 pm, October 1, 2020. The winner will be determined the day of the event at 2:30 pm on October 1st.

Recommendation

It is recommended that the Village Board waive the bond requirement as requested by the Arlington Heights Park Foundation.

ATTACHMENTS:

Description

Letter

Type

Correspondence



August 11, 2020

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

RE: Arlington Heights Park Foundation Golf Outing 10/01/2020

Dear Ms. Gerstein:

Attached please find our Raffle License application and tax exempt information for the Arlington Heights Park Foundation's upcoming annual Golf Classic to be held on Thursday, October 1, 2020. We would appreciate your waiving the bond requirement due to the foundation being a tax exempt entity.

Please let me know if you have any questions.

Regards,

Jason S. Myers, Treasurer
Arlington Heights Park Foundation



**Village Board
9/8/2020**

Item: Bond Waiver - Metropolis Performing Arts

Department: Building & Life Safety

Background

Performing Arts at Metropolis is requesting a waiver of the bond requirement for the upcoming raffle taking place at the Soiree fundraiser on Wednesday, September 23rd from 4:30pm - 8:00pm. Tickets will be sold from September 1 to September 23, with the winner being determined the night of the event.

Recommendation

It is recommended that the Village Board waive the bond requirement as requested by the Metropolis Performing Arts Centre.

ATTACHMENTS:

Description

Letter

Type

Correspondence

METROPOLIS

P E R F O R M I N G A R T S C E N T R E

September 1, 2020

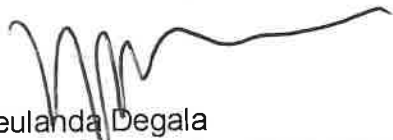
Valerie Gerstein
Permits, Inspections and Licensing Coordinator
Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Dear Valerie,

I'm writing on behalf of Performing Arts at Metropolis to request a waiver of the Raffle License Bond required for Metropolis to hold a raffle for our Soiree fundraiser.

All funds raised at the Soiree will support the Performing Arts at Metropolis. This year's Soiree will be on Wednesday September 23rd from 4:30 – 8:00 pm. We expect around 125 guests for this year's Soiree fundraiser. Raffle tickets will be sold at 20 for \$20. For a chance to win one of 11 raffle prizes that have been donated by area businesses.

With thanks for your consideration,



Yeulanda Degala
Special Events Coordinator/Raffle Manager
Metropolis Performing Arts Centre
111 W. Campbell Ave.
Arlington Heights, IL 60005
847-577-5982 x245
ydegala@metropolisarts.com

cc: Michael Boyle, Permits Supervisor

All Proceeds from our Soiree go to benefit the School of the Performing Arts and Metropolis Performing Arts Centre. Metropolis is a 501(c) (3) and all donations are tax deductible.



**Village Board
9/8/2020**

Item: Bond Waiver - St. James Church

Department: Building & Life Safety

Background

St. James is requesting a waiver of the bond requirement for their upcoming charity raffle taking place November 7, 2020. Tickets will be sold from September 1 to November 7, 2020, with a prize value of \$3,500.00. The winner will be determined via a virtual announcement at 9:00pm on November 7th.

Recommendation

It is recommended that the Village Board waive the bond requirement as requested by the Metropolis Performing Arts Centre.

ATTACHMENTS:

Description

Letter

Type

Correspondence



SAINT JAMES PARISH
A CATHOLIC CHRISTIAN COMMUNITY

August 20, 2020

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

Dear Valerie,

This letter serves as our request for a "waiver of bond". Please Waive our bond for our upcoming charity raffle to be drawn on November 7, 2020. This is a not for profit charity event our parish hosts annually. The value of prizes is \$3500 in total. Thank you. If you have any questions or concerns, please contact me at 847-401-8134 or slifka@stjamesah.org.

Sincerely,

Sheryl Lifka
Fundraising Events Coordinator
Raffle Manager

Jubilation
at ST. JAMES



**Village Board
9/8/2020**

Item: Verizon Wireless - 375 E. Palatine Rd. - Sign Variation - DC#20-041

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, Section 30-402, Number, to allow four wall signs where only one sign is allowed.
2. A variation from Chapter 30, Section 30-403, Dimensions, to allow a total of 109.2 sf of wall signs where only 81 sf is allowed.

RECOMMENDATION

A public hearing was held by the Design Commission on July 28, 2020 where Commissioner Kubow moved and Commissioner Seyer seconded, a motion to recommend to the Village Board of Trustees, approval of the following sign variations for Verizon at 375 E. Palatine Road:

1. A variation from Chapter 30, Section 30-402, Number, to allow four wall signs where only one sign is allowed.
2. A variation from Chapter 30, Section 30-403, Dimensions, to allow a total of 109.2 sf of wall signs where only 81 sf is allowed.

This recommendation is subject to compliance with the plans 6/2/20, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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

building permit plans comply with all zoning code, building permit and signage requirements.

Roll call vote: Commissioners Eckhardt, Seyer, Kingsley, Kubow and Chair Fitzgerald vote in favor. Motion carried.

ATTACHMENTS:

Description

Staff Report
Minutes - 7/28/20
Exhibits
Context Photos
DC Timeline Tracker

Type

Board or Commission Report
Minutes
Exhibits
Exhibits
Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Verizon Wireless
Project Address: 375 E. Palatine Rd.
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 20-041
Petitioner Name: Tracey Diehl
Petitioner Address: Expedite The Diehl
6487 Hillard Dr.
Canal Winchester, OH 43110
Meeting Date: July 28, 2020

Date Prepared: July 15, 2020

Requested Action:

1. A variation from Chapter 30, Section 30-402, Number, to allow four wall signs where only one sign is allowed.
2. A variation from Chapter 30, Section 30-403, Dimensions, to allow a total of 109.2 sf of wall signs where only 81 sf is allowed.

ANALYSIS:

Summary:

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

Verizon Wireless is located in a free-standing outlot building facing Palatine Road within the Town and Country Shopping Center. The property is located in a B-2, General Business Zoning District. The building currently has three wall signs, with one sign located on each side of the building facing north, west, and south, as well as one ground sign facing Palatine Road. At this time, the petitioner is seeking a sign variation to allow a fourth wall sign to be located on the east wall of the building.



Aerial View of Property

Background:

Per Chapter 30 Sign Code, one wall sign is allowed per street frontage. Therefore, per code, Verizon Wireless is only allowed one wall sign on the north wall facing Palatine Road at a maximum size of 81 sf. However, in 2009, sign variations were approved to allow three “verizon wireless” wall signs on the building for a total combined size of 152 sf. In 2018, Verizon rebranded and omitted “wireless” from their signs, resulting in a reduced total combined size of 81.9 sf. At this time, the petitioner is seeking a sign variation to allow a fourth “verizon” wall sign to be located on the east wall of the building for a total combined size of 109.2 sf. The table below summarizes the wall sign sizes and locations on the building.

Verizon Wall Signage Background and Current Request:

Elevation / Frontage	Allowed by Code	2009 Variation Approval	2018 Branding Update	CURRENT VARIATION REQUEST
North Elevation (front) Palatine Road	1 wall sign 81 sf	“verizon wireless” 58 sf	“verizon” 27.3 sf	“verizon” 27.3 sf
West Elevation (side) Parking lot	-----	“verizon wireless” 47 sf	“verizon” 27.3 sf	“verizon” 27.3 sf
South Elevation (rear) Parking lot	-----	“verizon wireless” 47 sf	“verizon” 27.3 sf	“verizon” 27.3 sf
East Elevation (side) Parking lot	-----	-----	-----	“verizon” 27.3 sf - (Variation Required)
TOTAL number of signs	1 sign allowed	3 wall signs approved	3 wall signs approved	4 wall signs proposed
TOTAL SF	81 sf allowed	152 sf approved	81.9 sf approved	109.2 sf proposed

Ground Sign:

In addition to the wall signs, there is one existing Verizon ground sign facing Palatine Road that will remain. The ground sign was approved in 1981 per Ordinance 81-114. The existing ground sign complies with the requirements of the Ordinance, so a variation is not required. Refer to the “Previous Sign Variation History” below for a complete summary of past signage variations.

Previous Sign Variation History:

In 1981, Wag’s restaurant was approved for 3 wall sign variations through Ordinance 81-114, with the square footages as listed in the tables below. A free-standing ground was authorized by the Ordinance 81-114 with the following stipulations: 4’-4” high by 9’-2” wide, total area of 40 square feet, on a base of one and one-half feet high.

In 1992, Shoney’s restaurant replaced the Wag’s restaurant. Shoney’s wall signage followed the regulations of Ordinance 81-114, and was less than permitted by the ordinance. Shoney’s restaurant used the same ground sign, same square footage and altered only the name.

In 1994, Boston Market was issued permits for 3 larger wall signs. The Boston Market sign permits were issued in error, and no variations were granted for the additional square footage of the wall signs. The Boston Market signs were therefore illegal non-conforming and the Village does not allow perpetuation and continuance of illegal non-conforming signs. The wall signs were issued in violation of Ordinance 81-114 as they were larger than was previously approved. The Boston Market signs were non-compliant. Boston Market ground sign height was 5’-0” high by 8’-0” wide, total area of 40 square feet, on a base of one and one-half feet high, and therefore exceeded the Ordinance 81-114 requirements.

The tables below list the square footages and number of signs for each of the previous tenants. None of the previous tenants were allowed signs on all four sides of the building.

Wall Signs	Wag's Restaurant (Ordinance 81-114)	Shoney's Restaurant	Boston Market (Boston Chicken) Non-compliant
North (front elevation)	32 sf	10 sf	71 sf
East (left elevation)	30 sf	10 sf	62 sf
Rear (south elevation)	54 sf	34 sf	----
Right (west elevation)	----	----	62 sf
Total Square Footage	116 sf	54 sf	195 sf

Sign Variation Criteria:

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

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

The petitioner has submitted a letter addressing the sign variation criteria, stating that the proposed signage is necessary to help customers find the business within the shopping center since there are multiple points of entry from adjacent roads. Additionally, the petitioner feels the sign is necessary to remain competitive with the adjacent AT&T store that has multiple wall signs.

Adjacent AT&T Signage Background:

The adjacent AT&T store signage was updated in 2017. Variations were approved in 2011 to allow additional wall signs due to the unique layout and orientation of the building. The table below and aerial image summarize AT&T's signage.

AT&T Wall Signs Summary (For Reference):

	2011 Variation Approval	2017 Branding Update	REMARKS
East Elevation - (facing Rand Rd)	AT&T with logo on tower: 64 sf	AT&T with logo on tower: 39.6 sf	Complies with code
West Elevation (facing Palatine Rd and parking area)	AT&T with logo on tower: 64 sf AT&T with logo at entry: 12.8 sf <u>AT&T with logo at entry: 12.8 sf</u> Total: 89.6 sf	AT&T with logo on tower: 39.6 sf logo at entry: 25 sf <u>logo at entry: 25 sf</u> Total: 89.6 sf	Variation approved in 2011 to allow three wall signs on the west elevation, 89.6 sf total.
South Elevation (facing parking area)	AT&T with logo: 34.17 sf	AT&T with logo: 24 sf	Variation approved in 2011 to allow one wall sign on the south elevation, 34.17 sf total.
TOTAL number of signs	5 signs approved	5 signs approved	
TOTAL SF	187.77 sf approved	153.2 sf approved	



Location of existing Verizon and AT&T wall signs, highlighted in red (for reference).

Staff Comments / Analysis:

In 2009, when Verizon requested a variation for three wall signs, Staff was in support of a variation for only 2 wall signs for Verizon because that is consistent with other outlot buildings in the Village, such as at Olive Garden and Chili's which each have two wall signs and a ground sign. However, the Design Commission and the Village Board felt that this was a unique location with difficult visibility, so all three signs were approved.

At this time, Staff maintains the position that signage on all four sides of the building would be excessive and would contribute to an unfair advantage. Allowing wall signs on all sides of a building would set a bad precedent for other businesses throughout the Village. In the history of this building, none of the previous tenants had signage on all four sides of the building. Code allows one wall sign per street frontage. Each variation request should stand on its own merits and should not refer to prior precedents. However, the adjacent AT&T store has two street frontages, with signage on three sides, where Verizon only has a single street frontage and is requesting signage on four sides of the building, which is excessive. Additionally, the previous AT&T variation approvals were a different situation, largely due to the unique shaped property. It should be noted that AT&T has illegal window signs, covering 100% of the window where only 40% coverage is allowed. The illegal AT&T window signage has been referred to the Building Department for code enforcement.

Other Alternatives:

Staff has suggested to the petitioner to consider other code compliant signage options such as awnings with signage on the east and west elevations. This would enhance the building architecture and give the petitioner additional signage that they are seeking without variations.

Additionally, it is encouraged that Verizon enhance the entry feature of the building to create a more prominent appearance and enhance their brand identity, in lieu of adding more signage.

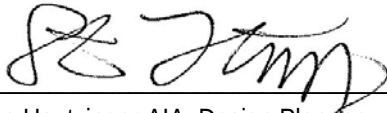
RECOMMENDATION

It is recommended that the Design Commission recommend denial to the Village Board of the following sign variations for Verizon at 375 E. Palatine Road:

1. A variation from Chapter 30, Section 30-402, Number, to allow four wall signs where only one sign is allowed.
2. A variation from Chapter 30, Section 30-403, Dimensions, to allow a total of 109.2 sf of wall signs where only 81 sf is allowed.

This recommendation is subject to compliance with the plans 6/2/20, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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



July 15, 2020

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 20-041

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING
JULY 28, 2020

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

Members Present: John Fitzgerald, Chair
Jonathan Kubow
Ted Eckhardt
Kirsten Kingsley
Scott Seyer

Members Absent: None

Also Present: Tom Budzik, Thomas Architects for 129 S. Highland Ave.
Tracey Diehl, Expedite the Diehl for Verizon Wireless
Steve Hautzinger, Staff Liaison

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

REVIEW OF MEETING MINUTES FOR JUNE 23, 2020

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF JUNE 23, 2020.

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

ITEM 2. SIGN VARIATION REVIEW

DC#20-041 – Verizon Wireless – 375 E. Palatine Rd.

Tracey Diehl, representing *Expedite the Diehl*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. Verizon Wireless is located in a free-standing outlot building facing Palatine Road within the Town and Country Shopping Center. The building currently has three wall signs, with one sign located on each side of the building facing north, west, and south, as well as one ground sign facing Palatine Road. At this time, the petitioner is seeking a sign variation to allow a fourth wall sign to be located on the east wall of the building as follows:

1. A variation from Chapter 30, Section 30-402, Number, to allow four wall signs where only one sign is allowed.
2. A variation from Chapter 30, Section 30-403, Dimensions, to allow a total of 109.2 sf of wall signs where only 81 sf is allowed.

Per Chapter 30 Sign Code, one wall sign is allowed per street frontage. Therefore, per code, Verizon Wireless is only allowed one wall sign on the north wall facing Palatine Road at a maximum size of 81 sf. However, in 2009, sign variations were approved to allow three "Verizon Wireless" wall signs on the building for a total combined size of 152 sf. In 2018, Verizon rebranded and omitted "wireless" from their signs, resulting in a reduced total combined size of 81.9 sf. At this time, the petitioner is seeking a sign variation to allow a fourth "Verizon" wall sign to be located on the east wall of the building for a total combined size of 109.2 sf.

In addition to the wall signs, there is one existing Verizon ground sign facing Palatine Road that will remain. The ground sign was approved in 1981 per Ordinance 81-114. The existing ground sign complies with the requirements of the Ordinance, so a variation is not required.

Mr. Hautzinger presented the previous sign variation history for this location. In 1981, Wag's restaurant was approved for 3 wall sign variations through Ordinance 81-114, with the square footages shown in the table in the Staff report. A free-standing ground was authorized by the Ordinance 81-114 with the following stipulations: 4'-4" high by 9'-2" wide, total area of 40 square feet, on a base of one and one-half feet high.

In 1992, Shoney's restaurant replaced the Wag's restaurant. Shoney's wall signage followed the regulations of Ordinance 81-114, and was less than permitted by the ordinance. Shoney's restaurant used the same ground sign, same square footage and altered only the name.

In 1994, Boston Market was issued permits for 3 larger wall signs. The Boston Market sign permits were issued in error, and no variations were granted for the additional square footage of the wall signs. The Boston Market signs were therefore illegal non-conforming and the Village does not allow perpetuation and continuance of illegal non-conforming signs. The wall signs were issued in violation of Ordinance 81-114 as they were larger than was previously approved. The Boston Market signs were non-compliant. Boston Market ground sign height was 5'-0" high by 8'-0" wide, total area of 40 square feet, on a base of one and one-half feet high, and therefore exceeded the Ordinance 81-114 requirements.

The square footages and number of signs for each of the previous tenants were provided in the Staff Report. None of the previous tenants were allowed signs on all four sides of the building.

The petitioner has submitted a letter addressing the sign variation criteria, stating that the proposed signage is necessary to help customers find the business within the shopping center since there are multiple points of entry from adjacent roads. Additionally, the petitioner feels the sign is necessary to remain competitive with the adjacent AT&T store that has multiple wall signs. The adjacent AT&T store signage was updated in 2017. Variations were approved in 2011 to allow additional wall signs due to the unique layout and orientation of the building.

In 2009, when Verizon requested a variation for three wall signs, Staff was in support of a variation for only 2 wall signs for Verizon because that is consistent with other outlot buildings in the Village, such as at Olive Garden and Chili's which each have two wall signs and a ground sign. However, the Design Commission and the Village Board felt that this was a unique location with difficult visibility, so all three signs were approved.

At this time, Staff maintains the position that signage on all four sides of the building would be excessive and would contribute to an unfair advantage. Allowing wall signs on all sides of a building would set a bad precedent for other businesses throughout the Village. In the history of this building, none of the previous tenants had signage on all four sides of the building. Code allows one wall sign per street frontage. Each variation request should stand on its own merits and should not refer to prior precedents. However, the adjacent AT&T store has two street frontages, with signage on three sides, where Verizon only has a single street frontage and is requesting signage on four sides of the building, which is excessive. Additionally, the previous AT&T variation approvals were a different situation, largely due to the unique shaped property. It should be noted that AT&T has illegal window signs, covering 100% of the window where only 40% coverage is allowed. The illegal AT&T window signage has been referred to the Building Department for code enforcement.

Staff has suggested to the petitioner to consider other code compliant signage options such as awnings with signage on the east and west elevations. This would enhance the building architecture and give the petitioner additional signage that they are seeking without variations. Additionally, it is encouraged that Verizon enhance the entry feature of the building to create a more prominent appearance and enhance their brand identity, in lieu of adding more signage.

Staff is recommending denial of the following sign variations for Verizon at 375 E. Palatine Road:

1. A variation from Chapter 30, Section 30-402, Number, to allow four wall signs where only one sign is allowed.
2. A variation from Chapter 30, Section 30-403, Dimensions, to allow a total of 109.2 sf of wall signs where only 81 sf is allowed.

Ms. Diehl said that she is representing Verizon Wireless. The issue is that when entering the property from east Rand Road into the parking lot, the sign on the south wall (Sign#3) of the Verizon building is not visible, there are some trees that block it. Verizon feels that signage is really necessary on this elevation because there are 2 handicap parking spaces on this elevation, as well as other parking, and something is needed to identify this destination for motorists coming from east Rand Road when entering in through the shopping center. She added that they have reduced their signage substantially to what was previously approved, and adding this fourth wall sign would still be under the square footage of any previous variances. She welcomed any questions at this time.

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

The commissioners gave their comments. Commissioner Kingsley understood Staff's hesitation to support a fourth sign because of setting a precedent for other properties, but she also understood the hardship that the petitioner has, and the fact that Verizon's new logo is smaller and more condensed than previous signage. She had no issues with the current sign variation request and preferred not to see awnings as suggested by Staff because there are no other awnings on the building. She was in support of what is being proposed.

Commissioner Kubow agreed with Commissioner Kingsley. Although he felt the hardship was not strong enough at first to warrant the variation request, given the reduced size of the sign being proposed and that it is simplistic and not obnoxious in any way, he was in support of the fourth sign being proposed; however, he wanted to hear comments from the other commissioners.

Commissioner Seyer acknowledged the unique location and the circulation and traffic at this site. He could see the point of having a fourth sign and he was in support of the variation request as proposed. He also felt that awnings would be more distracting than just the simplicity of the fourth wall sign. He understood the precedent that would be set with a fourth wall sign, but in this specific case, he felt it was warranted because the fourth sign would help define the building's use in a nice way. He was in support of the variation.

Commissioner Eckhardt agreed with the comments made by the other commissioners and was in support of the variation request.

Chair Fitzgerald agreed as well; these buildings are unique in their location and they need help for people coming in through all the various entrances to the parking lot.

Chair Fitzgerald again asked if there was any public comment on the project and Mr. Hautzinger said there were none.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES OF THE FOLLOWING SIGN VARIATION REQUEST FOR VERIZON WIRELESS LOCATED AT 375 E. PALATINE ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402, NUMBER, TO ALLOW FOUR WALL SIGNS WHERE ONLY ONE WALL SIGN IS ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-403, DIMENSIONS, TO ALLOW A TOTAL OF 109.2 SF OF WALL SIGNS WHERE ONLY 81 SF IS ALLOWED.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 6/2/20, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITION:

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

Mr. Hautzinger clarified for the petitioner that the Design Commission is recommending approval to the Village Board, and that the Village Board has final approval for sign variations. Ms. Diehl understood and wanted to go on record to state that the reason why Verizon did not respond to Staff's suggestion to consider code compliant awnings with signage instead of the fourth wall sign, is because they felt an awning would require a consistent amount of maintenance that is not necessarily readily available, and an awning would be black in nature and need constant cleaning. An awning would not remain as attractive on that elevation as a wall sign would.

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

From: tracey@expeditethediehl.com <tracey@expeditethediehl.com>

Sent: Monday, June 22, 2020 4:54 PM

To: Hautzinger, Steve <shautzinger@vah.com>

Cc: tracey@etd.website

Subject: RE: Verizon sign variation

The applicant has proposed a sign replacement that has recently been approved. However there is a fourth sign on the East elevation that would be facing a parking lot and visible from East Rand Road as well as the west bound traffic lanes for East Palatine Road. The sign proposed is necessary for this location to be seen from that vantage point. Verizon customers are not always local, and often coming from outlying areas where they need to find a destination that they are unfamiliar with. Having adequate signs is important for the business to be able to take it's place amongst other retailers. The sign proposed is consistent with nearby businesses and the types of signs found in this area. This sign will not detract from the nature of the surrounding properties or have a negative impact on the neighborhood here.

a. The particular difficulty or peculiar hardship is not self-created by the petitioner.

This is an existing retail structure that has three parking lot frontages and the lot has three street frontages. This shopping center has multiple points of entry to the front and rear that make it unique. The east wall is visible from the southeast corner of the lot on E. Rand Road and from the westbound traffic on E. Palatine Road.

b. The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare.

This is not a hardship that is shared by others as directly next door is a direct competitor ATT and they have various signs on all elevations. The granting of this variance will not create a traffic hazard or depreciate the properties, but rather enhance the use of this existing retail service provider. Existing mature treescapes make it difficult to locate all elevations and the sign on the east elevation is necessary for motorists to find their way.

c. The variation will serve to relieve the applicant from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship; and not merely serve to provide the applicant with a competitive advantage over similar businesses.

The existing mature trees and multiple points of entry as well as several parking lot frontages create a uniqueness to this location that also form a hardship. The variance will be a single sign on the east elevation where all signs were recently replaced on the other elevations, which resulted in a reduction of overall sign area. The new sign does not give them a competitive advantage, but rather allows them to take their place in the shopping center among other retail businesses that have multiple signs on multiple elevations.

d. The variation will not alter the essential character of the locality.

The sign proposed is consistent with other signs that exist here. This does not alter the character of the location or zoning district.

e. The applicant's business cannot reasonably function under the standards of this Chapter.

With a direct competitor next door the business needs the sign to provide potential customers with notice that they are there and customers have a right to be aware of their choices in services.

Thank you so much,

Tracey Diehl

Owner

Office 614/828.8215 Fax 206/350.1097

Web ExpediteTheDiehl.com

Sign summary / Site Plan

Location #: 5
Address: 375 E Palatine Rd.
Arlington Heights, IL

Sign #1 - EXISTING		
Qty: 1	20 1/2" Illuminated Channel letters - White Flush Mounted	27.3 Sq. Ft.
PARALLEL		
Offset from road		94'
# of Lanes		6
Target letter height		32"

Sign #2 - EXISTING		
Qty: 1	20 1/2" Illuminated Channel letters - White Flush Mounted	27.3 Sq. Ft.
PERPENDICULAR		
Sign Location of turn		After
# of Lanes		6
Position of sign relative to vehicle turning point		173'
MPH		35
Target letter height		32"

Sign #3 - EXISTING		
Qty: 1	20 1/2" Illuminated Channel letters - White Flush Mounted	27.3 Sq. Ft.
NO TRAFFIC		
Viewing distance		576'
Target letter height		32"

Sign #4 - PROPOSED (VARIATION REQUIRED)		
Qty: 1	20 1/2" Illuminated Channel letters - White Flush Mounted	27.3 Sq. Ft.
PERPENDICULAR		
Sign Location of turn		Before
# of Lanes		6
Position of sign relative to vehicle turning point		127'
MPH		35
Target letter height		32"

Sign #5 - EXISTING GROUND SIGN		
Qty: 2	Custom D.F. Illuminated Tenant Monument Replacement Face	38 Sq.Ft.

Total Proposed 147.2 Sq.Ft.



Drawing prepared by:



Location:
375 E Palatine Rd.
Arlington Heights, IL

File Path:

K:\EGV-ART\Active\ACCOUNTS\Verizon\Project 3175\Locations Right Size\3175_0005_Arlington Heights_IL_R1

Proj #:

3175

Loc #:

5

Drawing prepared for:

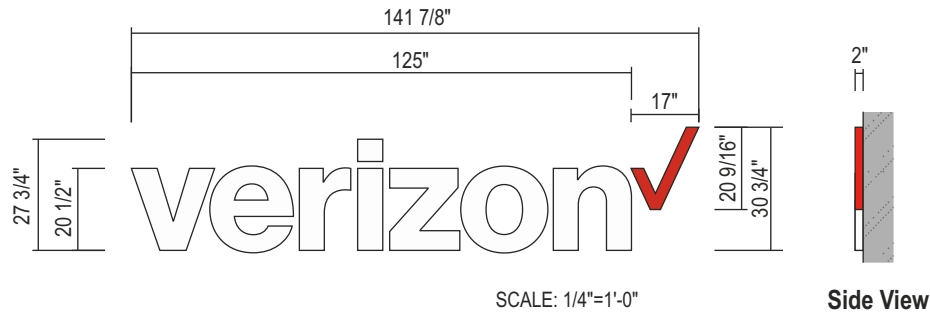


Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
Original	257311	08/30/17	KWK	Rev 6	000000	00/00/00	XXX	Rev 12	000000	00/00/00	XXX
Rev 1	259227	10/04/17	KWK	Rev 7	000000	00/00/00	XXX	Rev 13	000000	00/00/00	XXX
Rev 2	000000	00/00/00	XXX	Rev 8	000000	00/00/00	XXX	Rev 14	000000	00/00/00	XXX
Rev 3	000000	00/00/00	XXX	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

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Proposed Signage

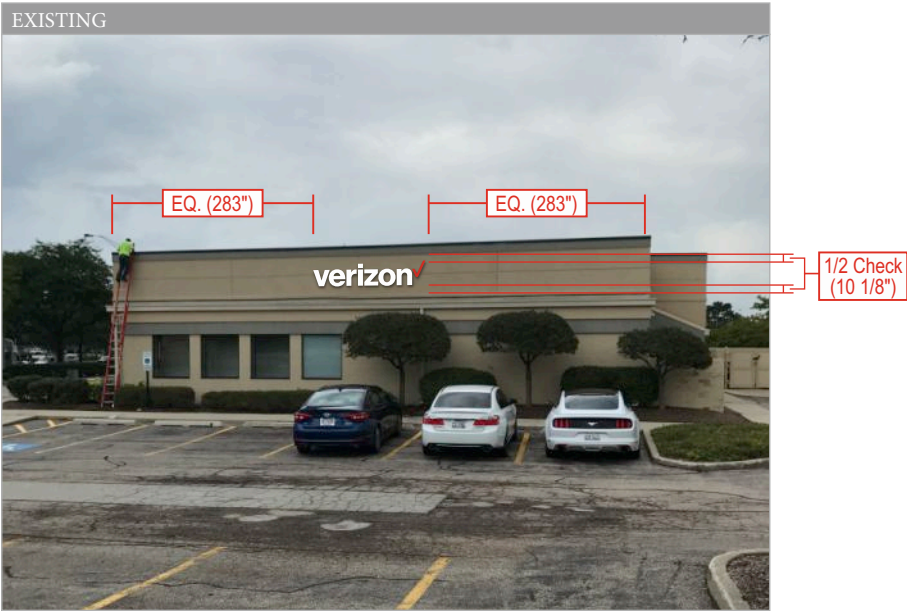
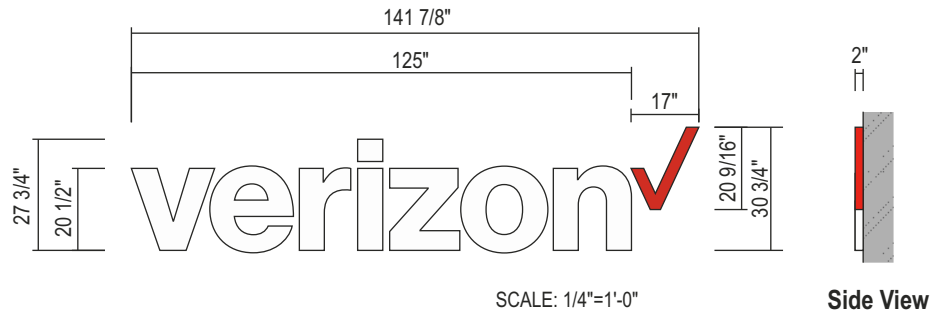
Sign #1 - NORTH ELEVATION (EXISTING)		
Qty: 1	20 1/2" Illuminated Channel letters - White Flush Mounted	27.3 Sq. Ft.
PREVIOUSLY APPROVED Sq. Ft.		58 Sq. Ft.
CODE ALLOWED Sq. Ft.		81 Sq. Ft.
TARGET LETTERS HEIGHT		32"
NOTES: Remove existing letterset. patch and paint as necessary. Install new letterset. Sign Size Was Maximum Using The Minimum Negative Space. Restricted by sign band height. The Sign Was Centered Horizontally And Vertically On Sign Band. 4 sign rule		



Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
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Rev 4	000000	00/00/00	XXX	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

Proposed Signage

Sign #2 - WEST ELEVATION (EXISTING)		
Qty: 1	20 1/2" Illuminated Channel letters - White Flush Mounted	27.3 Sq. Ft.
PREVIOUSLY APPROVED Sq. Ft.		47 Sq. Ft.
CODE ALLOWED Sq. Ft.		0 Sq. Ft.
TARGET LETTERS HEIGHT		32"
NOTES: Remove existing letterset. patch and paint as necessary. Install new letterset. Sign Size Was Maximum Using The Minimum Negative Space. Restricted by sign band height. The Sign Was Centered Horizontally And Vertically On Sign Band. 4 sign rule		



Drawing prepared by:



Location: 375 E Palatine Rd.
Arlington Heights, IL

File Path: K:\EGV-ART\Active\ACCOUNTS\Verizon\Project 3175\Locations Right Size\3175_0005_Arlington Heights_IL_R1

Proj #: 3175

Loc #: 5

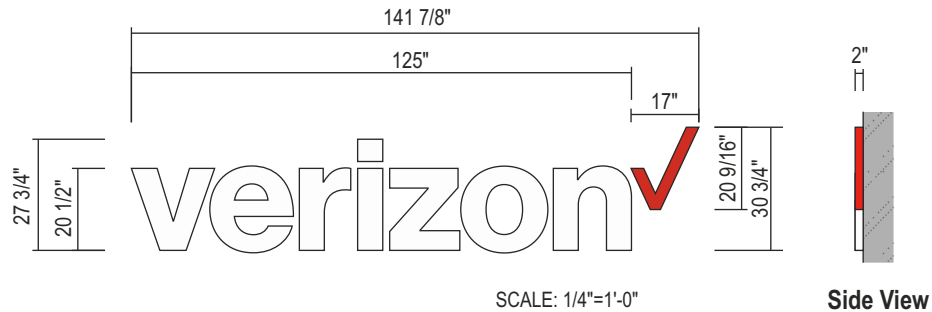
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Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
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Rev 3	000000	00/00/00	XXX	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

Proposed Signage

Sign #3 - SOUTH ELEVATION (EXISTING)		
Qty: 1	20 1/2" Illuminated Channel letters - White Flush Mounted	27.3 Sq. Ft.
PREVIOUSLY APPROVED Sq. Ft.		47 Sq. Ft.
CODE ALLOWED Sq. Ft.		0 Sq. Ft.
TARGET LETTERS HEIGHT		32"
NOTES: Remove existing letterset. patch and paint as necessary. Install new letterset. Sign Size Was Maximum Using The Minimum Negative Space. Restricted by sign band height. The Sign Was Centered Horizontally And Vertically On Sign Band. 4 sign rule		



Drawing prepared by:



Location: 375 E Palatine Rd.
Arlington Heights, IL
File Path: K:\EGV-ART\Active\ACCOUNTS\Verizon\Project 3175\Locations Right Size\3175_0005_Arlington Heights_IL_R1

Proj #: 3175
Loc #: 5

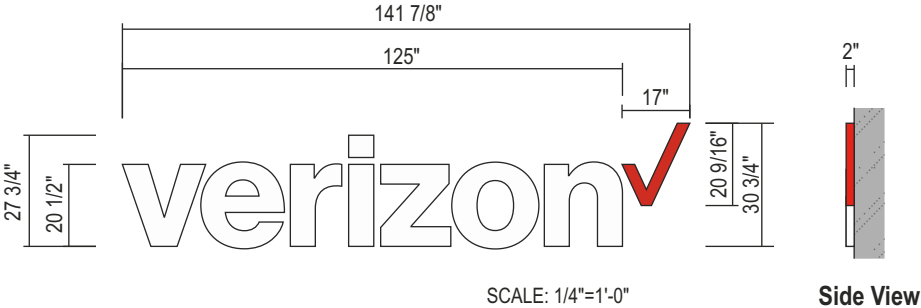
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Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
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Rev 4	000000	00/00/00	XXX	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

Proposed Signage

Sign #4 - EAST ELEVATION (PROPOSED)		
Qty: 1	20 1/2" Illuminated Channel letters - White Flush Mounted	27.3 Sq. Ft.
EXISTING Sq. Ft.		N/A
CODE ALLOWED Sq. Ft.		0 Sq. Ft.
TARGET LETTERS HEIGHT		32"
NOTES: Remove existing letterset. patch and paint as necessary. Install new letterset. Sign Size Was Maximum Using The Minimum Negative Space. Restricted by sign band height. The Sign Was Centered Horizontally And Vertically On Sign Band. 4 sign rule		



Drawing prepared by:



Location:

375 E Palatine Rd.
Arlington Heights, IL

File Path:

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Proj #:

3175

Loc #:

5

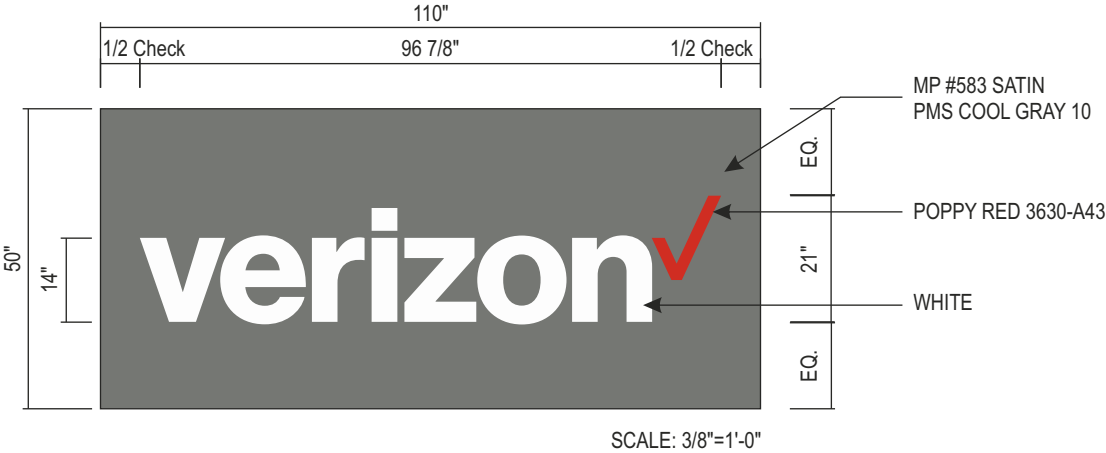
Drawing prepared for:



Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
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Rev 3	000000	00/00/00	XXX	Rev 9	000000	00/00/00	XXX	Rev 15	000000	00/00/00	XXX
Rev 4	000000	00/00/00	XXX	Rev 10	000000	00/00/00	XXX	Rev 16	000000	00/00/00	XXX
Rev 5	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

Proposed Signage

Sign #5		
Qty: 2	Custom D.F. Illuminated Monument Panaflex Replacement Face	38 Sq.Ft.
Notes		



Drawing prepared by:



Location: 375 E Palatine Rd.
Arlington Heights, IL

Proj #: 3175

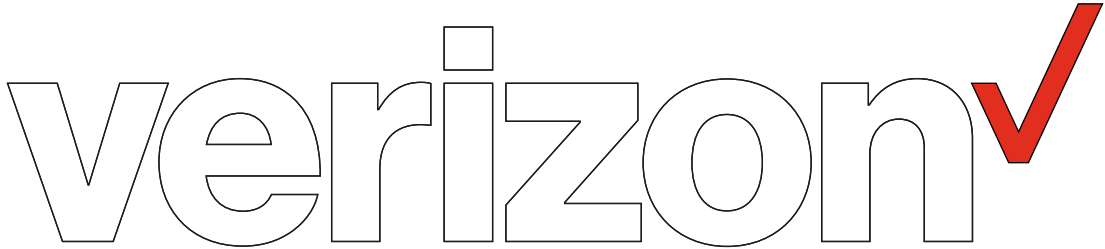
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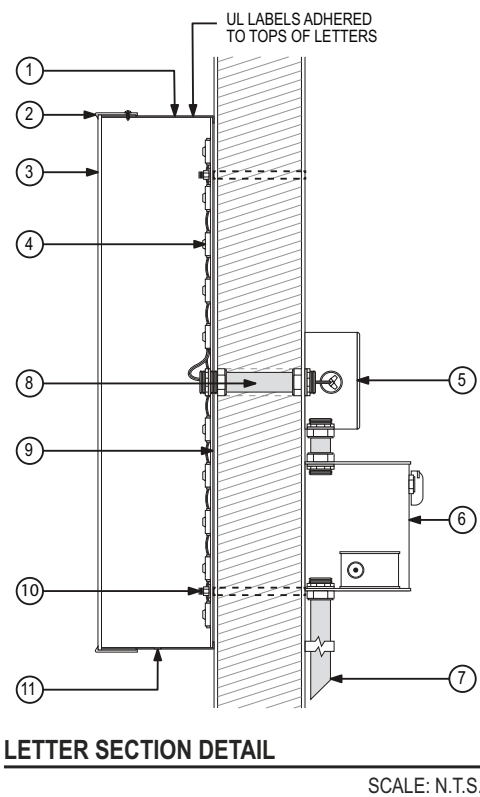
Drawing prepared for:



Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
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Rev 5	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX



VERIZON LETTERS	
1	0.040 ALUMINUM RETURNS (2" DEPTH); PAINTED MP #6425 SP SATIN HI HIDE WHITE
2	3/4" TRIM CAP: (WITH JEWELITE WASHER HEAD PHILLIPS SCREWS) PAINTED MP #6425 SP SATIN HI HIDE WHITE
3	3/16" ACRYLIC FACE: #7328 P95 MATTE ACRYLIC FACE
4	LED UNITS (WHITE): SLOAN V-PRISM #701269-6WSJ1-MB
CHECKMARK LOGO	
1	0.040 ALUMINUM RETURNS (2" DEPTH); PAINTED MP #643 SATIN: PMS 485
2	3/4" TRIM CAP: (WITH JEWELITE WASHER HEAD PHILLIPS SCREWS) PAINTED MP #643 SATIN: PMS 485
3	3/16" ACRYLIC FACE: #7328 WHITE ACRYLIC WITH APPLIED 3M 3630-143 VINYL
4	LED UNITS (RED): PRINCIPAL PL-FS3 RD1-P
IDENTICAL SPECS	
5	UL LISTED HOUSING: SECONDARY WIRING SPLICE POINT (WHEN NEEDED)
6	UL HOUSING W/ SLOAN 701507-MODW 60W PWR SUPPLY (QTY VARIES) DISCONNECT SWITCH FOR DEDICATED PRIMARY POWER CIRCUIT
7	PRIMARY POWER CIRCUIT (PROVIDED/PERMITTED BY OTHERS) TO BE PLACED WITHIN 5 FEET OF CENTER OF SIGN
8	CONDUIT: SECONDARY ELECTRICAL RUN
9	0.063 ALUMINUM BACK: PRECOAT WHITE FINISH
10	MOUNTING HARDWARE: VARIES ON FACADE TYPE AND SUPPORT STRUCTURE
11	WEEP HOLES



WALL TYPE	EIFS WALL W/ FOAM INSULATION
SECTION	
ANCHOR TYPE	ø3/8" THREADED ROD W/ ALUMINUM OR PVC COMPRESSION SLEEVE

MOUNTING DETAIL

SCALE: N.T.S.

Drawing prepared by:



Location: 375 E Palatine Rd.
Arlington Heights, IL
File Path: K:\EGV-ART\Active\ACCOUNTS\W\Verizon\Project 3175\Locations Right Size\3175_0005_Arlington Heights_IL_R1

Proj #: 3175
Loc #: 5

Drawing prepared for:



Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:	Revision #:	Req. #:	Date:	Artist:
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Rev 5	000000	00/00/00	XXX	Rev 11	000000	00/00/00	XXX	Rev 17	000000	00/00/00	XXX

Sign Variation Application and Procedures

Village of Arlington Heights

33 S. Arlington Heights Road

Arlington Heights, IL 60005

MATERIAL LIST*

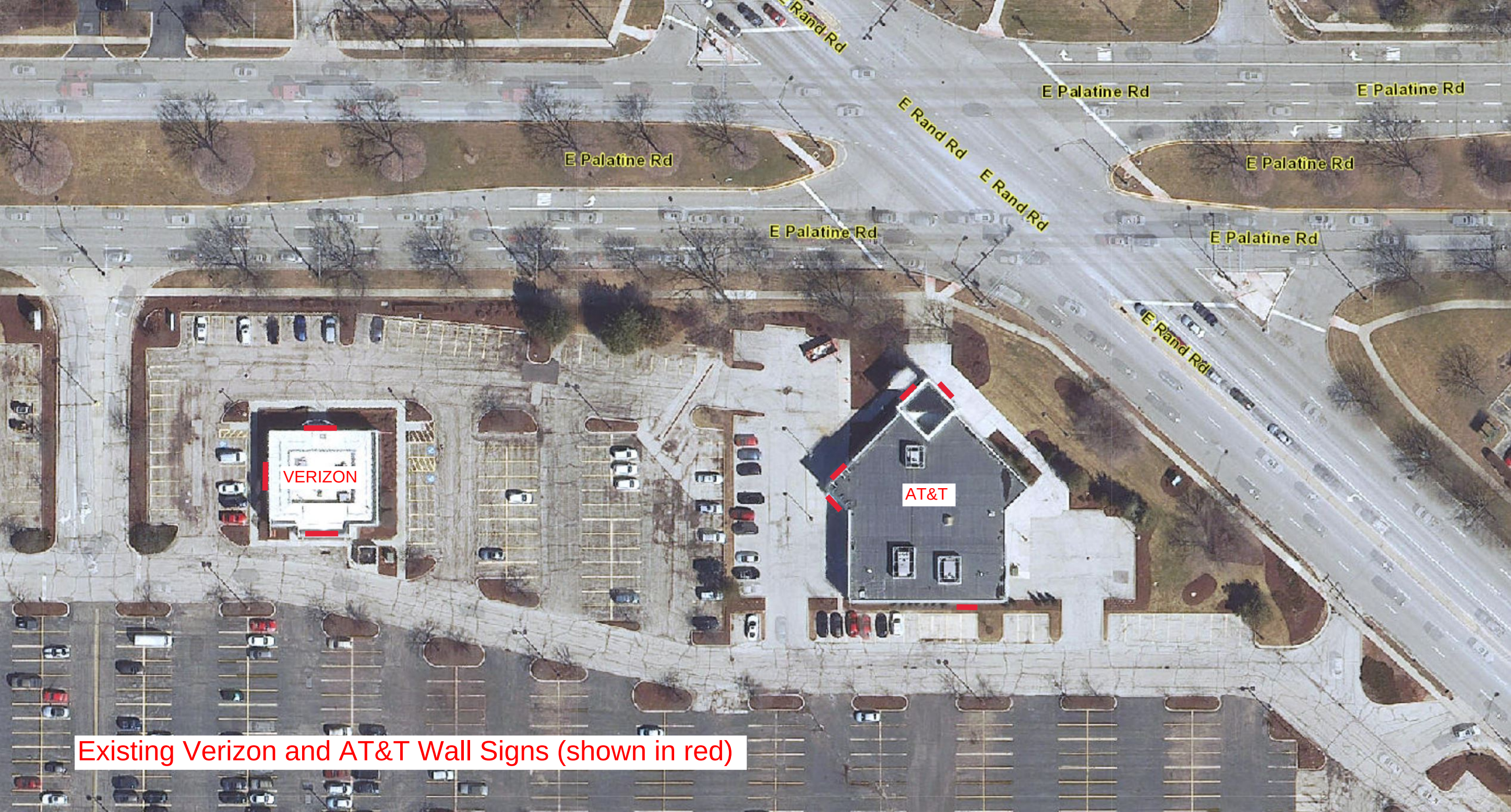
1. Petitioner Name: VERIZON WIRELESS
2. Date: 5/20/2020
3. Project: CHANNEL LETTER SIGN PROPOSED FOR THE EAST ELEVATION 27.3 SQ. FT.
4. Location: 375 E PALATINE ROAD, ARLINGTON HEIGHTS IL

Retail/Condominium Building:

Storefront: EXISTING STUCCO, GRAY CREAM COLORED

Fabric Awnings: NONE

Signage: ALL SIGNS WERE REPLACED, THIS IS A 4TH SIGN ON THE EAST ELEVATION FACING A PARKING LOT AND VISIBLE FROM E. RAND ROAD AS WELL AS THE WEST BOUND TRAFFIC LANES FOR E. PALATINE ROAD. THE SIGN PROPOSED IS INTERNALLY ILLUMINATED FLUSH MOUNTED CHANNEL LETTERS WITH WHITE FACE LETTERS AND A RED CHECK MARK CENTERED ON THE WALL THE SIGN IS 20.5" LETTERS AND OVERALL 27.3 SQ. FT. IN SIZE



Existing Verizon and AT&T Wall Signs (shown in red)



AT&T West Elevation - facing
Parking Lot and Verizon Store



AT&T South Elevation - facing Parking Lot



AT&T East Elevation - facing Rand Road

































DESIGN COMMISSION PROJECT TIMELINE

Project Name: Verizon Wireless
DC Number: DC:20-041
Location: 375 E. Palatine Road
Requested Action: Sign Variation

	Date	# of Business Days
DC Application Submittal Date	6/2/20	
Waiting for Missing Items	7/2/20	22
Design Commission Meeting	7/28/20	18
Village Board Meeting	9/8/20	30

Notification Requirements:

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



**Village Board
9/8/2020**

Item: Pet Suites - 1050 E. Rand Rd. - PC#20-010

Department: Planning & Community Development

Requested Action

1. Rezoning from the B-3, General Service, Wholesale, and Motor Vehicles District to the B-2, General Business District.
2. Land Use Variation to allow a commercial kennel in the B-2 District.

Variations Required

1. Variation to Chapter 28, Section 6.13-3b, to allow a 7' tall solid fence in the side and rear yard where the maximum permitted fence height is 6' tall.
2. Variation to Chapter 28, Section 6.5-2, to allow an accessory structure in a side yard where accessory structures are only allowed in a rear yard.
3. Variation to Chapter 28, Section 6.5-7(b), to allow an accessory structure that is 400 square feet where code limits maximum size to 300 square feet.

Recommendation

A public meeting was held by the Plan Commission on August 26, 2020 where Commissioner Dawson moved and Commissioner Green seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#20-010, rezoning the subject property from the B-3, General Service, Wholesale and Motor Vehicles District, to the B-2, General Business District; a Land Use Variation to allow a Commercial Kennel within the B-2 District, and the following variations:

1. Chapter 28, Section 6.13-3b, to allow a 7' tall solid fence in the side and rear yard where the maximum permitted fence height is 6' tall.
2. Chapter 28, Section 6.5-2, to allow an accessory structure in a side yard where

accessory structures are only allowed in a rear yard.

3. Chapter 28, Section 6.5-7(b), to allow an accessory structure that is 400 square feet where code limits maximum size to 300 square feet.

This recommendation is subject to the following conditions:

1. The Land Use Variation for the commercial kennel shall only apply to the petitioner.
2. Outdoor usage/recreation for animals staying at the facility shall occur only within the fenced outdoor play area (i.e. walking of dogs around the property or surrounding neighborhood shall not be permitted).
3. Should excessive noise from the subject property become a problem, at the discretion of the Village, the petitioner shall work with the Village to address said noise issue, which may include (but is not limited to) restrictions on usage times and/or number of dogs within the outdoor play area, the replacement of a portion of the vinyl fence with a solid masonry fence for enhanced sound attenuation, and/or sound attenuation improvements to the building.
4. The landscape plan shall be revised to include plantings around the entire perimeter of the outdoor play area.
5. Compliance with the June 23, 2020, Design Commission motion.
6. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

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

ATTACHMENTS:

Description	Type
PC Staff Report	Board or Commission Report
PC Minutes 8/26/20 DRAFT	Minutes
DC Staff Report	Board or Commission Report
DC Minutes 6/23/20	Minutes
Aerial	Exhibits
Project Narrative	Correspondence
Justification for Variations	Correspondence
Petitioner Analysis of Pet Suites Locations Adjacent to Residential	Correspondence
Plat of Survey	Exhibits
Site Plan	Exhibits
Elevations	Exhibits
Floor Plan	Exhibits
Landscape Plan	Exhibits
Rendering	Exhibits

Outdoor Play Area Furnishings	Exhibits
Traffic & Parking Study	Exhibits
Department Comments - Round 1	Exhibits
Department Comments - Round 1 - Petitioner Response	Exhibits
PC Timeline Tracker	Exhibits



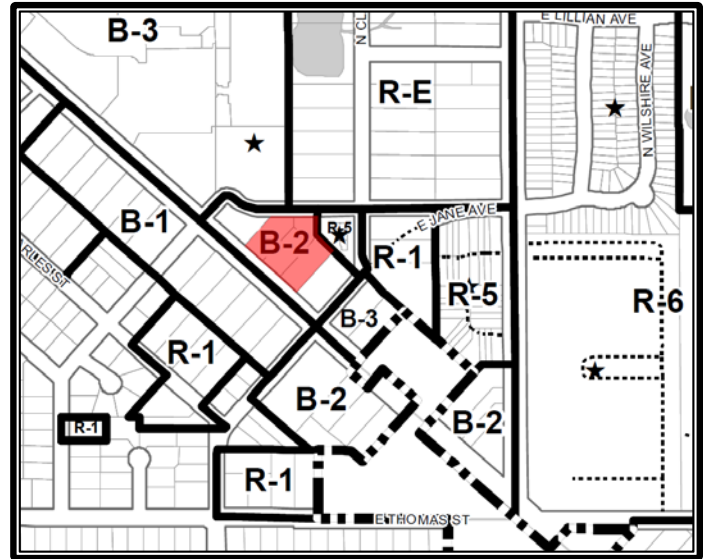
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Project Number: PC 20-010
Project Title: Pet Suites
Location: 1050 E. Rand Road
PIN: 03-20-205-002, -004, -007, and -008

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: August 26, 2020
Date Prepared: August 21, 2020

Petitioner: Novogroder Properties, LLC
Address: 875 N. Michigan Ave. – Suite 3612
 Chicago, IL 60611

Existing Zoning: B-3: General Service, Wholesale, and Motor Vehicles District
Comprehensive Plan: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	B-3: General Service, Wholesale, and Motor Vehicles District R-E: Public Lands District	Southpoint multi-tenant shopping center, Single-family home	Mixed Use, Single Family Detached Estate
South	B-2: General Business District, B-1: Limited Retail Business District	Minor auto repair business (Midas), multiple commercial buildings	Commercial
East	R-5: Multi-Family Dwelling District	Multi-family development	Moderate Density Multi-Family
West	B-2: General Business District	Dunkin Donuts/Baskin Robbins store	Mixed Use

Requested Action:

1. Rezoning from the B-3, General Service, Wholesale, and Motor Vehicles District to the B-2, General Business District.
2. Land Use Variation to allow a commercial kennel in the B-2 District.

Variations Required:

1. Variation to Chapter 28, Section 6.13-3b, to allow a 7' tall solid fence in the side and rear yard where the maximum permitted fence height is 6' tall.
2. Variation to Chapter 28, Section 6.5-2, to allow an accessory structure in a side yard where accessory structures are only allowed in a rear yard.
3. Variation to Chapter 28, Section 6.5-7(b), to allow an accessory structure that is 400 square feet where code limits maximum size to 300 square feet.

Project Background:

The subject property is 72,412 square feet in size and contains a 16,460 square foot single-story building with an additional 5,281 square feet of space within the basement. The building has been vacant for over two years. Access to the site comes from two right-in/right-out driveways along Rand Road and a singular full access driveway along Jane Avenue that leads to the signalized intersection of Rand Road and Jane Avenue. The subject property contains 86 parking spaces.

Pet Suites, a nation-wide animal boarding facility that provides day care and overnight services for dogs and cats, has the subject property under contract and would like to open a location in Arlington Heights. Hours of operation would be from 6:30am until 8:00pm every day, and the petitioner anticipates a maximum capacity of 130 dogs and 10 cats. Initially, the business would have 5 full time employees and up to 10 part time employees, with peak future staffing at up to 25 employees. In addition to minor enhancements to the building façade, the petitioner would be remodeling the interior and adding a screened outdoor play area on the southeastern side of the building. Pursuant to the business plan, the following services would be offered:

- Daycare capacity for up to 130 dogs
- Overnight capacity for 130 dogs and 10 cats
- Animal grooming/washing and haircuts
- Dog training school
- Ancillary retail sales of pet products

The outdoor play area would be screened by a 7' tall vinyl fence with landscape screening around the outside perimeter. A 400 square foot permanent canopy shelter (12' tall) is proposed within the outdoor play area, as well as a portable warming shelter for winter months. Company policy requires the outdoor play area to be under full time supervision during use, and dogs are segregated into separate areas based on size. If a dog is particularly noisy and continues to bark, the dog is brought inside. Outdoor areas are cleaned 3-4 times daily. Staff would not walk dogs within the parking lot or on the exterior of the premises or surrounding neighborhood; all exterior activities take place within the outdoor play area. After the facility closes at 8pm, there is no further usage of the outdoor area.

Zoning and Comprehensive Plan

The Village Zoning Map shows the property as zoned B-2, General Business District. However, during review of this application, it was found that the property was rezoned into the B-3, General Service, Wholesale, and Motor Vehicles District in 1988. There is no evidence that the property was ever rezoned into the B-2 District, and therefore the B-2 classification as shown on the zoning map is presumed to be an error.

However, the Village believes that B-2 zoning on the property is more appropriate than B-3 zoning due to the range of uses allowed under the B-3 classification. The petitioner is therefore seeking a rezoning into the B-2 District. Commercial Kennels are not permitted uses within the B-2 District, therefore, the petitioner is seeking a Land Use Variation to allow a Commercial Kennel within the B-2 District.

The petitioner has provided a written response addressing each of the four hardship criteria necessary for Land Use Variation approval, which criteria have been included below for reference and which response is within the packet provided to the Plan Commission:

- **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.**

The Staff Development Committee concurs with the petitioner that the necessary criteria for Land Use Variation approval have been met, and notes the following:

- The proposed use will not alter the essential character of the locality in that there are neighboring commercial uses (Dunkin Donuts with a drive-thru and Midas auto repair) that are compatible with the proposed commercial kennel. Neighboring residential uses will be buffered through the existing fence along the northern property line, and the outdoor play area will also be buffered with fencing and landscaping. Perimeter landscaping will be enhanced to the north east and northwest.
- The unique circumstance of an over two-year vacancy illustrates the challenges of finding a user for this site that conforms to the allowable B-2 or B-3 uses.
- Traffic generation during peak times for the proposed use is expected to be equal or less than what it would be for the site had the site been used as a permitted use within the B-2 or B-3 District.

Although the outdoor play area will be screened with a 7' tall vinyl fence, because of the potential for loud noise, staff is recommending a condition of approval that should excessive noise from the subject property become a problem, at the discretion of the Village, the petitioner shall be required to work with the Village to address said noise issue, which may include (but is not limited to) restrictions on usage times and/or number of dogs within the outdoor play area, and/or the replacement of a portion of the vinyl fence with a solid masonry fence for sound attenuation.

The Comprehensive Plan classifies this property as appropriate for "Commercial" uses, and the proposed commercial kennel is compatible with this designation. Three variations are required; 1) for the location of the canopy structure within the outdoor dog play area, 2) the size of the canopy structure within the outdoor play area, and 3) the height of the outdoor play area fence at 7'. These variations will be reviewed in detail below.

Building, Site and Landscaping:

The petitioner has proposed some minor modifications to the exterior of the building to refresh the building architecture and provide an enhanced exterior aesthetic. The primary design feature for the exterior renovation is removal of the existing mansard roof feature, and replacement with a new stucco wall with metal "V" groove grid pattern. The proposed materials and colors work well together, and a new green canopy will coordinate nicely with the wall signage.

On June 23rd, the petitioner appeared before the Design Commission and received unanimous approval subject to a requirement to have the color of the CMU trash enclosure compliment the color of the building, and some minor recommendations on signage and landscaping. Conformance with the motion from the Design Commission shall be required.

As mentioned above, two variations are required for the proposed 400 square foot roofed canopy structure within the outdoor play area, which structure is meant to provide shade for summer workers:

- **Variation to Chapter 28, Section 6.5-2, to allow an accessory structure in a side yard where accessory structures are only allowed in a rear yard.**

- **Variation to Chapter 28, Section 6.5-7(b), to allow an accessory structure that is 400 square feet where code limits maximum size to 300 square feet.**

The Staff Development Committee has reviewed the petitioners request and concurs that the necessary criteria for approval have been met. The accessory structure will be setback over 70' from Rand Road and over 100' from the closest residential property line. It is centrally located within the site and is the minimum variation necessary to allow for reasonable usage of the site as a commercial kennel. The structure will have no walls, so its bulk and mass will have less of an impact than a structure with walls.

The petitioner has proposed a 7' tall white vinyl fence around the exterior of the outdoor play area. Therefore, the following variation is required:

- **Variation to Chapter 28, Section 6.13-3b, to allow a 7' tall solid fence in the side and rear yard where the maximum permitted fence height is 6' tall.**

This variation is warranted as the additional fence height will ensure that agile and excited dogs cannot jump over the fence, which will enhance the safety of the facility. Furthermore, the one-foot increase above the code allowed 6' height maximum is a modest increase considering that the building was originally planned to be expanded in this area, which would have had a much more significant visual impact compared to the 7' tall fence.

The petitioner has proposed revitalized onsite landscaping as part of occupancy, and having new ownership with a long-term tenant will ensure the site landscaping is maintained to conform to code requirements. The petitioner has proposed infilling of missing shrubs in the perimeter screen along Rand Road and the addition of ornamental grasses along Jane Avenue for an enhanced perimeter screen. Four missing shade trees would be added to existing landscape islands, and the outdoor play area would be buffered with evergreen shrubs. However, in order to further buffer this area, the petitioner shall extend the play area evergreen plantings around the entire perimeter of the play area, which will provide better screening to the northeast.

Parking and Traffic:

The petitioner has provided a traffic and parking study by a certified traffic engineer, which traditionally would assess access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. This analysis would be based on field observations of existing traffic movements within the vicinity, to determine if capacity is available to accommodate for expected volumes from the proposed use. However, due to the CoVid pandemic, existing traffic volumes are significantly lower than typical levels, therefore, field observations are not warranted.

In order to complete a thorough analysis of the traffic implications of the proposed use, the study's methodology compared 1) ITE traffic projections for the building as liquor store (which was the previous use) and 2) ITE traffic projections for building as a retail center, to 3) projected traffic for Pet Suites as based on one weekday observation and one weekend observation at three stores of comparable size in the Indianapolis area from 2017 (total 6 days of study – was conducted pre-CoVid).

Based on the observations from the Indianapolis stores, the study came up with an average anticipated volume for Pet Suites during peak hours, and compared that to the projections for the building as 1) a retail center and as 2) a liquor store. In no instance (AM or PM peak hours) were the average volumes

experienced by Pet Suites' comparable stores in the Indianapolis area greater than the ITE projected volumes for the site if used as 1) a liquor store or 2) general retail center. Staff notes that both a liquor store and general retail center are classified as permitted uses in both the B-2 and B-3 District. The Staff Development Committee does not expect the traffic impact of the development to have an adverse impact on traffic within the vicinity.

The site contains an surplus of parking relative to code requirements. **Table I** below shows the parking calculations:

Table I: Parking Calculations

Tenant	Address	Use	Square Feet	Parking Ratio	Parking Required
Pet Suites	1050 E Rand	Retail	16,435 (ground floor) 5,281 (basement)	1 per 300 SF	72
TOTAL SQUARE FOOTAGE			21,716 sq. ft.		
PARKING REQUIRED					72
PARKING PROVIDED					86
SURPLUS / (DEFICIT)					14

Staff believes that the development will have a minor impact on traffic and a relatively low parking demand. There is sufficient onsite supply to accommodate for the proposed use, and as noted above, a future building expansion had been planned for the site where the outdoor play area has been proposed, which is one of the reasons there is a surplus of onsite parking relative to code requirements.

As the proposed use has the same parking requirement as the previous tenant, an update to the Village's recently adopted bicycle parking regulations is not required at this time.

RECOMMENDATION

The Staff Development Committee has reviewed the petition to rezone the subject property from the B-3, General Service, Wholesale and Motor Vehicles District, to the B-2, General Business District, a Land Use Variation to allow a Commercial Kennel within the B-2 District, and the following variations:

- **Chapter 28, Section 6.13-3b, to allow a 7' tall solid fence in the side and rear yard where the maximum permitted fence height is 6' tall.**
- **Chapter 28, Section 6.5-2, to allow an accessory structure in a side yard where accessory structures are only allowed in a rear yard.**
- **Chapter 28, Section 6.5-7(b), to allow an accessory structure that is 400 square feet where code limits maximum size to 300 square feet.**

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

1. The Land Use Variation for the commercial kennel shall only apply to the petitioner.
2. Outdoor usage/recreation for animals staying at the facility shall occur only within the fenced outdoor play area (i.e. walking of dogs around the property or surrounding neighborhood shall not be permitted).

3. Should excessive noise from the subject property become a problem, at the discretion of the Village, the petitioner shall work with the Village to address said noise issue, which may include (but is not limited to) restrictions on usage times and/or number of dogs within the outdoor play area, the replacement of a portion of the vinyl fence with a solid masonry fence for enhanced sound attenuation, and/or sound attenuation improvements to the building.
4. The landscape plan shall be revised to include plantings around the entire perimeter of the outdoor play area.
5. Compliance with the June 23, 2020, Design Commission motion.
6. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

August 21, 2020

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

PLAN

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

COMMISSION

RE: PET SUITES - 1050 EAST RAND ROAD - PC# 20-010
REZONING FROM THE B-3 DISTRICT TO THE B-2 DISTRICT,
LAND USE VARIATION FOR COMMERCIAL KENNEL, VARIATIONS

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting held via virtual Webinar which permits the
public to fully participate in the virtual hearing via the Webinar or their phones, pursuant to
orders issued in response to the COVID-19 pandemic, on the 26th day of August, 2020,
at the hour of 7:30 p.m.

MEMBERS PRESENT:

TERRENCE ENNES, Chairperson
SUSAN DAWSON
GEORGE DROST
BRUCE GREEN
LYNN JENSEN
JOSEPH LORENZINI
JOHN SIGALOS
MARY JO WARSKOW
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Development Planner

CHAIRPERSON ENNES: We'll call this meeting of the Arlington Heights Plan Commission to order. If we could start with the Pledge of Allegiance all together?

(Pledge of Allegiance recited.)

CHAIRPERSON ENNES: Okay, I should point out that I find that the public health concerns related to the Corona virus pandemic rendered in-person attendance at the regular meeting location not feasible; therefore, we are meeting via Zoom this evening. So, at the beginning of our meeting, we have the minutes from our last meeting, the very interesting Shell Station and the possible sale of that to Mariano's. We have our minutes. Does everybody, everybody has reviewed those?

MR. HUBBARD: Chairman Ennes, can I jump in and take roll call attendance first?

CHAIRPERSON ENNES: Yes, please.

MR. HUBBARD: Commissioner Cherwin.

(No response.)

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: 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.

CHAIRPERSON ENNES: Mary Jo is muted.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Ennes.

CHAIRPERSON ENNES: Present.

MR. HUBBARD: Just a few things to go over procedurally, as we do at the beginning of these Zoom meetings. Please make sure to keep yourself on mute if you're not speaking. If you are muted and you press and hold the spacebar on your keyboard, it should temporarily unmute you while you're holding the spacebar. Then when you let go, you'll automatically be placed on mute again. If I lose my connection for any reason, please stay in the meeting. Once I join back, everything should re-engage. If you have an item to say once we get to the public comment portion, you can use the Raise Your Hand feature to be identified to make your comment, or if you're calling in on a telephone, you can dial *67 and it will Raise Your Hand in Zoom for me to identify you.

That's about it for our procedural items for the meeting and we can get into the hearing when you're ready.

CHAIRPERSON ENNES: Okay, let's see. We were on the approval of the minutes from our last meeting. I'm looking for a motion from one of the Commissioners to approve the minutes and a second.

COMMISSIONER DROST: I'll make the motion to approve the minutes.

COMMISSIONER SIGALOS: I'll second.

COMMISSIONER JENSEN: Second.

CHAIRPERSON ENNES: Lynn, was that a second?

COMMISSIONER JENSEN: It was, although I think John may have beat me to do it.

CHAIRPERSON ENNES: Okay, so we'll leave it to LeGrand to decide who seconded there. So, all in favor or do we have roll call?

MR. HUBBARD: Yes, we do.

Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost. I see a verbal aye from Commissioner Drost. Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: And Chairman Ennes.

CHAIRPERSON ENNES: Yes. So, all in favor, that motion was approved. I suspect some of you saw an article in the papers about the property and the fact that the library is going to go ahead with their purchase, just a point of interest.

So, moving on to the hearing this evening, we have one subject, and that is Pet Suites, PC# 20-010. Sam, do you want to read the Staff report first? Is the Petitioner here?

MR. HUBBARD: I do see the Petitioner here, and I would certify that all public notices have been met for this public hearing. Let me bring the Petitioner, Mr. Mike Firsel, in, and he can give his presentation first, and then Staff will follow with our presentation, and then we'll open up the floor for public comment.

So, Mr. Firsel should now be a part of the panel. We can now see you, Mr. Firsel. When you're ready to speak, the Chairman will swear you in and we'll begin the public hearing.

MR. FIRSEL: I'm ready to go.

CHAIRPERSON ENNES: Okay, Sam, you're going to start with your report, Staff report?

MR. HUBBARD: If you'll swear him in first, then I will give my report.
(Witness sworn.)

MR. HUBBARD: All right, let me jump into the Staff report here. So, the petition this evening is for Pet Suites, proposed to be located at 1050 East Rand Road. It is currently zoned B-3 which is a General Service, Wholesale, and Motor Vehicle District, and the property is classified as a commercial on the Comprehensive Plan. Pet Suites offers pet

boarding, and they do some grooming and training and overnight stay. It is classified as a commercial kennel per our zoning regulations, and therefore, it needs a land use variation. Additionally, the Petitioner is requesting a rezoning, which I'll get into a little bit later, and three variations from the zoning code.

The Petitioner has appeared at two public bodies to date, in January early this year at the Conceptual Plan Review Committee where they presented their concept and received a generally favorable feedback, and then again on June 23rd at the Design Commission where they received a unanimous approval subject to one requirement for paint color and then some recommendations as well.

So, here's an aerial of the property. You can see the property is bounded in red and situated along Rand Road with Jane Avenue to the rear. It directly abuts Dunkin' Donuts with the drive-through and Midas Auto Repair Shop on either side. To the rear, there are some multi-family and then single-family neighborhoods, and then commercial across the street.

I do want to point out, here you can see this open grass patch here. This would be a proposed outdoor, this is where the outdoor recreation area is proposed for Pet Suites. So, keep that in mind as we move forward.

Relative to zoning, the surrounding zoning districts are B-1 Commercial to the south, to the east, I'm sorry, to the west. Then there's B-3 to the Southpoint to the north, to the northwest. Then again there's some residential single-family zoning to the east, and then multi-family zoning directly to the east. Then there's B-2 zoning on either side.

The current zoning of the property is actually zoned B-3, and this is a general motor vehicles, wholesale and service zoning district. On our zoning map, the property is shown as B-2; however, in our research on this property, we have determined that there is an error on the zoning map. The correct zoning is actually B-3.

So, as part of this proposal, the Petitioner is requested, at the advice of the Village, to rezone the property to the B-2 zoning district. This is a less intense zoning district, commercial zoning district. It's compatible with the two properties on either side. It allows for less intense uses of land in comparison to the existing B-3 district.

So, from this standpoint, Staff is supportive of the rezoning. We believe that it will help to protect neighboring residential uses from less compatible uses. The B-3 district does allow a lot of uses that may not be as compatible to the single-family residential uses such as auto repair uses by right, machinery sales, and things like that. So, by rezoning to the B-2, you're getting less intense use of land, and as part of the B-2 district, a land use variation is required.

Staff has analyzed the request in relation to the land use variation approval criteria. We believe the criteria of approval have been met. We note that there will be a buffer at the rear of the outdoor play area, additional landscape plantings in this area. There will be a fenced enclosure around the area. We're recommending a condition of approval that would restrict noise and require further improvements if it's determined that noise in the outdoor play area is an issue.

From a traffic standpoint, the use is actually going to generate a much lower overall traffic generation than standard uses in the B-2 or B-3 district of a retail nature. So, we don't find that this is going to have an adverse traffic or parking impact.

The Staff Development Committee is supportive of the rezoning. It is

supportive of the land use variation for the commercial kennel.

Here's the site plan, and I do want to point out the variations. The first variation relates to a seven-foot tall fence where six-foot is allowed. This is around the outdoor play area. This is going to enhance safety and prevent dogs from being able to jump over. Additionally, it will help a little bit with the noise. The more of a structure and mass you have in between the dogs and nearby residences will help with noise reduction as well, so we think, we're supportive of the variation to allow a seven-foot tall fence.

Additionally, there is an accessory structure proposed in the rear play area. It's 400 square feet in size, and code limits accessory structures to 300 square feet. In addition, it's located along the side of the property, and code would require it to be in the rear of the property. So, those are two variations that the Petitioner is requesting. This is for some open canopy, it's intended to provide shelter during the summer months for employees and dogs that are outside if they need a little shade.

So, again, Staff is supportive of the variations here. We believe that the necessary criteria have been met relative to the accessory structure. To put it in a code-compliant location would put it closer to near residential. We feel the location here is central to the site. It has generous setbacks to the neighboring properties, so we believe that it's not going to have an adverse impact on any of the surrounding land uses.

Additionally, it's open air. There's going to be no walls, so the visual impact of the structure is a little less, although it is a little bit larger, 100 square feet larger than we would traditionally allow. But again, we are supportive of both of these variations.

Here's the floor plan, and just showing how the interior, the site is going to be used. There's going to be capacity for 130 dogs and 10 cats. I'm sure Mr. Firsell will provide a lot more details on how Pet Suites will operate their business when he goes through his presentation.

Here's the landscape plan. The Petitioner is going to be refreshing the site landscaping and adding additional plantings to comply with code. They're going to bring the site up to code standards. That being said, Staff is asking for additional plantings along the side. We'd like to see the Petitioner bring these evergreen plantings around the side of the outdoor enclosure area to provide a little bit of a fuller buffer, and we understand the Petitioner to be agreeable to that.

Here's the project rendering, giving you a sense of what it would look like from Rand Road. Again, you can see this is the outdoor play area; this is the fence, and then that structure that requires the variation for the shade canopy.

Relative to traffic and parking, it's always somewhat of a challenge to review these projects during the COVID pandemic because traditionally we would have petitioners survey traffic in the vicinity to get a baseline for what existing traffic loads are, and then forecast and project anticipated traffic loads on top of that to see if there's enough capacity in the vicinity to accommodate for these types of uses. Because people aren't driving to work as much because of the pandemic, traditional traffic volumes on streets are much lower than standard, so the traditional methods for analyzing traffic are not as pertinent and field observations are not warranted. So, it's been interesting to see how traffic consultants have had to get kind of creative to prove that there will not be an adverse traffic impact.

In this case, what they did was they looked at three, they had data from three comparable sized Pet Suites stores in Indiana, and they had counts from 2017 for

traffic volumes. So, based on that, they prepared an average for what the traffic volume would be for this store. Then they compared it to projected values of what the site would generate, if it would be used as a liquor store which was the previous use, or as just a general retail shopping center which is a standard permitted use in the B-2 and B-3 zoning districts. Then they compared those to what the proposed traffic generation would be from the Pet Suites facility.

So, again, they got that average of traffic volumes overall on a daily basis and then during the peak a.m. and p.m. hours. They compared it to what that would be if it were a liquor store use or a shopping store use during peak hours and overall. In every instance, they found that the traffic volumes would be lower for a commercial kennel than what it could be if it was reused as a permitted retail use or standard use in the B-2 district or as a liquor store which is how it was previously used. So, we don't believe that the proposed would have an adverse traffic impact.

Relative to parking, it complies with code. There is a surplus of on-site parking. There was intended to be an addition to this site where the outdoor play area is proposed; so there was an overage, a surplus of parking constructed when the site was originally developed. We don't believe that there is going to be a traffic or parking problem with this use.

That being said, the Staff Development Committee is supportive of the proposed application subject to six conditions, and I'm just going to go through them to be perfectly clear here:

One, we are going to ask that this land use variation apply only to Pet Suites. If, for example, this was sold to another operator in the future, the Village would like the additional oversight to make sure that their operating model and business procedures would not have an adverse impact on surrounding land uses. So, that's the rationale for that condition.

Secondly, we're going to require that any outdoor usage or recreation for the animals staying in the facility would only occur in the outdoor play area. That means that employees aren't going to walk dogs staying there through the site or the surrounding neighborhood. They would only have outdoor recreation and activities within that outdoor play area.

If excessive noise from the subject property becomes a problem at the discretion of the Village, then the Petitioner will work with the Village to address any of these noise issues which may include restrictions on usage times, or number of dogs in the outdoor play area, or the placement of a portion of a vinyl fence with a solid masonry fence which could enhance sound attenuation, or add sound attenuation improvements to the building if there's dogs barking from inside that are causing a disturbance.

So, I want to stress that this was one of the key points of analysis that Staff did as part of this proposal. We looked at a number of existing Pet Suites facilities. We looked at a number of existing commercial kennel facilities in Arlington Heights, and we have a lot of research that we did. I'm happy to get into more details if the Plan Commission, you know, would like to hear further details on this and our analysis there.

Again, I mentioned the condition of extending that landscape screening along the rear of the outdoor play area for further buffer from the moderate density multi-family to the east. Compliance with the Design Commission requirements will be required, and then the Petitioner would be required to comply with all federal, state, and Village codes, regulations and policies.

That being said, this would conclude my presentation this evening. I

apologize, I realize we were going to open up to have the Petitioner give his presentation and then I jumped right into mine. So, I conclude our Staff presentation here and I'm happy to answer any questions.

CHAIRPERSON ENNES: Sam, thank you for your very good report.

I'd like to have a motion to approve that report.

COMMISSIONER DROST: Can I ask a question on the motion?

CHAIRPERSON ENNES: Go ahead.

COMMISSIONER DROST: Yes, and that is the petitioner, the definition of the petitioner has come up, you know, from time to time. The petitioner has got a specific use to the Pet Suites concept, but if there is a change of ownership, who is the petitioner? You know, and then maybe the Petitioner, Mr. Firsel, could explain that, and then maybe we can reserve that question until after that presentation.

CHAIRPERSON ENNES: Okay, Mr. Firsel --

COMMISSIONER DROST: I just want to get to, we've had that where there's, you know, a use and the petitioner has sold 30 percent, 50 percent, 100 percent, so we get the definition of who is the petitioner.

CHAIRPERSON ENNES: Okay, I'm sure we can define that with Mr. Firsel in questioning.

COMMISSIONER DROST: Yes.

CHAIRPERSON ENNES: Okay, do we have a motion?

COMMISSIONER JENSEN: I'll so move.

CHAIRPERSON ENNES: And a second?

COMMISSIONER GREEN: I'll second.

CHAIRPERSON ENNES: Sam, if you would read the roll call?

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER CHERWIN: Sam, this is Jay. I was able to join on after the first couple of minutes of your presentation. I'm here, yes.

MR. HUBBARD: Commissioner Warskow, I saw you nod your head, but I couldn't hear you. I'll accept that as an aye.

Chairman Ennes.

CHAIRPERSON ENNES: Yes.

MR. HUBBARD: And Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Terry?

CHAIRPERSON ENNES: I'd like Mr. Firsel --

MR. HUBBARD: Yes, for a second, Terry, I'm sorry, we didn't hear you. We lost your connection there for a second.

CHAIRPERSON ENNES: Can you hear me now?

Okay, Mr. Firsel, if you could give us your presentation at this time? Before we get started, I would just like to clarify. So, you're counsel for the Petitioner actually, correct?

MR. FIRSEL: Yes.

CHAIRPERSON ENNES: Are you in the position that you're able to acknowledge that the Petitioner accepts the six conditions of the Planning Department?

MR. FIRSEL: Yes.

CHAIRPERSON ENNES: Also the conditions that were addressed in the Design Commission report?

MR. FIRSEL: Yes.

CHAIRPERSON ENNES: Okay, if you would please present your proposed project?

MR. FIRSEL: Well, thank you. My name is Michael Firsel with the firm Firsel & Ross. I represent the Petitioner which is actually the current property owner. The current property owner is under contract to sell the property. Jack Westfall who should be on the call is a representative of the purchaser. The purchaser's condition upon entering into a fairly long-term lease with Pet Suites on what we call a triple net basis which is Pet Suites will operate as a tenant and be responsible for any and all necessary repairs, improvements, replacements, and certainly code compliance, building compliance, condition compliance that we just went over, so there will be a transfer of the current, from the current owner who is selling the property to Mr. Westfall's group. That will take place if and when, shortly after if and when Pet Suites is approved. I believe the lease is completed contingent only upon Village Board approval of the rezoning and the land use variations that Sam went over. Hopefully, that will answer Commissioner Drost's question.

So, it would seem to me that a transfer of the property would not be a significant issue as it relates as much as to who is operating the property. So, were there to be a sale subject to the existing Pet Suites lease, either now or in the future, as long as Pet Suites remained as the tenant under the current lease, it would seem that there should not be a necessity of having to go back to the Village for approval of a sale of the property. Since the condition was that it runs only to Pet Suites, not to specifically the owner, then I believe we are covered and the intent of what the Staff is trying to accomplish will be met. So, that is the ownership scenario.

Could I ask Sam to put up our presentation?

MR. HUBBARD: Will do.

MR. FIRSEL: It will be much shorter and we will be skipping a few slides, and you can probably guess why, because not only has Sam stolen the thunder, he stole the lightning, the tornado and everything else that goes with it.

So, this is Rand Road. Sam, I don't know how we advance like -- there we go, thank you.

So, this is the project summary, almost verbatim of the submission

letter to the Plan Commission. As you're aware, this is a single-level building with a basement which is not going to be used in the operation of the business, only for storage. The first floor will be completely redone. It will be gutted and completely rebuilt.

The front of the house will include a small reception area, a retail shopping area for boarding and pet related items. There will be employee and management offices for the various Pet Suites. It is in fact a resort. I don't know if there's a way to move the visuals over. Maybe I'll just reduce them on my screen. There we go. Sam, could you go back please? Thank you.

I think one of the things that is important and is of interest is who and what is Pet Suites. Pet Suites representatives are on the phone, are with us and will be telling you more about the operations and answering questions. But this is not just a one-off type of an operator.

The operator of the property is Pet Suites which is a division of National Veterinary Associates. This is a pet care company that includes 748 animal hospitals, specialty clinics, and emergency rooms, plus another 89 pet resorts spread all over five countries and over 44 states in the United States. Pet Suites brand has been in the boarding and daycare pet business since the year 2000, and NVA has other brands of resorts that have been in business for longer than that.

One of the unique features of Pet Suites is to allow pets, when the weather permits, to be outside and exercised. Dogs love being outdoors more than they do indoors. So, the Petitioner is proposing a fenced and screened outdoor activity area for pets to exercise, walk and play. It will be under full-time employee supervision outdoors. It will be cleaned by employee personnel three to four times per day as needed, and more as needed. It will be divided into areas based on pet size, so you won't have a large man-eating German Shepherd in with a Chihuahua.

Aside from the separation in the outdoor activity area by fencing, there will be a solid, vinyl-clad light fence around the entire outdoor activity area. As Sam expressed, based on the experience of Pet Suites, a seven-foot high fence is recommended by Pet Suites. That's what they have in their other location. Even though the Village Code allows only six feet, we want to make certain that animals don't jump not only out of but into the outdoor activity area. We believe that the one-foot height difference will be a significant deterrent for dogs to jump one way or the other. As in our original letter and in one of the conditions which Sam mentioned which goes without saying, there will be no walking, playing or exercising any pets outside of the fenced outdoor activity area by Pet Suites.

Our hours are 6:30 a.m. to 8:00 p.m., seven days a week. Pet Suites services are limited to boarding and grooming. There are no vets on staff. In the event of an emergency, obviously emergency services will be administered like in any business. When we were in Concept Review, this issue was raised, what happens in the event of a medical emergency, and so the answer is the manager will evaluate the situation. If there is time, the manager will attempt to call the customer. If not, the manager will gather all information regarding the stay, and if close by, Pet Suites will take the pet to the vet that the customer has designated to treat their pet in an emergency situation. While at the vet, the manager will attempt to call the owner again. If the owner is reached, all information will be relayed to the owner and that veterinary information will be provided. If the owner is not reached, Pet Suites will take the pet to a veterinarian nearby to treat the pet until the owners are reached.

The staffing of the resort will have one full-time general manager, one resort manager, like the CEO and the COO; two pet pro leads and one pet house lead, up to 10 part-time employees which could grow to 10-25 employees over the next three years or so. During the day, dogs are rotated inside and out. They start going outside as early as 6:30 and are inside by 8:00 p.m. On an average, there could be up to 40 dogs with higher numbers in the two to three-week peak holiday periods per year, spring day, weeks, Thanksgiving, and winter holidays.

Obviously, the issues that are natural and expected to come up are the issues of noise and smell. Pet Suites has commissioned many noise studies at several other sites in the past, and the results are universally consistent. But the ambient noise from car traffic, community activities is louder than the dogs inside or outside. The dogs tend to bark or make noise only when they encounter unfamiliar people or other more aggressive dogs. But Pet Suites prides itself on building a consistent staff, a regular customer base which means most of the dogs are usually quiet.

A large part of the Pet Suites brand image is that they do not smell. The staff will quickly pick up, wash down, and dispose of all dog waste. All solid waste is scooped immediately and placed into heavy-duty plastic bags, put in a trash bin with a lid every evening, and put into the large dumpster which will be a 10-yard outdoor dumpster that is enclosed, as you will see in a moment. It will be emptied weekly, and if necessary more often. The elimination is quickly cleaned down in the roaming side with environmental cleaning agents.

Sam already went through the traffic patterns. Sam went through some of the traffic issues. The traffic patterns do not spike any overall traffic counts. On an average weekday, Pet Suites expects to have 50 to 70 cars drop off and pick up their dogs. Drop-offs and pickups rarely exceed five minutes, and the daycare business will be busy usually from 6:30 to 9:00 a.m. and 4:00 to 7:00 p.m. For boarding customers, Fridays and Saturdays, before noon are always busy in every resort for weekend for longer drop-offs.

Finally, each resort is very community-minded. They all join the local chamber of commerce when entering into a new market. There will be ribbon-cutting events, a private tour for the chamber and obviously Village officials. We'll participate a lot in community-sponsored events and partner with business-hosted events.

What you see before you is what was approved by the Village in the 80's I believe, '84 or '86, when this building was constructed. As you can see, where it says Future Shops is the area where the outdoor activity area will be. You will note that that approval was for a much larger, full-sized building, and being in a B-3 district, you could have automotive uses, you could have very loud buildings with a large mass on the site. We believe that this use is a much less busy, much quieter and friendlier a use than the uses allowed in the B-3 district. So, I present this just for a frame of reference of what has already been approved as a matter of right to go on to this site. Next slide please.

So, this is the overall site plan with measurements, and you can see in the dark shaded area our outdoor activity area. You can see that it is at least 62 feet away from the property line to the, I guess it's the southwest, and obviously more than that to the southeast of the property line. Needless to say, directly across one way is a commercial use, and across the other way is a commercial use, and Rand Road which is quite large and very, very busy is on the other side. Next slide.

This is the overall, just the site plan with the site data which Sam

already went over. It discusses the pervious and impervious surfaces. We are really not modifying pervious or impervious because the area where the outdoor activity area is all pretty much porous. We are building a walk along the back of the building and you will also see the trash enclosure in the corner.

As you go to the next slide, we overlaid this with our landscape plan.

Sam, if you want to point out where you want the additional plantings, we will do that. They may not grow between the white fence and the trash area, but we will discuss with the Village whether we stop at where the trash area begins or we go all the way back because we don't want to plant bushes where (a) no one is going to see them because they're between those two structures and (b) they wouldn't get the proper sunlight and watering. So, but for sure we will take Staff's lead.

There is currently a tree right near where the, it's hard to see, any tree on site is being relocated and we are adding more. We will make sure that all of the landscaping meets the current code including the landscape islands. We have complied with all Staff landscaping recommendations, and the site will be beautified immensely as you will see a little later. Thanks, Sam.

For your information, I threw this in so you could see what the different pieces of the fence looked like. That concrete brick wall is very deceiving; I actually have one without that. That is the concrete wall that abuts the building. The sides of the enclosure will be brick to match the building. So, there will be masonry to match the building, and as you see in the center on the bottom, it will be gated and you can see the bricks on the two sides in the many illustrations of that.

The outdoor enclosure area which you'll see a little illustration of later is simply a permanent tent. It is open on all four sides with a canvas top. The structure in the middle on the top is a shade area or it's what they call a bus shelter but it's actually a shaded area for staff. Sometimes in the winter when they are out with the dogs, and yes, they take them out in the winter as well, it gets quite cold so this will be heated because we cannot allow animals to be outside without an individual out there at all times there is an animal outside, a dog outside.

So, these are the new elevations for the building. You can see all four sides where it is clean, crisp. We've got the lime green trim. The signage is very minimalist. It is the Pet Suites logo. You have a better representation of it down on the bottom left-hand corner of this slide. But it is, we are not enlarging this building in any way, shape, or form. It's remaining as is, where is, and these are your elevations as they exist and as will be modified. Next slide please.

So, Sam already went over this indoor area, and I will let the folks from Pet Suites go over how their operation works in a typical day in a moment. But you see the outdoor area over on the right, offices on the far left. They do bathe, groom dogs, and you can see that the resort's rooms are all different sizes, depending on the size of the pets and the dogs. The cat area is all the way down on the bottom, all the way to the left. Sam, if you can go where the entry doors to the premises are? Right there, that's 10 cats, that's all that will be housed at this location at the most.

So, here's what you have and here is what you're getting. Top left is the storefront of the Teddy's Liquor today. In the bottom, you can see the exterior with a paved parking lot, the new, mansard roof on, much less obtrusive signage. All the way on the far right,

you can see the Teddy's Liquor sign that is there today. That sign is about 16 feet wide and about 26 feet tall. You can see on the bottom right, the Pet Suites sign is I believe, well, it fully complies with all code requirements. It is more like a pylon, but you don't really see the pylon as much because you have the shrubbery and the landscaping all along Rand Road for a good three to four feet of that.

In the top center is an existing photograph of where the outdoor activity area will be. It is a fairly large, expansive area. You can see all the way far back the residential town homes that are quite a bit of distance away from where the closest portion of the outdoor activity area will be. The building will be closer to that property line than the outdoor activity area will be.

So, the vast difference from what's there today, and this has been there at least a couple of years, I have seen homeless folks unfortunately laying in the, sleeping in that foyer area up on the way top left for shelter, and this building needs to, can be put to a much, much higher and better use that is much more friendly and compatible with the neighborhood. Next slide please.

So, these are depictions of other locations of the outdoor activity area. I thought it important to show you. This is not grass; it is a turf type material. You can see the shovels and the disposal containers there, that in fact that structure, we could make it movable or removable so it wouldn't be permanent. But we would much prefer to have those posts be secured, and so that's why it will be up for the year. It is a, I believe a canvas type top, a strong material. There are a few outdoor areas for dogs to be, and you can see the under-canopy fencing and fencing throughout for the different size of animals. This is truly a play and exercise area for pets and they have room to run around and play. Most dogs actually do get along with others.

The depiction of the white fence that is also very clear here, this is the, I believe this is the seven-foot that is well within the property, nowhere near the edge of property which in any way be near a property line. Usually we see fences and the reason for height limitations in many instances is because they're on the perimeter. People don't like to look out and see a huge, large fence right out their backyard. This is an entirely different type of a situation. Next slide please.

So, issues that have come up deal with noise. Sam touched on it, so Sam asked us to provide other similar locations in suburban areas where we are near residential uses and the history of the use. As you can see in Roswell, Georgia, this is a four-year-old facility. There's a large residential community behind that four town homes, but this is a large residential community. They've been there four years, not one complaint.

Next slide is in Louisville, Kentucky. As you can see right out the bat, it's a large, another large residential community. There's a large church across the street. It opened last year, no complaints.

The one that's been there the longest is in a highly dense residential area, backs right up to it. That has been there five years, in Columbus, Ohio. Five years ago, one complaint, brought it to the attention of management, altered the outside hours, no complaints. None in the last five years.

So, Pet Suites wants these folks as their customers, doesn't want any issues with the neighbors. I am sure you will hear us more than willing to work with Staff in making sure that if there are complaints they're addressed appropriately.

Finally, one of the issues raised was that of competition, not that the Plan Commission deals with competitive issues of businesses. There is a newer kennel close by, but in every single location where there is a Pet Suites resort, there are competitors nearby. One of the areas we wanted to point out to you is Roswell, Georgia. There are 15 competitors within a 10-mile radius; two of them are Pet Suites, one that just opened a couple of months ago. All of their three locations, and you can see for yourself the area rings of other facilities, they're all open, they're all operating.

So, we believe that competition is good. Arlington Heights is a market that's sorely in need of this type of high quality pet care facility. They are putting in quite a bit of money as an investment into this property, so they would not be here if they did not feel that, of course, not only are they competitive but they offer a product that is very attractive.

The last slide is in Charlotte, North Carolina. The same thing, there are 13 competitors there within five miles. There are two Camp Bow Wow locations, two separate Barker Lounge locations, and it is still, there's still enough room in the market for another Pet Smart location that will be opening next year.

With that, I'm going to ask, I believe it's Mike from Pet Suites, if you'd like to Raise Your Hand?

MR. HUBBARD: Is that Mike Lucas?

MR. FIRSEL: Mike Lucas, yes.

MR. HUBBARD: All right, I'm going to add him in here and unmute him.

MR. LUCAS: Good evening. I'd also ask if you can have Derek Evans join as well. He's our Director of Operations.

MR. FIRSEL: Thank you.

MR. HUBBARD: He's in.

CHAIRPERSON ENNES: Okay, what I would like to do with the two gentlemen that are going to be talking at this time is to swear both of them in. So, are they both on already?

MR. FIRSEL: Yes, Derek you can see. Mike, I don't know, Mike might be joining at Zoom by phone. I don't see Mike.

MR. EVANS: Hi, good evening.

CHAIRPERSON ENNES: Okay, if both of you would repeat after me?

(Witness sworn.)

MR. FIRSEL: Mike?

CHAIRPERSON ENNES: And the other gentleman?

(Witness sworn.)

CHAIRPERSON ENNES: Okay, if you would go ahead please.

MR. FIRSEL: Mike, do you want to go into a little bit about the philosophy and basically how your operation works, and specifically noise and smell issues that we know have been brought up? We'd like to make sure we cover those thoroughly.

MR. LUCAS: Yes, I'm actually going to have Derek, so Derek is our, just so everyone knows, I'm the Director of New Resorts so I'm responsible for finding wonderful areas like Arlington Heights where we can locate our pet resorts. Derek is my counterpart on the operations side and runs the day to day. I could answer but I know you'll enjoy Derek's answer a lot better than mine.

MR. FIRSEL: Great. Well, as long as we have you, Mike, you saw the last

two slides about the competition, could you explain to the Plan Commission your logic and reasoning for picking this specific location for Pet Suites resort?

MR. LUCAS: Absolutely. So, it's a little bit art, a little bit science, but we look at areas that's what we call our core customers, so folks that own a dog and would be interested in services we provide. So, we have some demographic information, we look to see, you know, where those density of customers are, and then we start to hone in on finding specific locations that would be convenient to them.

So, you know, there's three aspects of our brand: fun, convenience, and trust. I'm sure we'll cover those a couple of times, but convenience is key. So, as we were looking in the Greater Chicagoland area, I noticed there are a lot of folks in and around Arlington Heights that would be interested in our services. Then the other thing we look at is kind of, I guess one way to put it is competitor intensity but the other is just, you know, if there is an unmet need, and we believed again that there is an unmet need, I think the last two slides showed that there were places in the country where there's a lot greater density of pet resorts and pet services than Arlington Heights. So, again between those two, having folks that we believe use our services and that there weren't that many there made it really attractive.

MR. FIRSEL: Thanks, Mike. Okay, Derek, if you would like to go into a little bit about, very briefly, we've taken quite a while here, but about the operation of a Pet Suites and assuring neighbors and the Plan Commission about safety, security, noise now if you wouldn't mind?

MR. EVANS: Absolutely. Good evening. I'm personally just really excited about this facility. I actually went to elementary school at Olive-Mary Stitt right down the road. I'm since just super excited to have the opportunity to build a facility here.

So, I've been with Pet Suites for three years. I've had a lot of opportunities to visit our competition and see what we're doing across the country. The Pet Suites facilities are hands down some of the best quality facilities I think you'll ever get a chance to see. We take our cleaning and community presence very seriously. All of our resorts are averaging about 4.5 stars, and the only way you get good Google reviews and build that reputation in the community is by delivering good quality service both to your clients as well as your neighbors.

So, with the smell, we already talked about this a little bit, but we have very serious cleaning protocols. We've developed Best in Class standard operating procedures that we train all of our new hires on. We have a consistent repeatable process that we enforce through quality audits, virtual visits even during COVID where we're taking a look at the resorts and seeing how clean are they, walking through the facility, making sure that maintenance and cleanliness is being taken care of so that every facility is held to our very high standards.

On the noise side of things, like we mentioned, we always try to be good partners with the community. So, we've had facilities that are right up next to neighboring residential and have them very successful with no complaints. We've also, when necessary, been willing to work with the community to make sure we get anything that comes up addressed. We think we have a very sound plan with how we run our business to make sure we're minimizing the noise.

You know, a common question that comes up is the assumption that dogs will bark constantly outside. The reality is they settle into a rhythm when we have our

daycare supervisors out there and it's the same group of people. What disturbs dogs is guests and unexpected visitors, right? So, we manage our tours very carefully and make sure we're minimizing noise, especially in the early morning and late evening hours. When necessary, we'll adjust those hours if needed. We talked about some of the improvements we can make if it turns out that noise is a problem. So, always willing to be a good partner with our local community.

We've talked about some of the initiatives that we take quite seriously, chamber of commerce, doing local marketing, participating in events and sponsorships. That's part of how we build our brand and that's who we want to be as a business. So, we expect we'll be out there partnering with your local shelters, hoping to get dogs adopted, to bring them into our facilities. We usually offer free training sessions and marketing for those dogs to help just really be a good community partner.

MR. FIRSEL: Thanks, Derek.

That concludes our presentation, Mr. Chairman, and thank you very much for your time and attention.

CHAIRPERSON ENNES: Thank you, Mr. Firsell.

Normally, we go into Commissioner questions here. I suspect from discussions with Sam that we might have some residents from the area that are in the audience that would have some questions. Sam, can you give me an idea of about how many people are out there?

MR. HUBBARD: Sure. We have about 11 people on the audience side. I've lowered all hands, so if someone wants to speak, they can click the Raise Hand feature in Zoom. Also, I misspoke earlier, it's *9 on your phone to be identified to speak if you dialed in over phone. I'm seeing one person has their hand up to speak, and I would mention that I did receive three e-mails that I would like to read into the record as well.

CHAIRPERSON ENNES: Okay, Commissioners, could I see a sign of hands? Would you like to go to audience questions first or would you like to question the Petitioners? Raise your hands if you'd like to go to audience first.

(Raise of affirmative hands.)

CHAIRPERSON ENNES: Okay, we'll do that.

Sam, if you could recognize people from the audience? Or if you want to start with your three comments that you've got e-mails on, maybe you can start those? We might answer some questions that some of the people in the audience have and we don't have to do duplicates there.

MR. HUBBARD: Sure. So, I'll read the first e-mail. It says:

Greetings, I am responding to the petition hearing concerning the variations at 1050 East Rand. My family have lived on Clarence Avenue for 20 years. During that time, we have dealt with the commercial semi trucks parking behind Southpoint Center, often leaving the trucks running overnight, in addition to the trash pickups at 3:00 a.m., both of which still continue. This has led to many nights of disrupted sleep. The thought of a commercial kennel at our backdoor only adds to the annoyance of residing adjacent to commercial properties.

Since the liquor store closed at the subject property, there have been various vehicles parking on the property, some of which are again semi trucks that come and go at odd hours waking neighbors. There is also a homeless camp that has been established with

people actually living on the commercially zoned property. One individual has a vehicle which is in a state of disrepair with a defective exhaust, the vehicles run during early morning hours, again disrupting sleep.

The aforementioned issues may seem slight in nature, but they do impact the daily lives of individuals that are experiencing them on a regular basis. My concern is the noise and other issue that would be associated with converting to a fully functional kennel. Recently, a dog daycare opened in Southpoint and we have care animal hospital at the end of the street, and now a kennel. This is a large concentration of animals in one area that simply has experienced enough issues over the years.

If the management of the adjacent properties took a more proactive approach instead of reactive, the totality of these issues would have been minimized. That has not been the case in the past; therefore, I'm certain it will not be the case in the future.

Please give strong consideration to this variation and the impact it will have on neighbors. I would like to thank the rules board for entertaining my concerns. Sincerely, J. Kehm.

Also, I have another one from earlier yesterday that states:

I am opposed to a kennel at 1050 East Rand Road for numerous reasons. I am concerned about the noise and smell that this kennel may create. I feel the kennel should be in a remote area, not in a residential area, especially not next to a food establishment. Hope you take our feelings into consideration. Thank you. Signed Mike Lasco, 1700 North Clarence Avenue.

Final one was received on Monday of this week, and reads:

As one of the many families/homeowners living in the residential area immediately surrounding the property in question, we are in strong opposition to the proposed rezoning and variations. Residents in the immediate area will suffer by being subjected to (1) increased noise, barking, not just during business hours but 24 hours a day everyday; (2) large amounts of animal waste, associated odors, and health concerns and removal services; (3) increased traffic on an already abused cut-through residential street; (4) potential animal breeding activities and animal neglect.

Since this property, 1050 East Rand Road, is directly adjacent to established single-family residences, the existing zoning and restrictions were established by the Village of Arlington Heights for good reason. Why at this time is this original decision being questioned? It was the right decision then and it's the right decision now.

For the sake of the nearby homeowners and families, please do not allow a commercial kennel and all the associated nuisances at this location. Signed William C. Christoffel and family, 1622 North Clarence Avenue.

That concludes all of the e-mails that I received relative to this project.

CHAIRPERSON ENNES: Okay, do you have a show of hands of people from the audience that would like to also address the issues?

MR. HUBBARD: Sure. If anyone in the audience would like to speak, please raise your hand now, or dial *9 if you're calling in from the phone and want to speak. I see Melissa Cayer has raised her hand, and I will open up the floor to Ms. Cayer.

QUESTIONS FROM AUDIENCE

MS. CAYER: Hello, my name is Ms. Melissa Cayer. I have a question, not about this item, about something else.

CHAIRPERSON ENNES: Well, we really are only here to address this site. But there were a number of questions in the e-mails where people raised issues about commercial vehicles left idling overnight. These aren't issues we can address, but they are issues that you as neighbors can contact the Village about and they will do something about that.

Personally, I've had a situation where there was a garbage truck that would come to a non-residential property adjoining my property. Myself and a neighbor, we did two things. We called the operator of the property and we let them know and we let the Village know. Then the operator, they didn't want their neighbors upset about it, they got the waste hauler to quit coming that early in the morning. It was like 6:30, that's very interrupting and we're very concerned about that.

But we can really only address issues relating to this property, and they can tell us what they do as far as insulation within the roofs, up on the walls of the property to keep noise down. There are some kennels in town that are right adjacent to property and they use a lot of modern noise attenuating, I don't know that these are included here but this is the type of thing that we should address with the Petitioner.

So, if your question doesn't specifically relate to this property, it's not something we can really do anything about.

MS. CAYER: Well, I just wondered, earlier you mentioned that the library bought a property. What did they buy?

CHAIRPERSON ENNES: I don't know. I have no idea.

MS. CAYER: One of you mentioned that, one of your members.

CHAIRPERSON ENNES: No, that was --

COMMISSIONER DAWSON: I think you were talking about Grand Shell, you misspoke when you said the library, Terry.

CHAIRPERSON ENNES: Yes, did I mention the library?

COMMISSIONER JENSEN: The Park District.

COMMISSIONER DAWSON: It was the Park District.

CHAIRPERSON ENNES: My mistake, the Park District, it was reported in the Herald that they did. I don't know anything about that. That was just for the information of the Commissioners.

MR. HUBBARD: Honestly, I would advise the Plan Commission, unless an item is identified on the --

CHAIRPERSON ENNES: Right, I understand.

MR. HUBBARD: We really should not discuss any matters --

CHAIRPERSON ENNES: Right, my mistake. Right.

MR. HUBBARD: If that's all that you have to share, Ms. Cayer, we'll go to the next individual that wishes to speak. I do see the person who called in over the phone would like to speak, so I'm going to try and unmute them right now. Hold on.

Okay, we can hear you.

MR. CHRISTOFFEL: Good evening. Okay, actually my name is Bill Christoffel and you read my e-mail which I appreciate. A lot of my questions that were brought

up in that e-mail have been partly answered. I'm now left with a couple of concerns and I'll keep them very, very short.

At 6:30 a.m., seven days a week and holiday starting time for your activities is of major concern in my mind. The question I had was what is the maximum number of animals allowed in that facility, or typically would be in that facility during the week? In other words, if you start exercising and so forth at 6:30, another group comes out at 7:30, 8:30? Do we keep rotating new fresh animals all day long? Or how does that work? What is your total capacity? I don't see that in any of the information. Thank you.

CHAIRPERSON ENNES: Mr. Firsel, can one of you --

MR. FIRSEL: Yes, I can start and then I'm going to ask Derek to address this a little more directly. Number one, the facility capacity is 130. Keep in mind that this facility entertains both daycare as well as resort stays for people who are on vacation, out of town. Those vary from a weekend to a week, and Derek can speak more if it's any longer.

In the three areas outside with three different sized dogs, there are no more than 40 dogs out at once all together. That would average about 13 in each. They are larger areas. Derek can correct me if I'm wrong, but I understand it's no less than one employee outdoors for every 25. So, if we were to have 40, we'd have two people out there supervising. It is an enclosed area that is easy to see, to control, and with the training that Pet Suites gives its employees, we simply don't believe there is going to be that type of issue.

But I'd like Derek to expound on that, especially the morning hours and why so early and what happens at that time of day.

MR. EVANS: Thank you, Mike, yes. So, when we get into the facility at 6:30, the first thing we're doing in the morning is taking out any pets that are boarding overnight to have them eliminate. So, we'll do that first thing, we'll rotate dogs through doing that, and so that's usually individually supervised potty time. So, we aren't starting up daycare immediately.

Once we finish doing that rotation through, and again like Mike mentioned, boarding can vary quite significantly. Like you might imagine right now during COVID, very low numbers. Typical year during holidays, that's where we're going to be at our peak capacity in getting to that, you know, hundred percent, 130 dogs in the building type number.

Then at that point, once we finish doing the potty walks, around that time is usually when we'll start to see people coming for daycare. So, people heading to work, they start to drop their pets off, usually between 6:30 and 8:30, and it comes in waves as you might imagine. As it gets later in the day, we start to get more dogs there for daycare. Then once it reaches a certain number, we'll start to do rotations inside and outside. So, we have both an indoor play area as well as outdoor play area. So, we're able to utilize those.

We prefer to be able to take the dogs outside, but sometimes we'll serve them inside. Once we get enough critical mass, we'll take them out and let them enjoy the sunshine and the fresh air. Then if it's too hot or there's bad weather, we bring them back inside.

So, we'll do those rotations throughout the day. If we have any dogs that are being problematic where they're making noise constantly, or if they were showing any form of aggression, we'll separate them, bring them back inside, get them cooler, see if they can calm down and do alternate play times with them where they're not getting so over anxious. So, we try to monitor that. So, while we might say we're 130 capacity, you know, we have daycare during the day for example, most of those pets aren't there right at 6:30, they're showing up

close to that 8:00 o'clock hour.

MR. FIRSEL: Hopefully that answers the --

CHAIRPERSON ENNES: Does that answer your question?

MR. CHRISTOFFEL: Yes. Do I have a chance for one quick follow-up?

CHAIRPERSON ENNES: Sure.

MR. CHRISTOFFEL: Okay, as far as traffic into and out of, mainly into the facility, if your heavy time is early in the morning, then vehicles will be coming in off of Rand Road down Jane, because that's the only way to turn in if you're going southeast off of Rand, because you cannot turn in the driveway from the south direction or the easterly direction, whichever way you want to call it. Currently, we experience a backup of vehicles, literally a backup on the street of people pulling into Dunkin' Donuts. Now, we're going to have a heavy load of traffic coming in that same zone and waiting to try to get into the facility you're talking about. Or they'll come around the other way and cut down Clarence which is a residential side street that says local traffic only and they'll come in the other way.

That's going to be huge in the morning. So, that's my last comment.

Thank you very much.

MR. FIRSEL: Sure, and it's a very legitimate question. Let me respond if I may. One of the major benefits of this site for Pet Suites is the size of this parking lot. As you can see from the previous evidence submitted, we exceed the amount of parking by code significantly by about 20 percent. So, I cannot imagine there would be any traffic backups pulling into this lot, dropping off a pet, and pulling out. Obviously, there is no queue or a line to come in and drop off a pet. You have to park your car.

Derek, you can correct me if I'm wrong, I'm not sure you have curb service for the pets. Do you have curb service?

MR. EVANS: Yes, as part of the COVID pandemic, we've actually implemented curb side service at all of our locations in order to minimize any sort of transmission risk. So, we've gotten fairly efficient at it, to be able to come outside, pick up the customers' pets. In order to make it as efficient as possible, we try to pre-check in people in advance, so we encourage them to call and make advance reservations. We'll take their payment information, collect all their pet's information. So, when people are coming, we're making their drop-off process as efficient as possible.

MR. FIRSEL: So, all the more reason that the five-minute times referenced getting out of your car, walking your dog in, dropping it off and getting back to your car, this is even more efficient. So, with the large parking area available at this location, you know, there's plenty of room for plenty of cars to park while they drop-off their pets, or drive through and drive around and have their pets dropped off to someone who comes out and picks it up.

We simply don't see how, it just isn't comparable to a Dunkin' Donuts, Starbucks or anything like that where you have a queue of cars that backs up other traffic.

MR. CHRISTOFFEL: Well, I guess my point was the road is backed up. So, your customers are going to be experiencing a backed-up road already. So, that intersection is horrendous to try to get out of, back on to Rand Road.

MR. FIRSEL: All I can say is that whatever happens, this building will be used by somebody. Currently, the B-3 zoning allows kennels. It's a special use in a B-3. So, by ordinance, we could keep this a B-3 which has automotive uses and many other more offensive

uses to residential owners. We could keep in the B-3, submit for a special use permit for our use as a kennel. As a matter of zoning, we could put a kennel there and keep it in the B-3.

As suggested by Sam to down-zone this to a B-2 and have a variation to allow a kennel in a B-2 which is normally allowed, we have applied for this land use variation. We believe that amongst all the various type uses that are allowed in the B-3, and maybe within a B-2, this will generate the least amount of parking, least amount of traffic, least amount of continual noise, least amount of congestion, and least amount of people. There's 10, 12, up to maybe 20 people in these facilities.

So, we believe this is what I would consider a much benign use as it relates to a B-3 and even in a B-2. Please keep in mind that on three sides of this property, there are commercial uses. Both B-2's to the northeast and southwest and across, and then you have Rand Road with all the traffic, and commercial across that street. So, this is a transitional site. It wasn't zoned as a transitional site, it was zoned as a B-3 use site, and the residential at Clarence came later knowing that these were in fact commercial properties.

So, all I can say is that this use, this light use I believe is ideal for this area, this neighborhood and should be welcomed because of the lack of congestion, lack of issues that this might bring. I can pretty much assure you, and Derek can tell me if I'm wrong, you will not see any trucks parked overnight. You will not see any homeless people sleeping in the parking lot.

This is patrolled. We have security lights 24-7. So, this is a high-end, high-quality operation. So, it will work out for the better, we believe, for everybody. Thanks.

CHAIRPERSON ENNES: Sam, as a follow-up on that, were you aware of the fact that there might be these drop-off procedures for dogs? Has anything been taken into consideration with the more-than-adequate parking lot to have some kind of a queue for people to get in to drop off dogs if there is a problem with the number of people dropping off?

MR. HUBBARD: No, we haven't reviewed any queuing plan, you know. Up until now, we're not aware of the specialty temporary COVID procedure for queuing. If it were a much smaller site, a tighter site, and if this was a permanent method of their business operation, I think we'd be, you know, a little bit more concerned. But as a temporary business model due to the pandemic, and given that the site is, you know, generously sized with a lot of stacking capacity, it's not a huge concern at this point.

CHAIRPERSON ENNES: Okay, anybody else in the audience?

MR. HUBBARD: I see nobody else in the audience raising their hand.

CHAIRPERSON ENNES: Okay, Commissioners, it looks, I'm going to just go from my screen here. Commissioner Green, do you have any questions of Staff and/or the Petitioner?

COMMISSIONER GREEN: I'm in favor of the project, and so I think that being in the Conceptual Plan Review and hearing all those, I still think it's a good idea and a good use of the property. I have no questions.

CHAIRPERSON ENNES: Commissioner Drost? You're muted.

COMMISSIONER GREEN: Yes, I have no questions. I think the project is suitable for that location and what we've heard before. So, I would vote in favor of the project.

CHAIRPERSON ENNES: Okay, Commissioner Sigalos?

COMMISSIONER SIGALOS: I really have no questions. Every question I had was answered by Mr. Firsell. It was a very thorough, lengthy presentation, and I think it's a

suitable project for this location. So, I'm in favor of it. So, I have no questions.

CHAIRPERSON ENNES: Okay, Commissioner Warskow?

COMMISSIONER WARSKOW: Sam, you have referred to some research you had done of similar facilities here in Arlington Heights. Would you care to just give a summary of any noise or odor issues that were encountered with those facilities?

MR. HUBBARD: So, we do have a few animal facilities in the community that we did reach out to. Some of them are animal hospitals and also boarding, some of them are just straight boarding facilities. But we did do an analysis on several of them, some of them directly abut residential homes. I have more details I can provide if necessary, but over the last 10 years, we've received only one call for service out of four different facilities we have, and it was due to a barking dog. The responding officer did not hear any barking when they arrived at the facility.

So, the situation does exist throughout the community of these facilities existing next to nearby residential and it managed to coexist successfully. There is potential for disturbance, but with our conditions of approval, we feel like we have the appropriate mechanisms to address them if a problem is raised.

COMMISSIONER WARSKOW: Thanks, that answers my question.

CHAIRPERSON ENNES: Okay, Commissioner Dawson?

COMMISSIONER DAWSON: I don't really have a lot of questions. My only question, Sam, the backup of the Dunkin' Donuts at the morning time, is there anything we can do about that? I wouldn't want that to impact this new proposal but it does occur. You know, if the neighbors have concerns, I mean, you know, let's separate the two, right? So, the neighbors are seeing that as an issue, then I think that the neighbors should be calling the Village and commenting on that and not necessarily holding it against this Petitioner. So, that's a separate issue I guess is what I'm getting at.

So, thoughts on that, Sam? Should they be contacting you to talk about that?

MR. HUBBARD: My approach, only because they can't do the traffic observations and field observations due to the COVID pandemic, you know, where you can then queue into something like that, I'm not aware of it when it was provided to our Engineering Department for their traffic analysis. They didn't flag it, so it may be something that's not on their radar. But you know, the way I would approach that would be, it sounds like it's more of an issue on the Dunkin' Donuts and management side of their demand. I think it's something that we can work with them on to see if they're as efficient as possible so that it's not creating stacking issues that are leaching out beyond their property.

COMMISSIONER DAWSON: All right. Okay, so that's, I just wanted to address that. The screen just changed, I didn't lose you guys, did I? No, okay, so it was just the screen. My screen just changed.

I have experienced that myself, I've admitted on many of these meetings that I am addicted to Dunkin' Donuts coffee and have frequented pretty much every Dunkin' Donuts in the area. It happens at all the Dunkin' Donuts. I don't want to downplay that issue for the neighborhood, but that's a separate issue and they should contact the Village and let them know that that's going on. The Village can work with the property owner about that.

So, besides that, looking at our, you know, our criteria for the zoning, for our purposes, for the Plan Commission, I think this property fits in with the character where

it's at. Just as been noted by the neighbors, there are other facilities similar to this in the area. I think it's a good use. You've got a vacant property that needs to be addressed.

So, I'm in support of the project.

CHAIRPERSON ENNES: Okay, Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes, thanks, Terry. A couple of questions I guess I had. I wasn't at the Committee Meeting Board, but if maybe Sam could answer really quick? So, I saw like about three, I think three comparable samples through other sites like this that's showing minimal or no complaints. How did we decide, did we do a more thorough survey I guess of their sites if we're only choosing three out of the whole number that they have? Why did we choose those three? And what about the other sites they operate, do we know, Sam?

MR. HUBBARD: Yes, so we did a little bit of, a lot research on some of their properties. Many of them are located not directly abutting residential, but the three that we asked them to look into were directly abutting residential so that we could have a better feel for what the potential for disturbance was.

COMMISSIONER CHERWIN: Okay. So, and then I guess my other question, I know somewhere there was a long discussion about, from the Petitioner about this being B-3 or B-2 and having it be permitted. But we're talking about land variation, but wouldn't the alternative be still a special permit, they'd still have to come in for a special permit under the existing, correct?

MR. HUBBARD: Special use in the B-3, yes.

COMMISSIONER CHERWIN: I mean special use, not special permit, yes, okay. So, my thinking, you know, as far as what the zoning is, I'm kind of looking at it similarly which is in any event they have to come and look at the special circumstances affecting this property, that it's not a permitted use, it would be a special use. They would have to meet those criteria anyway. So, I think we'd have to look at, you know, if it's appropriate given that particular site.

You know, as far as the traffic goes, it sounds to me like it's a peak load issue as opposed to an overall. I think they were talking about the less traffic or the less, fewer cars visiting the site in general, but I don't think that's the issue. I think the issue is whether the peak load of this site coincides with the peak load of the Dunkin' Donuts site. I think as Staff looks at it, that's I have to guess the real issue, not the absolute numbers from what I can understand.

So, I guess the last thing would be, you know, my biggest concern here is going to be the noise and the residential owners. I get that there's commercial on three sides, but I'm concerned about the fourth side. So, I just, I think that's my biggest reservation for it.

I think it's a great project. I love the, you know, I think they obviously manage it in a professional manner, good reputation. This particular site isn't my favorite for it because even though the business as a whole I think is compatible, I think this particular site with the residential directly adjacent could pose a problem, which brings me to my last point.

When we agreed to look at it and we determined, okay, are there problems? Are things going awry? Is the noise too loud? What are the standards we're going to use, one; and two, what are the mitigating factors that we understand that they'll be willing to implement in the event that the noise is excessive and the neighbors are complaining on a regular basis?

MR. HUBBARD: So, the condition of approval on methods the Village can impose is very broad. So, it allows for quite a wide range of different methods. We listed a few that we thought maybe practical if a noise, you know, problem arises. One would be to rebuild a portion of their fence on that kind of eastern side that closely abuts the residential properties as a masonry fence which would have a more solid mass and be better for sound attenuation. I know they've done that at some other of their projects. That's something we discussed as a possibility.

They could restrict, you know, the number of dogs that go out. They could restrict the time of dogs that go out. Those are restrictions the Village can, you know, impose. We could require that, you know, an area they can't allow dogs to go out. I mean, the condition is written very broad to give us as much oversight as possible.

You know, the general standard for a noise complaint is when is it occurring and is it generating a noise complaint. There are various environmental standards from the state of Illinois that are very technical relative to noise complaints that, you know, the Health Department can assist with in administering. But generally what we're looking here is are we getting complaints from residents? Yes, okay, then we'll examine them, verify them, and address them.

COMMISSIONER CHERWIN: Okay, yes. So, I think the message to the residents is if this is a problem, don't hesitate to reach out to the Village. If it's a consistent problem, the Village is going to take action. By what I hear from the Petitioner, they are willing to accept these so that they will work with the Village in good faith to take whatever steps are necessary and reasonable to fix the noise problem. Correct?

MR. FIRSEL: Correct.

COMMISSIONER CHERWIN: All right, thanks.

CHAIRPERSON ENNES: Thank you.

Mr. Firsell, along that line, as opposed to having, if a neighbor has a problem with noise or something along that line with a facility, would you rather that they call the facility first to make them aware of that, maybe follow up with the Village also but at least let you respond and deal with it?

MR. FIRSEL: A hundred percent. We are not going to ignore the neighbors and wait until the Village calls. Derek can jump in here and just go like this if I'm not answering this right, but you know, they're our neighbors and we're their neighbors. We don't want any issues with neighbors. If there is a dog that's out of line, or they have a complaint, this is a very customer and neighbor-friendly facility.

Please call the facility. There is an operations manager, there's a general manager, or I guess resort manager, a general manager. We'll meet with the people, we'll discuss the issue, and we'll mitigate the issue so that they never have to call the Village. Is that correct, Derek?

MR. EVANS: Absolutely, yes. We would definitely encourage people to reach out. We want to be good neighbors, and that will help us best to understand the issue so we can resolve your concerns.

CHAIRPERSON ENNES: We can't ask any more than that.
Commissioner Jensen?

COMMISSIONER JENSEN: Yes, actually we've gone over most of the questions that I had. I thought it was a good project when we did the Conceptual Plan Review. I

still think it's a good project. It seems to me that actually having a kennel here will address quite well the issues raised by e-mail number one, because if we have a going concern there, we won't have people sleeping in the, you know, in that particular area where we've got people camping, and they will be watching to make sure there aren't vehicles parked there running all night.

So, in some ways I think this may actually improve the situation for the surrounding area. So, I'm in favor of it. I really don't have any further questions.

CHAIRPERSON ENNES: Thank you.

I have a couple of I think brief questions that we didn't touch on but we have touched on with some other kennels in the past, so detail that we've done. Mr. Firsel, I'm not sure if you're the right person to answer that or if Mr. Evans does, but two things. The perimeter line closest to the residential, the multi-family back in the corner towards the estate home zoning, some additional landscaping is going to be added along that area I believe. If it's deciduous trees, I think deciduous, is that the one that loses their leaves?

COMMISSIONER GREEN: Yes.

CHAIRPERSON ENNES: Deciduous? Are the trees going to be deciduous or could they be like these bushes that stay green all year long which are going to help cut back any noise that might come out of the facility? Then the other question is in regard to will you be putting additional insulation into the roof area and any of the walls to prevent noise from coming out?

MR. FIRSEL: Initially, I'll give them both a shot.

CHAIRPERSON ENNES: Okay.

MR. FIRSEL: Number one, if you're talking about the estate homes to the northeast, first of all, the outdoor area is all the way around the other side of the building. It is nowhere near those homes. I believe the front door of the kennel is over 160 feet away or something like that. It's a long way away. Not only do we have existing trees, additional landscaping the Village has asked for which we have agreed to put in, but they have landscaping along their side. So, it's not even close proximity to those homes. I believe the three folks who did testify earlier were all on Clarence Avenue. I don't think any were from that area unless I got my geography wrong.

Let's talk about the building. This building is one hundred percent masonry all around. They are thick walls. If this was a different type of a structure, we would, it may be appropriate, but you've got masonry, you've got insulation, and then you've got drywall. This building is very, very well insulated already.

I can let Derek or Mike talk to any additional items that come out, but to my knowledge, and I did ask this question, correct me if I'm wrong again, Derek, we've never had a complaint about inside noise. The complaints, if any, the one complaint in five years was from outside noise. So, simply put, the noise doesn't emanate from the inside of this building, and with masonry walls, the chances of that happening are even less.

Derek, is that accurate?

MR. EVANS: Yes. I've never had a noise complaint at any of our 35 locations. To add to that, you know, I've done many visits, any time I pull up in the parking lot, I never hear anything else. You know, I can walk inside when I go on tour, dogs will start tripping at me because I'm the unexpected visitor. But as soon as I walk back outside, nothing.

CHAIRPERSON ENNES: Okay, thank you. Sam, I believe I got all the

Commissioners?

COMMISSIONER LORENZINI: No, Terry, you forgot me. This is Joe.

CHAIRPERSON ENNES: Oh, sorry, Joe.

COMMISSIONER LORENZINI: That's okay. I know it's a busy night.

So, I've got some questions, probably for Derek, it's more of an operational thing along the lines of sanitation. So, if I remember right, you can house up to 10 cats and 130 dogs, is that for daytime and nighttime also?

MR. EVANS: Correct.

COMMISSIONER LORENZINI: Okay, so when the dogs are in there at night for overnight, what are the hours in the building between?

MR. EVANS: Yes, so we close at 8:00 p.m. and come back at 6:30.

COMMISSIONER LORENZINI: Right, so they're in the kennel or in the building between those times. So, during the day, how often do dogs go outside?

MR. EVANS: So, at a minimum, they're going to go outside for three different opportunities to eliminate. Then if they have daycare opportunities, they could be outside in the play yards that we were talking about for outdoor activities.

COMMISSIONER LORENZINI: I've had dogs before but I just got a puppy. You're reminding me of a lot of issues.

MR. EVANS: Puppies go out a lot more.

COMMISSIONER LORENZINI: Yes, yes. So, are your dogs encouraged to go do their business inside or outside the building? Or is it kind of doesn't matter?

MR. EVANS: So, we encourage them to do it outside. We have a specific area that we dedicate for that. Then we'll clean the facility inside every morning, if anything were to happen overnight. Generally, we try to minimize that by doing that last round of potty walks in the evening right before everybody leaves for the night.

COMMISSIONER LORENZINI: Well, I imagine cleaning the inside is probably a little easier usually because you've probably got smoother floors. But the outside area, is that the fabric that you put down in the rest of the area or is it easy to clean the area?

MR. EVANS: Usually that area is concrete. We'll use some turf for a couple of spots and it's specifically canine turf, so it's specifically made to handle urine or feces from pups. That's easy to clean so it's got extra drainage in it. It makes it really easy to take care of.

COMMISSIONER LORENZINI: Okay, that's all I have. Thank you.

CHAIRPERSON ENNES: Joe, my apologies for missing you.

Do you have a motion? Any other questions?

COMMISSIONER LORENZINI: No, I'm good, Terry. Thank you.

CHAIRPERSON ENNES: Is there a motion from the Commissioners?

MR. FIRSEL: Don't be shy.

COMMISSIONER GREEN: I don't have the motion sheet with me, otherwise I'd go.

COMMISSIONER DAWSON: Yes, no, I've got it here. I'm just pulling it up if I can find it.

MR. HUBBARD: George has it, but he's on mute.

COMMISSIONER DAWSON: All right, I just got my motion sheet.

CHAIRPERSON ENNES: Okay, do you have a motion?

COMMISSIONER DAWSON: Yes.

CHAIRPERSON ENNES: Thank you, Commissioner Dawson.

COMMISSIONER DAWSON: I'm trying to get the screen up and my video at the same time. It's not the easiest thing. Okay, I would like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 20-010, a Rezoning from the B-3 General Service, Wholesale, and Motor Vehicles District to the B-2 General Business District; a Land Use Variation to allow a commercial kennel in the B-2 District; and the following variations:

1. **Variation to Chapter 28, Section 6.13-3(B), to allow a seven-foot tall solid fence in the side and rear yard where the maximum permitted fence height is six-foot tall.**
2. **Variation to Chapter 28, Section 6.5-2, to allow an accessory structure in a side yard where accessory structures are only allowed in a rear yard.**
3. **Variation to Chapter 28, Section 6.5-7(B), to allow an accessory structure that is 400 square feet where code limits maximum size to 300 square feet.**

This recommendation shall be subject to the following conditions:

1. **The Land Use Variation for the commercial kennel shall only apply to the Petitioner.**
2. **Outdoor usage/recreation for animals staying at the facility shall occur only within the fenced outdoor play area (i.e., walking of dogs around the property or surrounding neighborhood shall not be permitted).**
3. **Should excessive noise from the subject property become a problem, at the discretion of the Village, the Petitioner shall work with the Village to address said noise issue, which may include (but is not limited to) restrictions on usage times and/or number of dogs within the outdoor play area, the replacement of a portion of the vinyl fence with a solid masonry fence for enhanced sound attenuation, and/or sound attenuation improvements to the building.**
4. **The landscape plan shall be revised to include plantings around the entire perimeter of the outdoor play area.**
5. **Compliance with the June 23, 2020 Design Commission motion.**
6. **The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**

CHAIRPERSON ENNES: Is there a second?

COMMISSIONER GREEN: I'll second that.

CHAIRPERSON ENNES: Any questions? Can we have a voice vote? Not a voice vote, roll call vote.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRPERSON ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: And Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. FIRSEL: Thank you all very, very much.

CHAIRPERSON ENNES: So, that's a unanimous approval. We look forward to having you filling that empty space and bringing some tax revenue to town.

MR. FIRSEL: We look forwards to doing so and we look forward to meeting all the pet lovers in the area, thank you.

CHAIRPERSON ENNES: Okay, Mr. Firsell, thank you very much.

MR. FIRSEL: Thank you all. Have a very good evening.

CHAIRPERSON ENNES: Okay, that is the end of our petitions for this evening.

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Pet Suites
Project Address: 1050 E. Rand Road
Prepared By: Steve Hautzinger

Date Prepared: June 12, 2020

PETITIONER INFORMATION:

DC Number: 20-038
Petitioner Name: Jack Westfall
Petitioner Address: 127 W Berry
Ft Wayne, IN 46802

Meeting Date: June 23, 2020

Requested Action(s):

Approval of the proposed architectural design of a façade renovation for a new pet boarding facility.

Design Commission Responsibility for Projects Reviewed by the Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for a Land Use Variation to allow a commercial kennel in the B-2 Zoning District. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission for building and signage only."

Summary:

The petitioner is proposing to renovate and reuse an existing 16,435 square foot retail building, formerly Teddy's Liquors, to create a new pet boarding facility. Pet Suites is a national pet boarding business that provides day care and overnight services for dogs and cats. The scope of the project includes interior and exterior renovation of the building, new signage, and site improvements.

Architectural Design:

The primary design feature for the exterior renovation is removal of the existing mansard roof feature, and replacement with a new stucco wall with metal "V" groove grid pattern. A decorative green metal canopy will highlight the entrance at the corner of the building. The existing clear anodized aluminum storefront and red face brick will remain.

Overall, the proposed design has a fresh clean appearance, and it will be a welcome improvement and update to the property. The proposed materials and colors work well together, and the green canopy coordinates nicely with the wall signage.

Signage:

The petitioner is proposing two new wall signs, and one new ground sign. The primary wall sign is located on the new stucco wall above the main entrance facing Rand Road. A second wall sign will face Jane Avenue to the north. The wall signs are nicely designed, code-compliant, and they fit comfortably on the building walls.

The existing large "Teddy's Liquors" ground sign will be removed in its entirety and replaced with a new code-compliant ground sign to be installed in the same location facing Rand Road. The new sign is a simple design with a purple painted structure to coordinate with the business' branding. Staff encourages the petitioner to consider a more decorative support structure for the ground sign with a brick masonry base to match the building. However, the mature landscaping across the front property line will conceal the base of the sign, so Staff does not object to the proposed post-mounted sign in this location.

Rooftop Mechanical Screening:

The existing rooftop mechanical equipment is located towards the back of the building, so it is not visible from the road. The petitioner has agreed to provide screening, if any visible new mechanical units are installed,

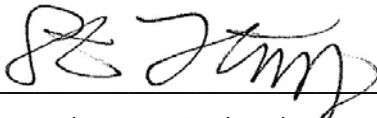
Trash Screening:

There is an existing trash dumpster enclosure at the east corner of the building constructed of slatted chain link fencing. The petitioner is proposing to replace the enclosure in the same location with a new split-face CMU enclosure, which will be a nice improvement. The color of the split-face CMU is not indicated, but it should be required to match or complement the building design.

RECOMMENDATION:

It is recommended that the Design Commission approve the architectural design for Pet Suites located at 1050 E. Rand Road. This recommendation is subject to compliance with the architectural plans received 5/27/20, and trash enclosure and signage plans received 6/12/20, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. A more decorative support structure for the ground sign with a masonry base to match the building is encouraged.
2. The color of the split-face CMU trash enclosure match or complement the building design.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. All signage must meet code, Chapter 30, or approved variations.



June 12, 2020

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 20-038

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING
JUNE 23, 2020

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

Members Present: John Fitzgerald, Chair
Jonathan Kubow
Ted Eckhardt
Kirsten Kingsley
Scott Seyer

Members Absent: None

Also Present: Mike Firsel, Attorney for *Pet Suites*
Jack Westfall, representing *Pet Suites*
Kyle Wigg, GPD Group for *Pet Suites*
Brad Dethloff & Brendan Durkin, Manhard Consulting for *Pet Suites*
Tim Kratz, Sevan Solutions for *Mariano's Retail Fuel Center*
Steve Hautzinger, Staff Liaison

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

REVIEW OF MEETING MINUTES FOR JUNE 9, 2020

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF JUNE 9, 2020.

ECKHARDT, AYE; KUBOW, AYE; SEYER, AYE; FITZGERALD, AYE; KINGSLEY, ABSTAINED.
MOTION CARRIED.

ITEM 1. COMMERCIAL REVIEW

DC#20-038 – Pet Suites – 1050 E. Rand Rd.

Mike Firsell, attorney representing the contract purchaser of the property, Jack Westfall, representing the owner, Kyle Wigg, representing *GPD Group*, and Brad Dethloff and Brendan Durkin, representing *Manhard Consulting*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the proposed architectural design of a facade renovation for a new pet boarding facility. This project requires Plan Commission review and Village Board approval for a Land Use Variation to allow a commercial kennel in the B-2 Zoning District. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

The petitioner is proposing to renovate and reuse an existing 16,435 square foot retail building, formerly Teddy's Liquors, to create a new pet boarding facility. Pet Suites is a national pet boarding business that provides day care and overnight services for dogs and cats. The scope of the project includes interior and exterior renovation of the building, new signage, and site improvements. The primary design feature for the exterior renovation is removal of the existing mansard roof feature, and replacement with a new stucco wall with metal "V" groove grid pattern. A decorative green metal canopy will highlight the entrance at the corner of the building. The existing clear anodized aluminum storefront and red face brick will remain. Overall, the proposed design has a fresh clean appearance, and it will be a welcome improvement and update to the property. The proposed materials and colors work well together, and the green canopy coordinates nicely with the wall signage.

The petitioner is proposing two new wall signs, and one new ground sign. The primary wall sign is located on the new stucco wall above the main entrance facing Rand Road. A second wall sign will face Jane Avenue to the north. The wall signs are nicely designed, code-compliant, and they fit comfortably on the building walls. The existing large "Teddy's Liquors" ground sign will be removed in its entirety and replaced with a new code-compliant ground sign to be installed in the same location facing Rand Road. The new sign is a simple design with a purple painted structure to coordinate with the business' branding. Staff encourages the petitioner to consider a more decorative support structure for the ground sign with a brick masonry base to match the building. However, the mature landscaping across the front property line will conceal the base of the sign, so Staff does not object to the proposed post-mounted sign in this location.

The existing rooftop mechanical equipment is located towards the back of the building, so it is not visible from the road. The petitioner has agreed to provide screening, if any visible new mechanical units are installed. There is an existing trash dumpster enclosure at the east corner of the building constructed of slatted chain link fencing. The petitioner is proposing to replace the enclosure in the same location with a new split-face CMU enclosure, which will be a nice improvement. The color of the split-face CMU is not indicated, but it should be required to match or complement the building design.

Staff recommends approval of the proposed architectural design, with a recommendation to provide a more decorative support structure for the ground sign with a masonry base to match the building is encouraged, and that the color of the split-face CMU trash enclosure match or complement the building design.

Mr. Firsell said that he is the attorney for the contract purchaser of the property. Pet Suites will be a tenant at this location; however, the contract purchaser of the property is under the obligation to obtain the entitlements in coordination and cooperation with Pet Suites. He introduced the team working on the project that are participating in tonight's virtual meeting.

Mr. Firsell responded to the comments in the staff report. He said that the existing Teddy's Liquor sign that stands 22-feet tall will be removed; it certainly is not in keeping with the character of the Village, much less the surrounding area. The color of the CMU trash enclosure will match as close as possible to the brick of the building. As it relates to the new ground sign, they considered the option of a 6-foot tall base with a 6-foot tall sign; however, his client felt strongly that due to the 100' plus right of way on this street, a taller ground sign was much more preferable because the sign needs to stand out and lit to help customers when visiting the facility during early morning and evening hours in the winter. They are more than happy to work with Staff if there are other suggestions as to how to treat the pole base of the sign being proposed.

Mr. Firsel concluded his comments and welcomed any questions from the commissioners.

Chair Fitzgerald asked if there was anyone from the public that wanted to comment on the project, and Mr. Hautzinger replied that there were virtual public attendees, but none were indicating that they wanted to speak at this time.

The commissioners gave their comments. Commissioner Eckhardt said he was very pleased to see a developer and tenant interested in reviving this building on Rand Road, which is an important street in the Village. He was very pleased with the modern aesthetic of the design being proposed, and felt that the partial extension of the new fascia going down the building was a very nice detail. He had no real concerns about the design; it is simple and understated to an extent, and he liked it. He was interested and curious to know if the name of the business will be painted on the roof of the building, which is shown on one of the exhibits, and Mr. Wigg said that was not their intent. Commissioner Eckhardt concluded his comments at this time.

Commissioner Kingsley said it was a really nice design and she was glad to see the building being updated. The proposed design is simple and straightforward, and she liked the color scheme. She asked if the building material would be stucco or EIFS, and Mr. Wigg replied that stucco is being proposed, but they are open to options if necessary. Commissioner Kingsley preferred stucco as proposed. She also liked the metal canopies in lime green and how the metal canopy locates the front door; however, she was concerned about heat gain in the three bays of windows not covered by the canopy. She recommended the canopy over the front door could be slightly thicker to signify the front entry, and the canopy be continued so the rest of the windows get some sun protection. Commissioner Kingsley further stated that she preferred brick to the split face block being proposed on the trash enclosure, acknowledging that this would be an upgrade. She had no further comments and added that the sign being proposed looks good and does not need to have a brick base.

Commissioner Kubow did not have much more to add and felt this was a vast improvement on a pretty blighted building. He liked the colors and the pop of color being proposed for the building, and said that it sounds as though the petitioner is willing to take on both of the comments that Staff had. He felt the design looked great.

Commissioner Seyer agreed with the comments made by Commissioner Kubow, and he completely agreed that the proposed design looks good. He had no further comments.

Chair Fitzgerald liked the project as well and said it looks really great as proposed. He was okay with the sign as proposed, with a recommendation that the existing hedge along Rand Road be mulched so that it looks cleaner, which will be easier to maintain than trying to mow in between each shrub. He had no further comments.

Mr. Hautzinger clarified that the large wall mounted dog silhouette sign shown in the rendering is not in the scope of the project. Mr. Firsel confirmed that they do not plan to include the dog logo.

Chair Fitzgerald asked again if there was anyone from the public that wanted to comment on the project, and Mr. Hautzinger replied there was none.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE ARCHITECTURAL DESIGN FOR *PET SUITES* TO BE LOCATED AT 1050 E. RAND ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED ON 5/27/20, AND TRASH ENCLOSURE AND SIGNAGE PLANS RECEIVED 6/12/20, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT TO PROVIDE A MORE DECORATIVE SUPPORT STRUCTURE FOR THE GROUND SIGN WITH A MASONRY BASE TO MATCH THE BUILDING, TO BE REVIEWED BY STAFF.
2. A REQUIREMENT THAT THE COLOR OF THE SPLIT-FACE CMU TRASH ENCLOSURE MATCH OR COMPLEMENT THE BUILDING DESIGN, TO BE REVIEWED BY STAFF.

3. A RECOMMENDATION TO CONSIDER EXTENDING THE CANOPY AT THE FRONT ENTRANCE TO PROVIDE SUN PROTECTION OF THE WINDOWS ALONG THE STOREFRONT.
4. A RECOMMENDATION TO PROVIDE MULCH IN LIEU OF GRASS ALONG THE HEDGE OF SHRUBS LOCATED AT THE FRONT OF THE PROPERTY.
5. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
6. ALL SIGNAGE MUST MEET CODE, CHAPTER 30, OR APPROVED VARIATIONS.

Mr. Hautzinger asked for clarification on the first two items in the motion; is the intent that it be a requirement for a more decorative ground sign base? Commissioner Kubow said that he remembered the petitioner previously stating that they were in agreement with this; he intended it to be a requirement to be approved by Staff. Mr. Firsel clarified that he previously said that rather than have the straight, purple pole being proposed for the ground sign, they might be able to do something else with that support and can work with Staff on this; however, it is not their intention, nor are they able to do a full blown ground structure with 6-foot masonry base and a 6-foot sign on top of it, as suggested by Staff.

Commissioner Kubow asked the petitioner what their intentions are right now with the ground sign. Mr. Firsel replied that the ground sign they are proposing will have plantings at the base that will take up 3 to 4-feet of height, and the hedge along the street is already 3 to 4-feet tall, so in order to maximize the exposure of the ground sign to go to the code allowed 16'-6" with a 6' x 9' sign. They are open to some sort of a different color or design or material for the pole, and to work with Staff to determine what type of decorative support structure the commissioners are looking for.

Commissioner Kubow asked the commissioners if they were comfortable with Staff working with the petitioner on this matter. Chair Fitzgerald said he was completely comfortable with that, mainly because the hedge is going to hide whatever the petitioner does. Commissioner Eckhardt was also comfortable with Staff working with the petitioner on this. He said that he likes the purple pole to match the sign, and he was okay with some detail at the ground level, assuming the existing hedge is a year-round green hedge. He felt it was unnecessary to build a brick base behind where it cannot be seen by the public; if the petitioner wants to make a few changes to the ground sign, then Staff can review and approve it, or bring it back to this commission if they are unsure.

Chair Fitzgerald clarified that the existing hedge is deciduous; the leaves will fall off in the winter; however, it is still a pretty dense branch structure and the sign post would still be hidden pretty well during the winter. Mr. Hautzinger added that code requires additional landscaping around the base of any ground sign, so more landscaping will be added on the backside of the existing hedge around the base of the sign. Mr. Firsel confirmed this.

A MOTION WAS MADE BY COMMISSIONER KUBOW TO AMEND THE MOTION AS FOLLOWS:

1. A RECOMMENDATION TO PROVIDE A MORE DECORATIVE SUPPORT STRUCTURE FOR THE GROUND SIGN WITH A MASONRY BASE TO MATCH THE BUILDING, TO BE REVIEWED BY STAFF.

COMMISSIONER SEYER SECONDED THE AMENDED MOTION.

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



0.03 mile
1 inch equals 167 feet

Map created on January 2, 2020.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Address and Parcel for Photo View

Parcel Lines for Photo View





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JUL - 2 2020

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

June 30, 2020

Mr. Terrence Ennes and
Members of the Plan Commission of the
Village of Arlington Heights
33. S. Arlington Heights Road
Arlington Heights, IL 60005-1403

**Re: Request of Novogroder Properties, LLC, an Indiana limited liability company ("Petitioner"),
for a Plan Commission Hearing and Recommendation – PetSuites at 1050 East Rand Road
(the "Property")**

Dear Mr. Ennes and Members of the Plan Commission,

Please consider this the formal request of Novogroder Properties, LLC, in conjunction with Charles Karavidas, the current owner of the Property, to present Petitioner's proposed project to develop a PetSuites dog and cat "Resort" at the Property (the "**Project**"), before the Plan Commission of the Village of Arlington Heights (the "**Village**"), for review and recommendation to the Arlington Heights Village Board.

Petitioner is proposing a new Resort for the short-term and long-term boarding of dogs and cats on the 72,412 square foot (1.66-acre) parcel of land formerly occupied by "Teddy's Liquors". The improvements primarily consist of a single-story building with a basement measuring approximately 16,406 square feet, located between Jane Avenue on the northeast, Midas Auto Shop on the southeast, and Dunkin' Donuts on the northwest. The building has been vacant for over two years. The undersigned has been authorized to submit this letter to the Village for and on behalf of the Petitioner of the Project.

The Project will involve exterior changes mostly to the façade of the existing building on the Property including, but not limited to: (i) enhancements to the building such as new doors and awnings, and (ii) updates to the architecture, including replacement of the existing outdated mansard roof with a stucco parapet wall. Additionally, the Project will include an outdoor activity area, with the ground surface of the activity area to be made of a synthetic, washable turf with floor drains. A seven (7) foot tall solid white vinyl fence will be constructed around the outdoor activity area with tasteful perimeter landscaping to be installed around the fenced-in area. The existing dumpster enclosure will be replaced with a complementary brick enclosure attached to the building. The landscaping shows updated and additional landscaping. All large trees will be preserved and only one will be relocated on site as reflected on the landscape plan.

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Members of the Plan Commission of the
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Page 2

Inside, the first floor will be completely renovated as shown on the floor plan simultaneously submitted with this Application. The fire sprinkler system will be updated and tested. All renovation work inside will be completed in full compliance with Village Code as well as fully ADA compliant.

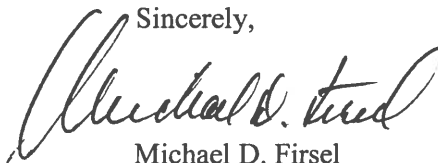
PetSuites, as a national chain, is able to provide patterns and information as to how the Project will operate based on their experience from operating over 40 locations nationwide. Please see the enclosed PetSuites Information Summary for information regarding the operation of the Resort.

It is currently contemplated that construction on the Project will commence in the fall of 2020 and is expected to last for approximately six months.

Petitioner is seeking three land use variations to the Village's Zoning Code, each of which Petitioner has vetted with the Village staff. The requested land use variances are essential, justified, and necessary. The Property is currently zoned B-2 and as such, Petitioner will be seeking a land use variation to allow a commercial kennel within the existing B-2 zoning district. Petitioner will also be seeking a land use variation to allow the installation of a seven-foot fence surrounding the outdoor activity area rather than the Code required six-foot fence. This will provide greater assurance that animals on either side of the fence are unable to jump over it. Petitioner is also requesting that it be allowed to forego installation of a Code mandated bicycle rack at the Project. Please see Petitioner's "**Written Justification for Land Use Variations**" simultaneously submitted herewith for a more in-depth explanation of the necessity of these variances.

Petitioner looks forward to presenting this Project before the Village Plan Commission and, ultimately, the Village Board for review and approval.

Sincerely,



Michael D. Firsel

MDF/djm
Enclosure

PETSUITES® INFORMATION SUMMARY

- 1. General.** PetSuites is a division of NVA (National Veterinary Associates), a pet care company that includes 748 animal hospitals, specialty clinics and emergency rooms, plus another 89 “pet resorts”, all spread across 5 countries and 44 states in the US. The PetSuites brand has been in the boarding and daycare pet business since 2000. Many other NVA brands of resorts have been in the business for much longer than that. PetSuites’ promise is to provide a personalized, playful, safe and loving environment for pets, and a memorable service for those who love them.
- 2. Project.** The Project will be an adaptive reuse of the existing former “Teddy’s Liquors” building located on the Property as a luxury pet “resort” solely for dogs and cats. The resort will accommodate both daily care and longer-term boarding. Significant improvements to both the exterior and interior are planned.
- 3. Inside.** The building consists of a single level with a basement. The basement will not be used in the operation of the business other than for storage. The interior first floor of the building will be completely renovated. The front-of-house will include a reception area and a small retail shopping space for boarding and pet related items, employee and management offices and the various pet suites. The resort suites will be separated based on size of dog and short term or longer-term care. Cat suites will be separate from the larger dog areas.
- 4. Outdoor Area.** Petitioner is proposing a fenced and screened outdoor activity area for pets to exercise, walk and play. This area will be under full-time employee supervision and will be cleaned by employed personnel 3-4 times per day as needed. The outdoor activity area will also be divided into separate areas based on the size of the pets. Most of the time dogs do not bark in familiar environments. Based on the vast experience of PetSuites, noise from barking animals either inside or outside is not an issue. If a dog continues to bark outside it will be separated from the others, or brought back inside.

Aside from the separation of the outdoor activity area by fencing, there will also be a solid vinyl clad white solid fence around the entire outdoor activity area. Based on the experience of PetSuites, a 7’ high fence is recommended. Even though Village Code allows a 6’, Petitioner wants to make certain that access by animals jumping fences (from either side) remains highly unlikely. The one-foot height difference will prove to be significant.

There will be no walking, playing or exercising of pets outside of the fenced outdoor activity area.
- 5. Hours.** The resort operating hours will be from 6:30 a.m. to 8:00 p.m., seven days a week.
- 6. Services.** PetSuites services are limited to boarding and grooming. No formal medical care (other than in the event of an emergency) will be administered. There is no veterinarian on staff. In the event of a medical emergency, the manager will evaluate the situation. If there is time, the manager will attempt to call the customer. If not, the manager will gather all information regarding the stay and, if close by, PetSuites will take the pet to the veterinarian that the customer has designated to treat their pet in emergency situations. While at the veterinarian,

the manager will attempt to call the owner again. If the owner is reached, all information will be relayed to the owner, and the veterinarian information will be provided. If the owner is not reached, PetSuites will take the pet to a veterinarian nearby to treat the pet until owners are reached.

- 7. Staffing.** Full time: 1 General Manager and 1 Resort Manager. 2 Pet Pro leads and 1 Pet Host Lead. Up to 10 part-time employees. Could grow to 20-25 employees over 3 years.
- 8. Circulation.** PetSuites observes staffing ratios of no more than 25 dogs: 1 staff member. This low ratio allows the dogs ample room to run and play while enabling the staff member to keep a close eye on all the dogs. The dogs are rotated inside and outside on any given day. Dogs typically start going outside around 6:30 a.m. and are all inside by 8:00 p.m. On an average day there may be up to 40 dogs outside, with higher numbers during the 2-3 peak holiday periods per year (spring break weeks, Thanksgiving, winter holiday weeks).
- 9. Noise.** PetSuites has commissioned noise studies at several of their sites in the past. The results are typically consistent – the ambient noise from the car traffic and general community activities is louder than the dogs outside. Dogs tend to bark or make noise when they encounter unfamiliar people or other dogs. PetSuites tends to build a consistent staff and regular customer base which means that most of the dogs are usually quietly enjoying the fresh air.
- 10. Smell.** A large part of the PetSuites brand image is that their resorts do not smell. The staff will quickly pick up, wash down, and dispose of all dog waste. All solid waste is scooped immediately and placed into a 1.1 mm black trash bag inside of a trash can with lid. Every evening, each of the approximately 10 trash bags are retrieved from their cans and thrown into a 10 yard outdoor dumpster that is emptied weekly. The elimination is quickly cleaned from the room with the cleaning agent Envirocide.
- 11. Traffic.** PetSuites resorts have consistent traffic patterns and do not drive a significant spike in overall traffic counts. On an average weekday PetSuites expects to have 50-70 cars drop off and pick up their dogs. Drop-offs and pick-ups rarely exceed 5 minutes

Most resorts that have a decent daycare business will be busy from 6:30 a.m.-9:00 a.m. and 4:00 p.m.-7:00 p.m. For boarding customers, Fridays and Saturdays before noon are always busy at every resort for drop-offs.
- 12. Bicycles.** Resort customers do not drop-off or pick-up their pets by use of a bicycle. A bicycle rack at the Property is totally unnecessary.
- 13. Community Involvement.** Each resort joins the local Chamber of Commerce when entering a new market. The resort will host a ribbon cutting and give a private tour to all the Chamber Ambassadors in attendance. While the building renovations are being completed, the General Manager and Resort Managers work to build excitement and engagement within the community. PetSuites sponsors community events and partners with local business to host events. The management team will work throughout the year to build relationships and partners with local businesses, including non-profits. Those businesses are not just limited to the animal field. They also include other businesses in the community that could benefit from a partnership with PetSuites as well. A press release will be released regarding jobs in the community.



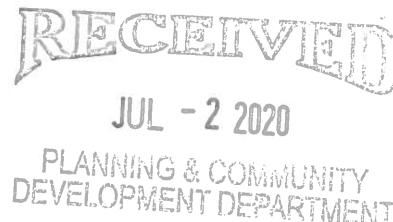
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June 30, 2020



Mr. Terrence Ennes and
Members of the Plan Commission of the
Village of Arlington Heights
33. S. Arlington Heights Road
Arlington Heights, IL 60005-1403

**Re: PetSuites at 1050 East Rand Road (the "Property"); Novogroder Properties, LLC
("Petitioner") for Plan Commission Hearing and Recommendations**

WRITTEN JUSTIFICATION FOR LAND USE VARIATIONS

A. Variation to Chapter 28, Section 5.1-1, Permitted Use Table, to operate a Commercial Kennel in a B-2 District.

- 1. The proposed use will not alter the essential character of the locality and will be compatible with existing uses of zoning of nearby property.*

Correct. Petitioner seeks to operate a commercial kennel in a B-2 district, noting that pursuant to the current zoning ordinance for the Village, the operation of a commercial kennel is a special use that is permitted only in a B-3 district. However, the request for a special use in a B-3 District would require both a zoning change from the currently zoned B-2 zoning district. as well as a special use approval. Due to the fact that there are permitted uses in a B-3 zoning district that would be inconsistent and incompatible with the current uses in the area, Petitioner is requesting a variation within the existing B-2 district. Neighboring properties, include commercial businesses such as the Midas Auto Shop to the southwest of the Property and the Dunkin' Donuts to the northwest of the Property, in addition to numerous other commercial businesses located just beyond the Property. The essential character of this locality will not be altered and will be compatible with other existing uses of zoning of nearby properties.

- 2. 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.*

Correct. The Property has been vacant for over two (2) years. As such, it is beneficial for the Village to allow this special use for a commercial kennel, rather than allowing the Property to

Mr. Terrence Ennes and
Members of the Plan Commission of the
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remain vacant. As a result of the vacancy at the Property, homeless individuals have been observed sleeping in the existing Teddy's Liquors entryway, the Property has become overgrown with weeds, including in the parking lot, and unauthorized vehicles, including large trucks and campers, have been parking in the parking lot. Petitioner's operation of the Property as a commercial kennel would include exterior enhancements to the Property, providing a more aesthetically pleasing appearance than that of the existing vacant Teddy's Liquors.

3. *The proposed variation is in harmony with the spirit and intent of this Chapter.*

Correct. It is the intention of the Village Municipal Code "[t]o protect the character and stability of the residential, business and manufacturing areas within the Village and to promote the orderly and beneficial development of such areas." Petitioner seeks to develop the Property into a commercial kennel in order to provide revenue to the Village, employment opportunities, more customers for associated uses in the area, and essential pet-boarding services for Village residents.

4. *The variance requested is the minimum variance necessary to allow reasonable use of the property.*

Correct. This variance is the minimum variance necessary to allow a commercial kennel in a B-2 district. Alternatively, rezoning the Property to B-3, and obtaining a special use would entail a much broader scope and would not be the minimum variance necessary to allow this use. A commercial kennel is a reasonable use of the Property given the nature of the neighboring properties.

B. Variation to Chapter 28, Section 6.13-3b., to allow a seven (7) foot tall solid fence in an exterior yard parallel to a major road.

1. *The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.*

Correct. The essential character of the locality will not be altered as this variance is only one (1) foot above that which is allowed by the current zoning ordinance, which provides that a six (6) foot tall fence is allowed by right in a B-2 district. The outdoor activity area at the kennel would be enclosed by a seven (7) foot fence. A small portion of the fence surrounding the outdoor activity area would run parallel to Rand Road, and the one (1) foot difference in height of the fence will hardly be noticeable to car passengers driving past the Property. Additionally, the seven (7) foot fence will provide better security to keep all animals staying at the commercial kennel on the Property. Petitioner operates many similar facilities all over the United States and this additional one foot is significant in keeping any dogs from leaping over the fence.



Mr. Terrence Ennes and
Members of the Plan Commission of the
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2. *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.*

Correct. The Property is unique in that the Property is bordered by both residential and commercial properties. The extra one (1) foot of fencing will serve to keep all animals staying at the commercial kennel on the Property, preventing any animals from entering onto the neighboring properties and busy streets.

3. *The proposed variation is in harmony with the spirit and intent of this Chapter.*

Correct. It is the intention of the Village Municipal Code “[t]o protect the character and stability of the residential, business and manufacturing areas within the Village and to promote the orderly and beneficial development of such areas.” The purpose of increasing the height of the fence surrounding the outdoor play area is to maintain and promote order as related to the development of the Property into a commercial kennel by keeping all animals safely on the Property.

4. *The variance requested is the minimum variance necessary to allow reasonable use of the property.*

Correct. As Petitioner is only seeking to increase the fence height by one (1) foot, Petitioner is taking extra care to ensure that all animals are kept safely on the Property, and so as not to disturb any of the neighboring properties.

C. Variation to Chapter 28, Section 10.8, Schedule of Bicycle Parking Requirements, to omit requirement for Bicycle Parking at the Property.

1. *The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.*

Correct. Since there is no currently existing Bicycle Parking at the Property, there will not be any incompatibility with the proposed development of the Property without Bicycle Parking. Furthermore, as the proposed development of the Property is for a commercial kennel, customers of the commercial kennel will not require the use of Bicycle Parking to drop off or pick up their pets for daycare and boarding services.



Firsell Ross
ATTORNEYS AT LAW

Mr. Terrence Ennes and
Members of the Plan Commission of the
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2. *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.*

Correct. The unique circumstances include that as the Property is located on Rand Road, there are not many bicyclists in the area and most, if not all, customers will access the Property by motor vehicle.

3. *The proposed variation is in harmony with the spirit and intent of this Chapter.*

Correct. It is the intention of the Village Municipal Code “[t]o protect the character and stability of the residential, business and manufacturing areas within the Village and to promote the orderly and beneficial development of such areas.” Nothing about the omission of Bicycle Parking at the Property will, in any way, disrupt the spirit and intent of this Chapter.

4. *The variance requested is the minimum variance necessary to allow reasonable use of the property.*

Correct. As customers of the commercial kennel will not require the use of Bicycle Parking to drop off or pick up their pets, this variance will save Petitioner from spending unnecessary funds to have a bicycle rack that would never be used is totally unnecessary.

Should you require any further information or clarification, please do not hesitate to contact the undersigned.

Sincerely,

Michael D. Firsell

MDF/djm



MICHAEL D. FIRSEL
MICHAEL E. ROSS
CHRISTINE S. BOLGER
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JESSICA T. COOPER

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BANNOCKBURN, IL 60015

O 847-582-9900
F 847-582-9933

www.firsellross.com

August 6, 2020

Mr. Terrence Ennes and
Members of the Plan Commission of the
Village of Arlington Heights
33. S. Arlington Heights Road
Arlington Heights, IL 60005-1403

**Re: PetSuites at 1050 East Rand Road (the "Property"); Novogroder Properties, LLC
("Petitioner") for Plan Commission Hearing and Recommendations**

SUPPLEMENTAL WRITTEN JUSTIFICATION FOR ADDITIONAL LAND USE VARIATION

A. Variation to Chapter 28, Section 5.2., to allow an accessory structure in a side yard (shade canopy).

1. *The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.*

Correct. The essential character of the locality will not be altered as this variance is to place a 4-post covered shade structure in the side yard rather than the rear yard of the subject property. There is more distance to the property borders by placing this structure in the side yard rather than the rear yard.

2. *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.*

Correct. The Property is unique in that it is somewhat of an odd shape, and the adjacent streets cause the property front and rear yards to be narrower than the side yards, where there is more room for this accessory structure

3. *The proposed variation is in harmony with the spirit and intent of this Chapter.*

Correct. It is the intention of the Village Municipal Code "[t]o protect the character and stability of the residential, business and manufacturing areas within the Village and to promote the orderly and



Mr. Terrence Ennes and
Members of the Plan Commission of the
Village of Arlington Heights
August 6, 2020
Page 2

beneficial development of such areas.” The purpose locating this accessory structure in the side yard is to promote order as related to the development of the Property into a commercial kennel by keeping this accessory structure as far away from neighboring properties as possible, and keeping all employees and animals in a safe shaded area when the weather is too hot or otherwise inclement.

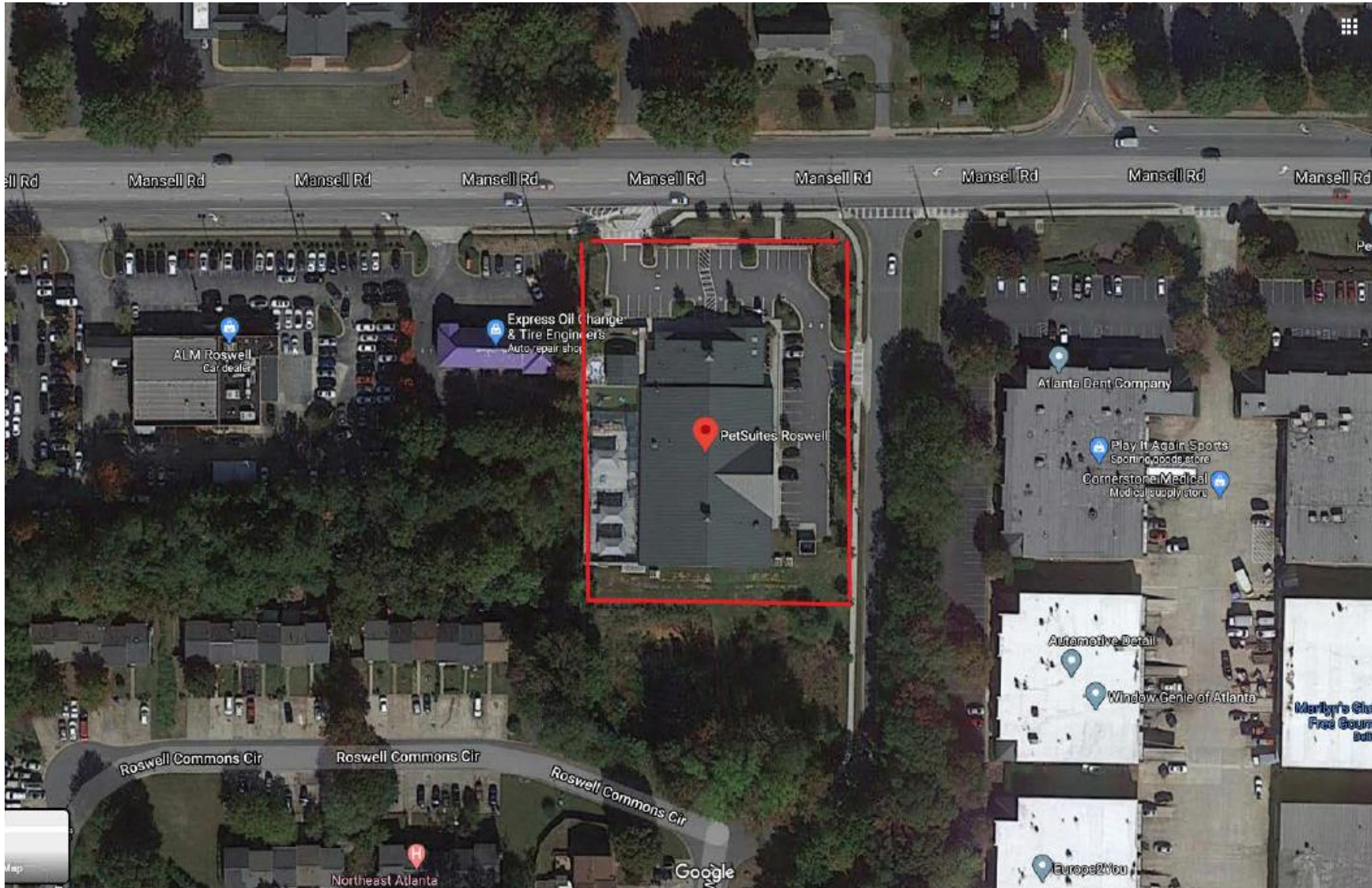
4. *The variance requested is the minimum variance necessary to allow reasonable use of the property.*

Correct. As Petitioner is only seeking to relocate this accessory structure from a smaller rear yard to a more expansive side yard, Petitioner is taking extra care to ensure that all animals are kept as far away as possible from the neighboring properties.

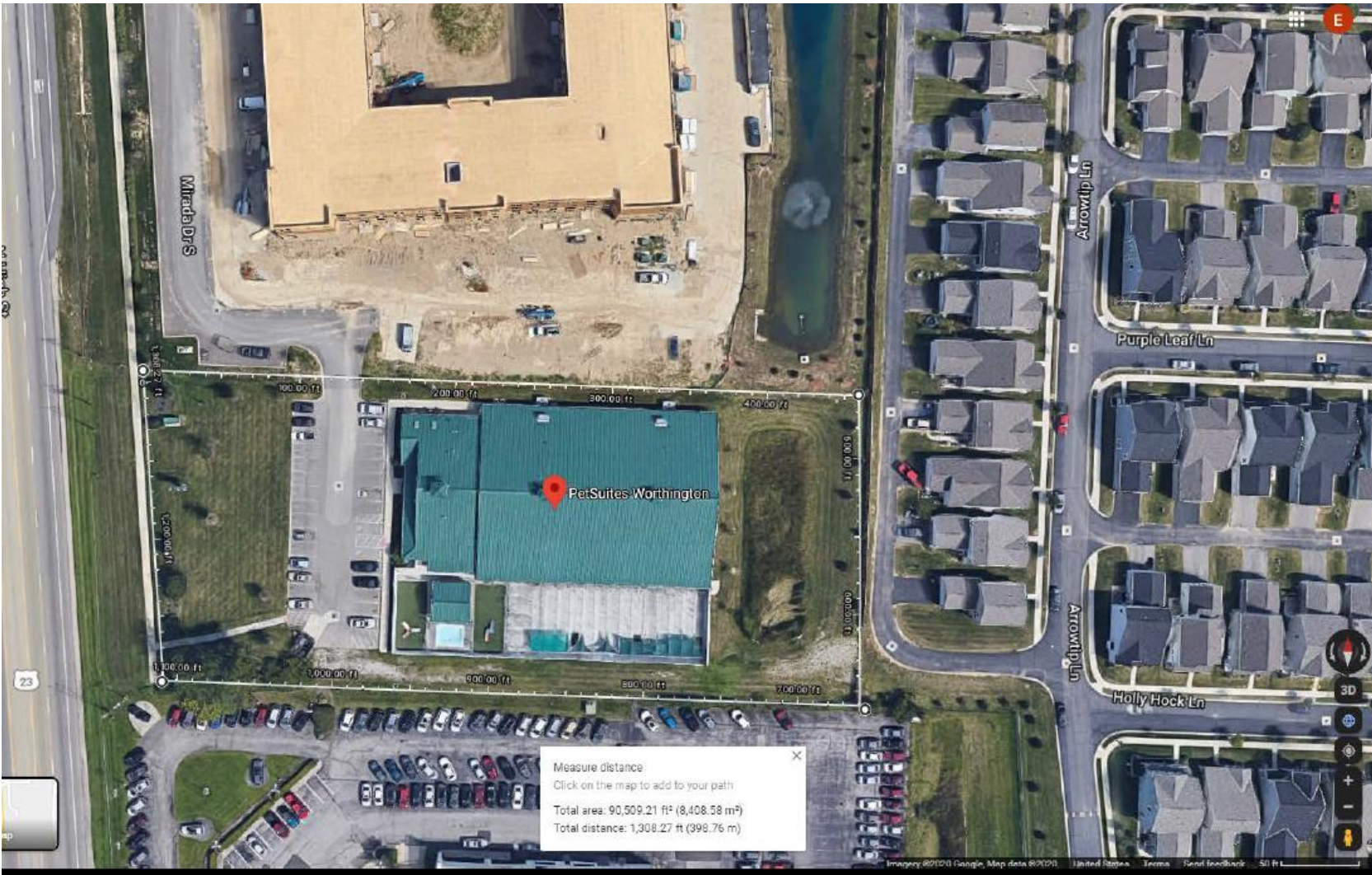
Sincerely,

A handwritten signature in blue ink that reads 'Michael D. Firsell'. The signature is fluid and cursive, with the first name 'Michael' being the most prominent part.

Michael D. Firsell



- Site Name: PetSuites Roswell
- Address: 951 Mansell Rd, Roswell, GA
- Year Opened: 2016
- Neighbors: Large residential community behind the resort.
- Complaints: None



- Site Name: PetSuites Worthington
- Address: 8678 N High St, Columbus, OH
- Year Opened: 2015
- Neighbors: Large residential community next to and behind the resort.
- Complaints: One 5 yrs ago after opening, altered outside hours. No complaints since.



- Site Name: PetSuites Fern Creek
- Address: 9420 Seatonville Rd, Louisville, KY
- Year Opened: 2019
- Neighbors: Large residential community next to the resort; large church across the street.
- Complaints: None.

6415 N. Caldwell Ave.
Chicago, Il. 60646

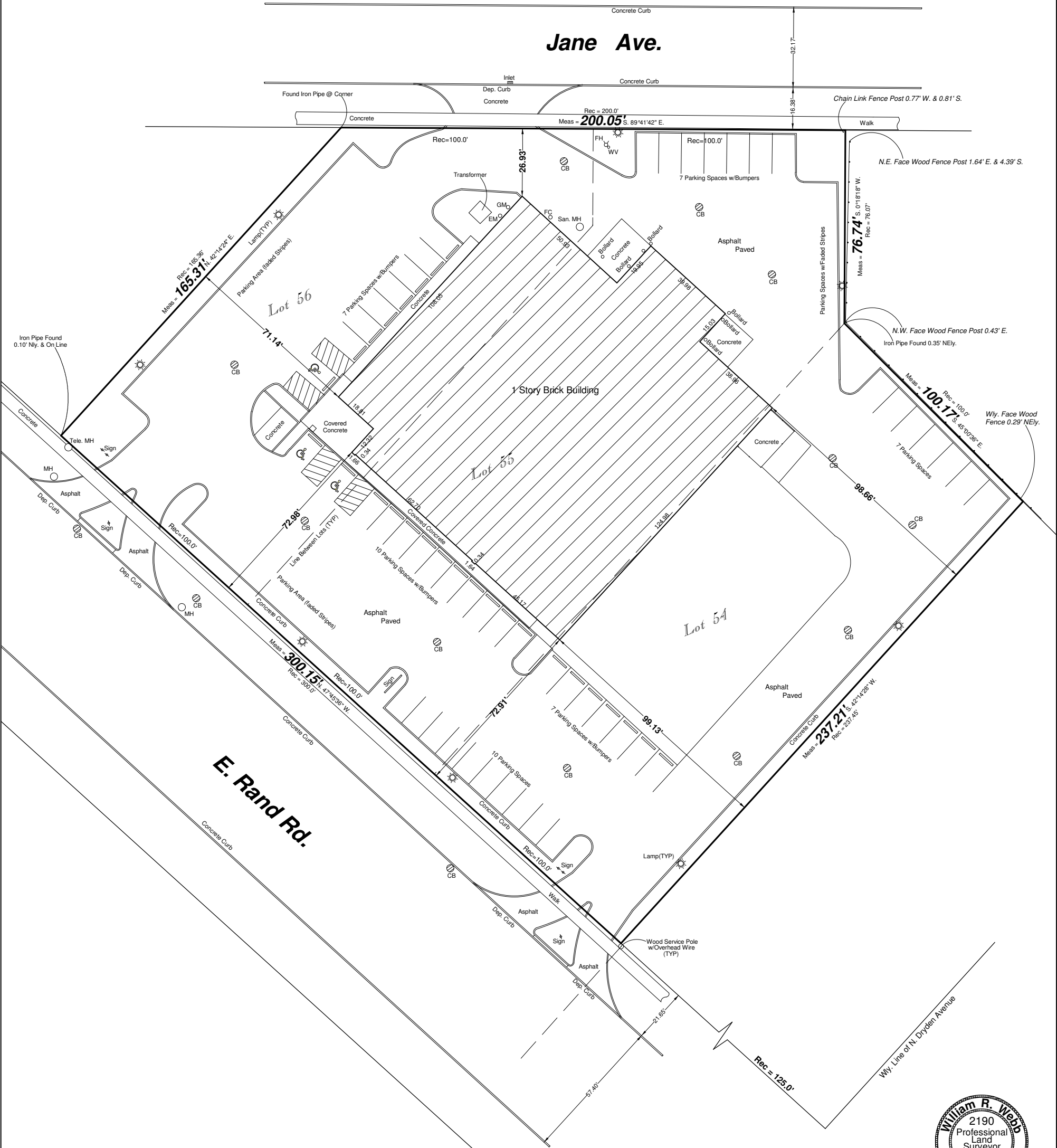
ALTA/NSPS Land Title Survey

by Central Survey LLC

Phone (773) 631-5285
Fax (773) 775-2071
www.Centralsurvey.com

Legal Description

Lots 54, 55 and 56 in C.A. Goelz's Arlington Heights Gardens, a Subdivision in the Northeast 1/4 of Section 20, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois
Commonly Known as: 1050 E. Rand Road, Mount Prospect, Illinois
Area of Land Described: 72,412 Sq. Ft.



Legend

N. = North
S. = South
E. = East
W. = West
(TYP) = Typical
Rec = Record
Meas = Measure
St. = Street
Ave. = Avenue

Decimal/Inch Conversions		
0.01' = 1/8"	0.05' = 1"	0.58' = 7"
0.02' = 1/4"	0.17' = 2"	0.67' = 8"
0.03' = 3/8"	0.25' = 3"	0.75' = 9"
0.04' = 1/2"	0.33' = 4"	0.83' = 10"
0.05' = 5/8"	0.42' = 5"	0.92' = 11"
0.06' = 3/4"	0.50' = 6"	1.00' = 12"
0.07' = 7/8"		

Scale: 1 Inch equals 25 Feet.
Ordered By: Novogroder Companies
Order Number: 1050B
Assume no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building restrictions refer to your abstract, deed, contract and local ordinances.

State of Illinois)
County of Cook) S.S.

This is to certify to NCI Mount Prospect LLC, NCI Holdings LLC and Chicago Title Insurance Company that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS and includes items 2, 4, 7(a), 8, 9, 14, 16 and 20 of Table "A" thereof. The field work was completed on February 12, 2020.

Dated this 12th day of February 2020
William R. Webb P.L.S. #2190 (expires November 30, 2020)

Professional Design Firm Land Surveying Corporation (#184-005417)



This professional service conforms to current Illinois minimum standards for a boundary survey.



SITE DATA	
SITE AREA	72,412 SF (1.66 ACRES)
PARKING PROVIDED	81 SPACES
HANDICAP PARKING PROVIDED	3 SPACES
BUILDING AREA	16,385 SF
TOTAL PERVIOUS AREA	12,374 SF
TOTAL IMPERVIOUS AREA	60,038 SF

PETSUITES

Arlington Heights, IL



THE COLORS AND MATERIALS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS AND NOT AN EXACT MATCH. RENDERING IS TO BE CONSIDERED FOR VISUAL DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.



PETSUITES

Arlington Heights, IL



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NOT FOR
CONSTRUCTION

PETSUITES CONVERSION
1050 RAND ROAD
ARLINGTON HEIGHTS, IL

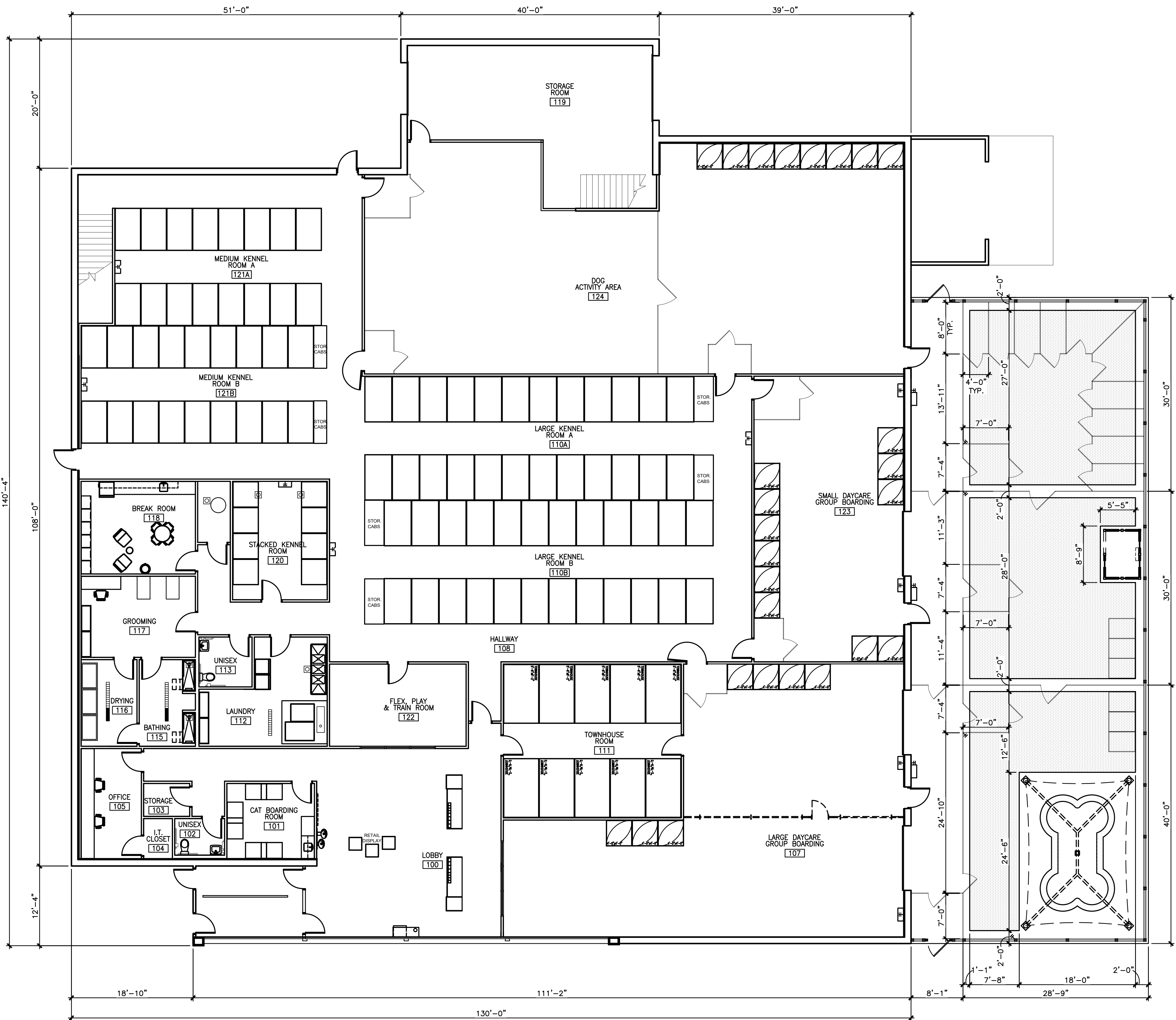
FLOOR PLAN

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

SITE ID NO. T.B.D.	
PROJECT MANAGER KMW	DESIGNER AMK

JOB NO.
2019155.25

A2.0



1 FLOOR PLAN
A2.0 SCALE: 1/8"=1'-0"





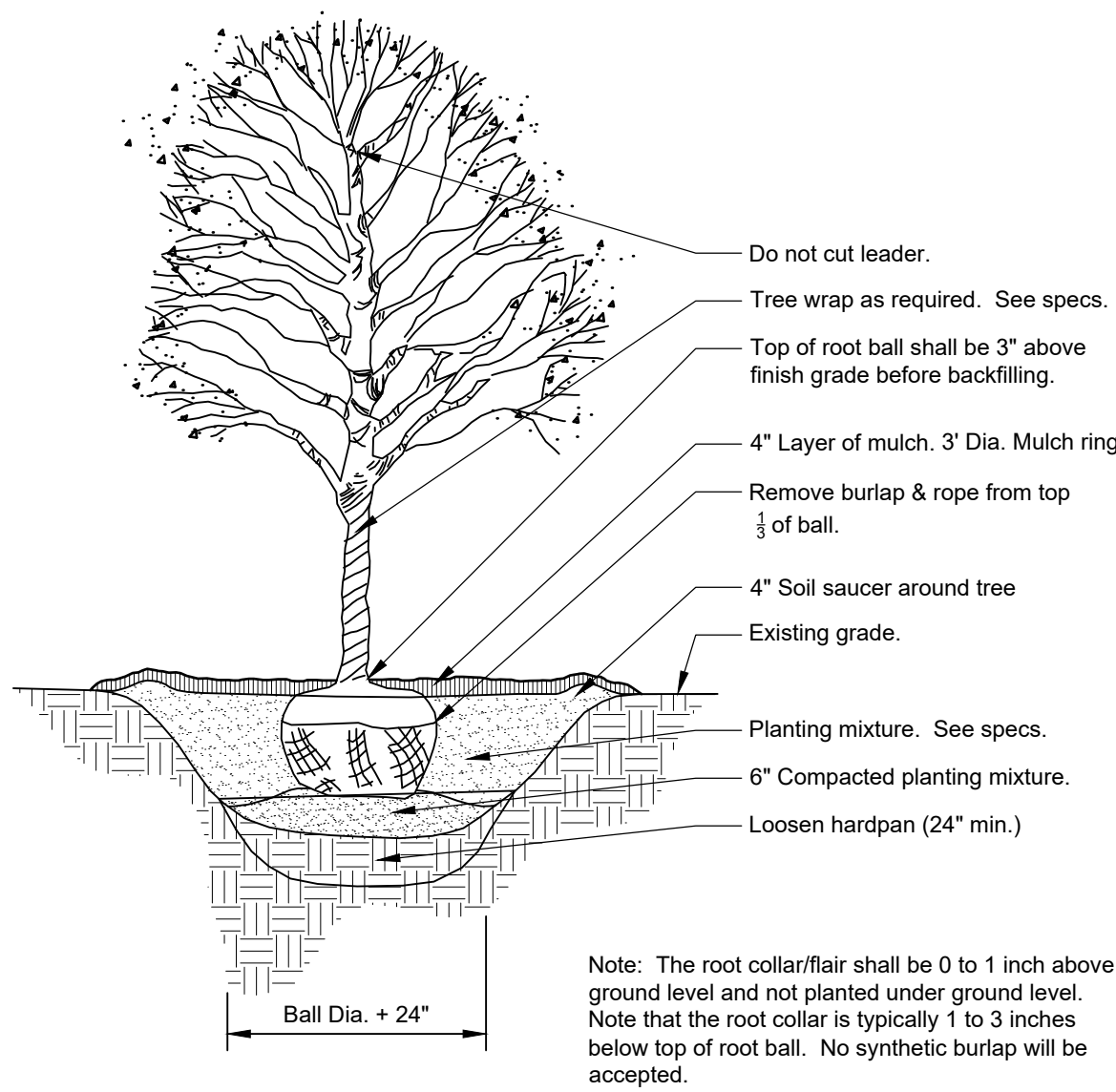
PETSUITES

Arlington Heights, IL



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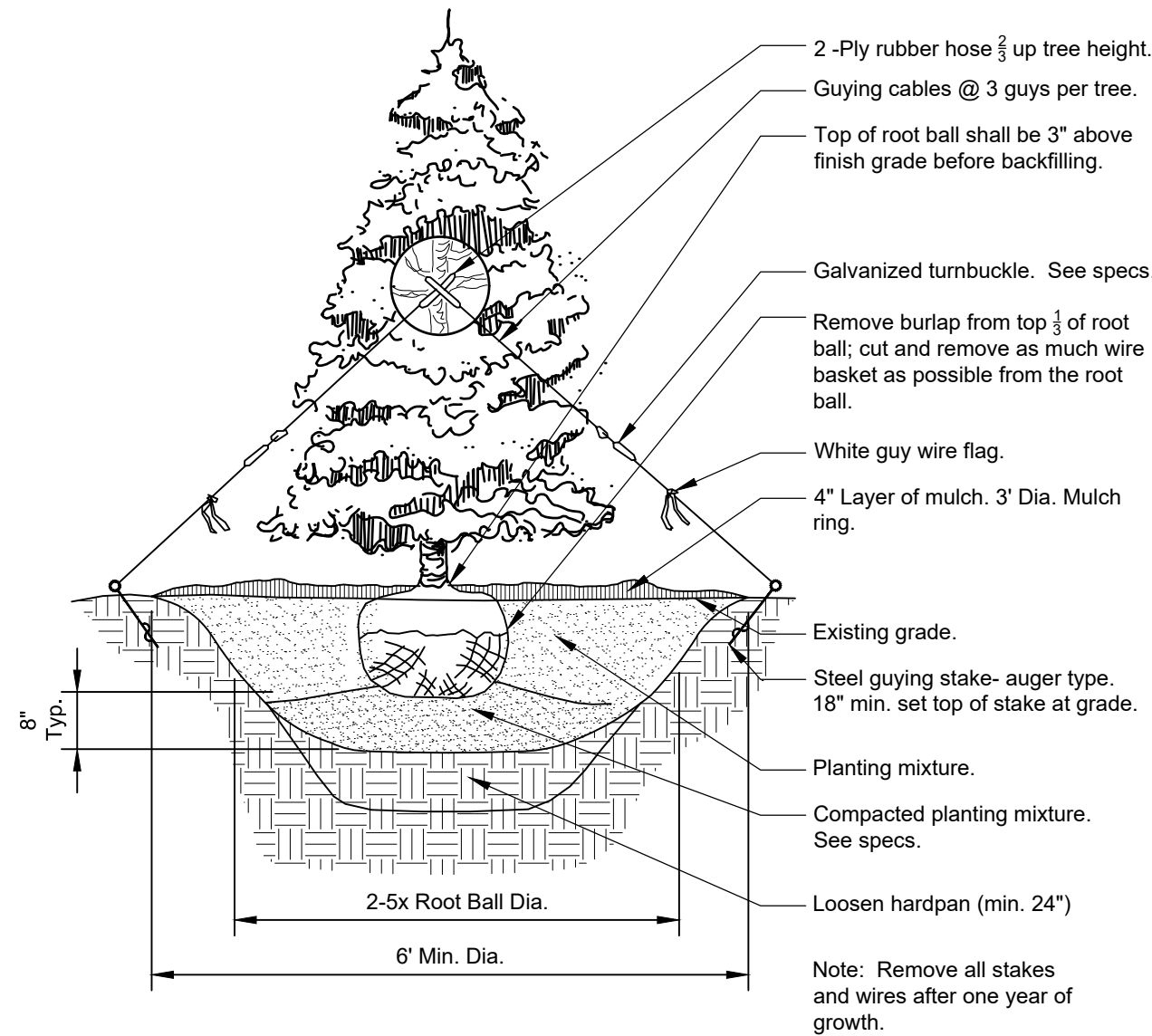




1 DECIDUOUS TREE PLANTING

1/4" = 1'-0"

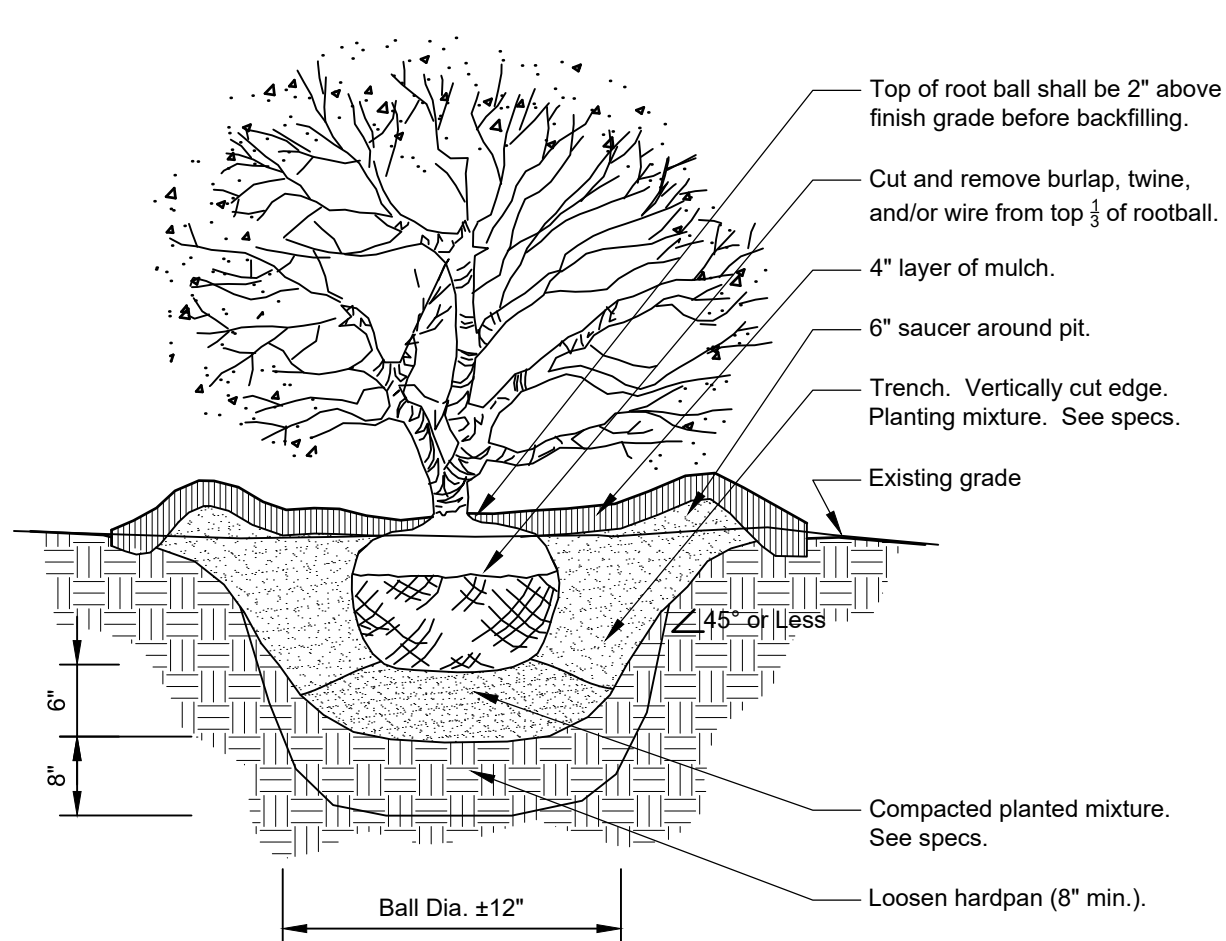
32 9343.33-20



2 CONIFER TREE PLANTING

1/4" = 1'-0"

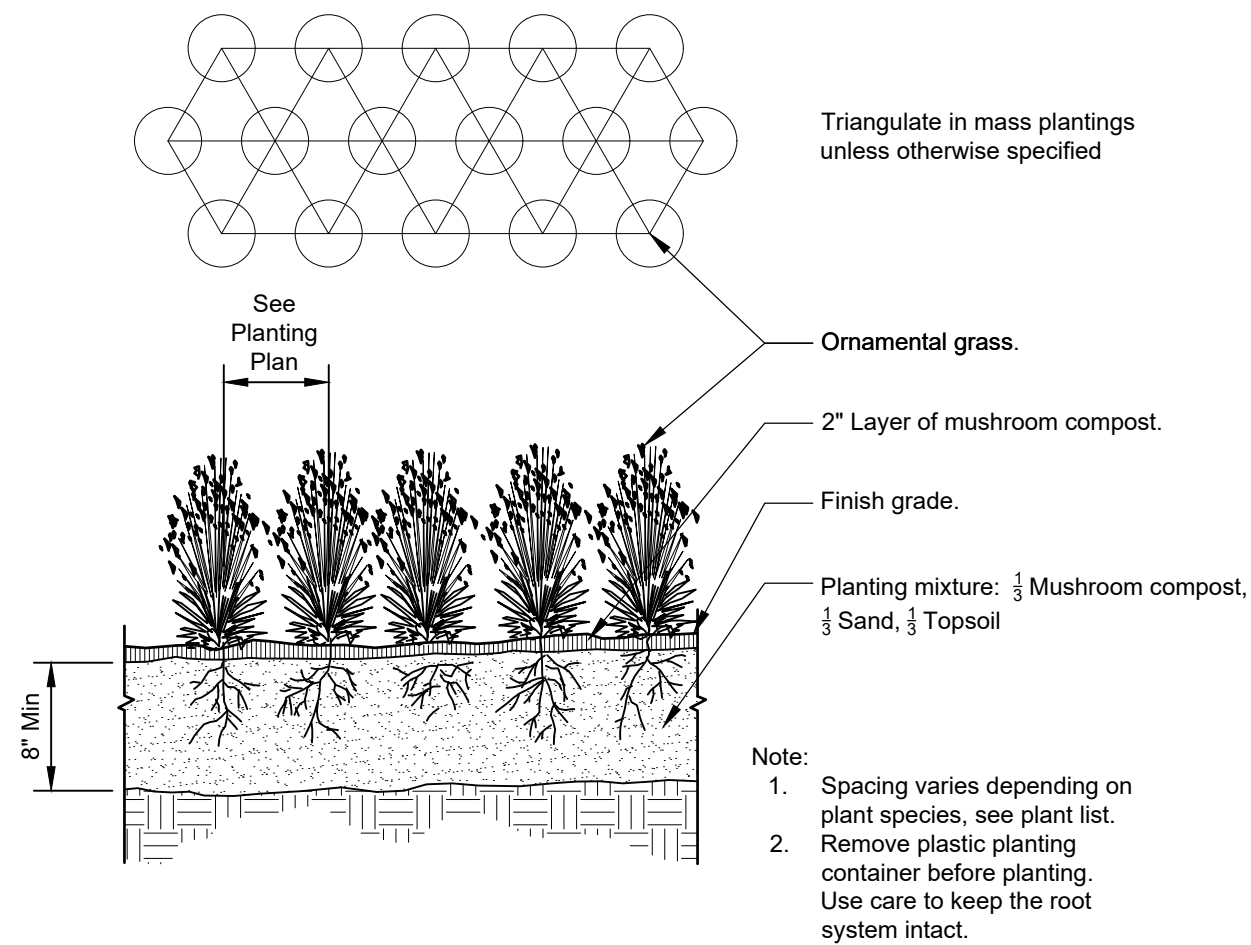
32 9343.46-01



3 SHRUB PLANTING DETAIL

3/4" = 1'-0"

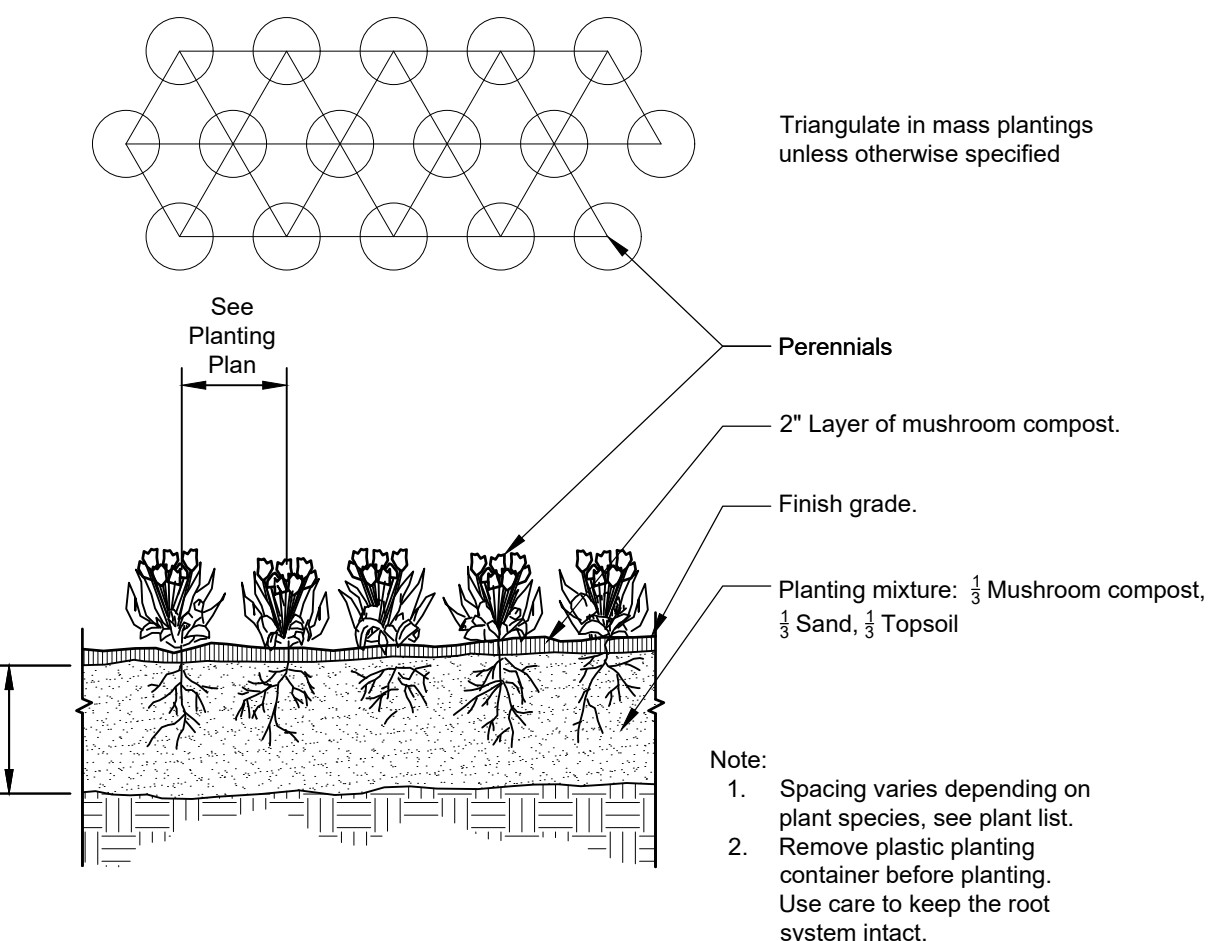
32 9333.16-05



4 ORNAMENTAL GRASS PLANTING

1" = 1'-0"

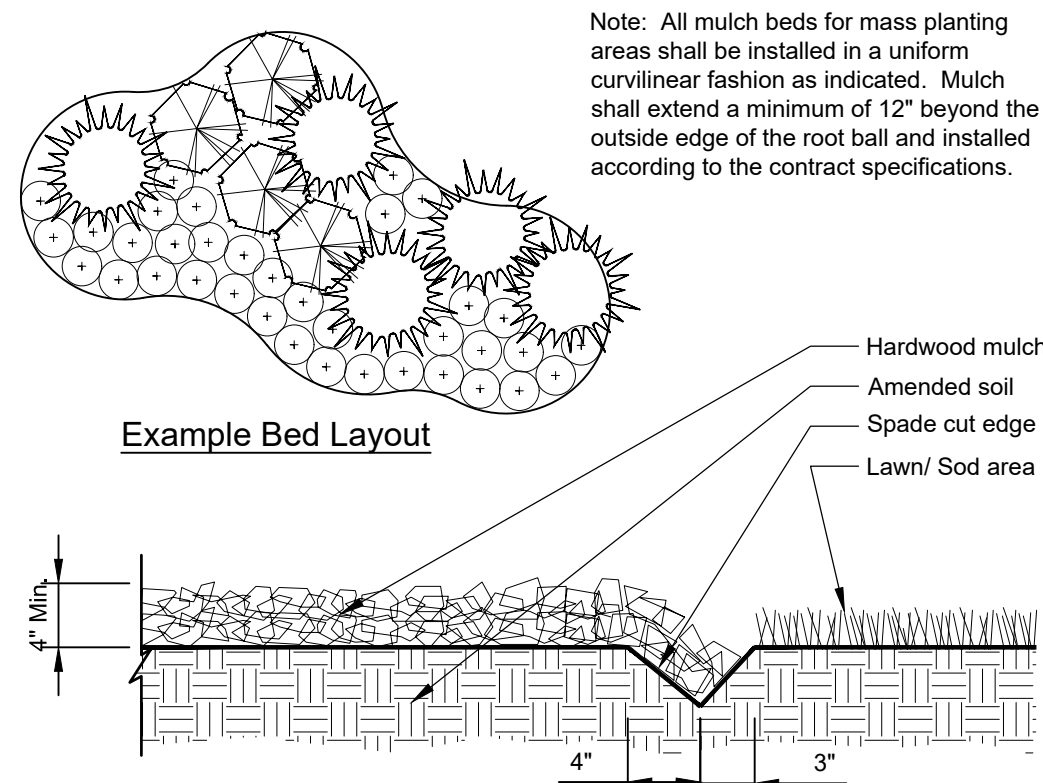
32 9313-01



5 PERENNIAL / ANNUAL PLANTING

1" = 1'-0"

32 9313-02



6 CONTINUOUS MULCH EDGING

1" = 1'-0"

32 9113.26-01

Village of Arlington Heights Required Landscaping

ROADWAY SCREENING

Requirement: Landscaping required along the entire length of the right-of-way line adjacent to the roadway with a height of 3' except at driveways or intersections which can not be at a height greater than 18".

E. Rand Road - 230 linear feet not including access drives
Jane Avenue - 160 linear feet not including access drives

Required: 390 linear feet total of 3' height landscaping along roadways

On Plan: 390 linear feet total of 3' height landscaping

292 linear feet of existing landscaping provided on plan and an additional 98 linear feet of additional landscaping provided between parking lot and right-of-way line adjacent to roadway.

Note: Due to the existing limited distance between the parking lot to the north and the right-of-way line of 1' groundcover has been provided in this location as there is not plant material that will grow 3' in height and only 1' in width.

PARKING LOT ISLAND LANDSCAPING

Requirement: 1 Tree required per parking lot island and the parking lot island shall be at least the size of one parking lot space.

Number of Internal Parking Lot Islands: 6

Required: 6 Trees total

On Plan: 6 Existing trees total on the landscape plan

LANDSCAPE REQUIREMENTS BETWEEN ZONING DISTRICTS:

Requirement: One or more of the following screening items should be in place between districts:

- 1) Well maintained masonry wall
- 2) Solid wood fence
- 3) Double row of dense landscape material
- 4) Landscape Berm

On Plan: Existing Solid Wood Fence is provided between the B-2 and R-5 zoning district located at the northeast of the subject property

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
GLE SKY	2	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	4" Cal.	B&B
TIL RED	2	Tilia americana 'Redmond'	Redmond American Linden	4" Cal.	B&B

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CEP SUS	3	Cephalanthus occidentalis 'SMCOSS' TM	Sugar Shack Buttonbush	5 gal.	
COT ACU	9	Cotoneaster acutifolius	Peking Cotoneaster	5 gal.	
HYD LIM	13	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	5 gal.	

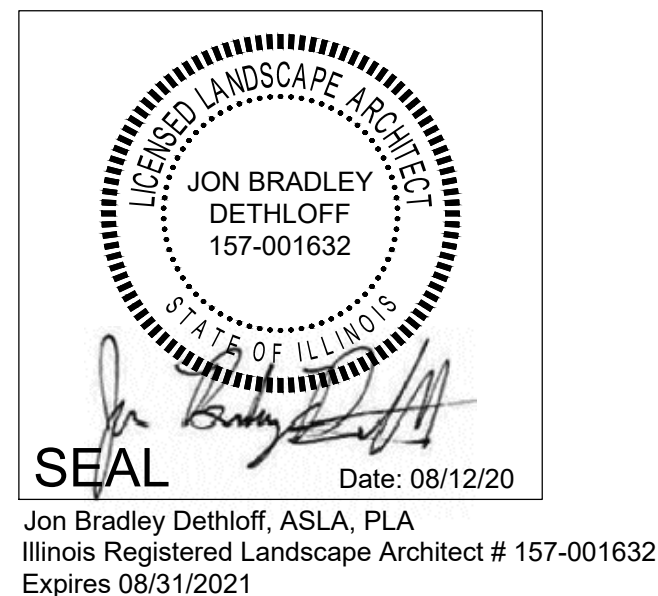
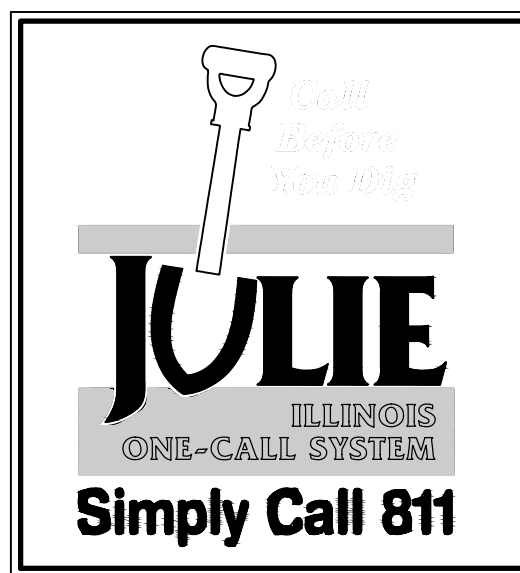
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
JUN LMG	9	Juniperus horizontalis 'Limeglow'	Limeglow Creeping Juniper	3 gal.	
THU HOR	36	Thuja occidentalis 'Halmstrup'	Halmstrup Cedar	6"	B&B

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CAL KAR	34	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal.	

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
HEM HAP	30	Heemerocallis x 'Happy Returns'	Happy Returns Daylily	1 gal.	

Landscape Notes:

1. Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/ sodded areas.
3. Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch.
4. Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.
5. All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch.
6. Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
7. For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
8. For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
9. It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
 - a. Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative.
 - b. The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
10. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
11. A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
12. Contractor shall promptly repair all damages to existing site at no cost to owner.
13. Refer to landscape specifications for additional conditions, standards, and notes.



DATE	REVISIONS	COMMENTS



PET SUITES DEVELOPMENT - 1050 EAST RAND ROAD
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
LANDSCAPE PLAN

PROJ. MGR.	SMH
PROJ. ASSOC.	
DRAWN BY	JBD
DATE	03/19/2020
SCALE	NTS
SHEET	L1
GFC.AH101	



VIEW LOOKING EAST FROM E. RAND RD



PETSUITES
Arlington Heights, IL



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VIEW LOOKING NORTH FROM E. RAND RD



PETSUITES
Arlington Heights, IL



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NOT FOR
CONSTRUCTION

PETSUITES CONVERSION
1050 RAND ROAD
ARLINGTON HEIGHTS, IL

**DUMPSTER ENCLOSURE
& PLAY YARD DETAILS**

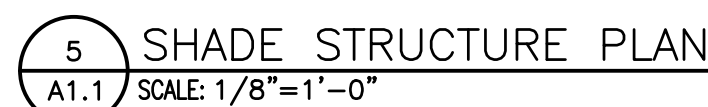
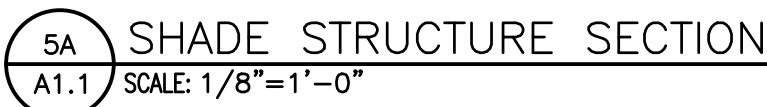
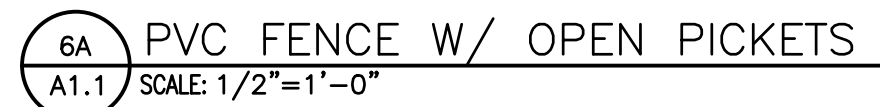
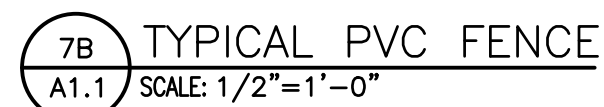
ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

SITE ID NO.
T.B.D.

PROJECT MANAGER	DESIGNER
KMW	AMK

JOB NO.
2019155.25

A1.1



MEMORANDUM

To: Mr. George Novogroder

From: Peter Lemmon, P.E., PTOE
Katie Biggs, EIT

Date: May 18, 2020

RE: Proposed PetSuites
Trip Generation Evaluation
Arlington Heights, Illinois

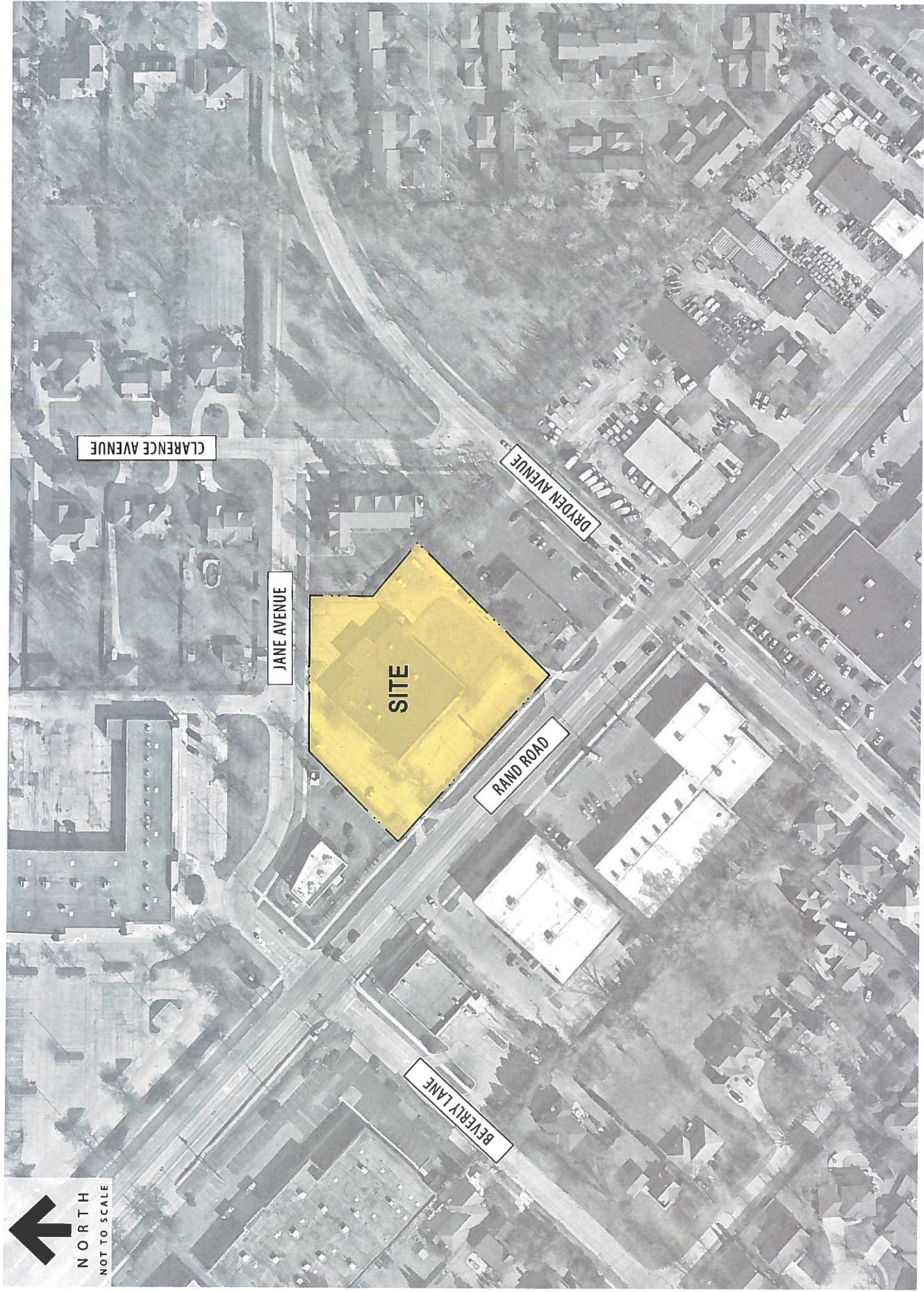
INTRODUCTION

On behalf of Novogroder Companies, Inc, Kimley-Horn and Associates, Inc. (Kimley-Horn) has prepared a traffic evaluation for a proposed adaptive re-use of a vacant retail property generally located at the northern quadrant of Rand Road and Dryden Road in Arlington Heights, Illinois. The subject site location is illustrated in **Exhibit 1**.

The proposed redevelopment plan includes improving the existing property as a daycare, boarding, and grooming facility for dogs and cats, known as PetSuites. The development plan includes re-use of the existing building, formerly occupied by a liquor store, and continued use of the existing parking spaces and three access driveways that currently serve the site.

This memorandum summarizes the proposed redevelopment plan, documents the methodology and evaluation of traffic characteristics associated with the proposed plan relative to the previous liquor store use, and summarizes key findings of the evaluation.





PROPOSED PLAN

The proposed redevelopment plan includes an approximately 16,000-square-foot PetSuites that adaptively re-uses an existing vacant retail space previously occupied by a liquor store. The proposed use provides daycare, boarding, and grooming services for dogs and cats. The redevelopment plan includes continued availability of 78 existing parking spaces, including three ADA-accessible spaces. The proposed plan also maintains the three access driveways that currently serve the property – two right-in/right-out driveways on Rand Road and one full access driveway on the north side of the site via Jane Avenue. A copy of the proposed site plan is provided as **Attachment 1**.

Operationally, the proposed PetSuites is expected to have approximately 10 staff members on site throughout the day and typically 50-70 customers who drop off and pick up their pets each day. Based on PetSuites' experience at other sites, customers are typically parked for up to five minutes while dropping off and picking up. The proposed hours of operation are 6:30 AM-8:00 PM daily. Based on the typical pet drop-off/pick-up times, the proposed use is anticipated to have similar peak hour traffic characteristics as the adjacent street network. Thus, the weekday morning peak hour is expected to occur between 7:00 and 9:00 AM and the evening peak hour is expected to occur between 4:00 and 6:00 PM.

TRAFFIC EVALUATION

Study Methodology

Based on a scope outline provided to the development team by the Village, the traffic evaluation of the proposed PetSuites redevelopment focuses on a relative comparison to the previous use of the subject site, Teddy's Liquors, and a review of the proposed plan with respect to its ability to serve the proposed pet daycare, boarding, and grooming use.

At the time of this study, the building on the subject site was vacant. Thus, a count of traffic generated by the liquor store was not available. To prepare a comparison, trip generation estimates for the previous and proposed uses were developed referencing industry-available data from similar land uses and existing PetSuites locations. From an operational perspective, the site plan is also reviewed in association with the anticipated use of parking for employees and customers, drop-off/pick-up accommodations, and circulation through the site.

Trip Generation Comparison

The Institute of Transportation Engineers (ITE) Manual *Trip Generation, 10th Edition* is a collection of traffic count data collected at sites throughout the United States for a range of land uses based on building floor area, unit count, and other relevant variables. As previously noted, the subject site is currently vacant, but was last occupied by Teddy's Liquors. To estimate the number of vehicle trips that would be generated by a liquor store occupying the approximately 16,000-square-foot building on the site, Kimley-Horn referenced *Trip Generation, 10th Edition*. The manual includes trip generation data for "Liquor Store", classified as land use code (LUC) 899, for daily and weekday PM peak hour periods; the AM peak hour and weekend trip rates are not available. In addition to liquor

stores, an alternative land use code was also reviewed for comparison. LUC 820 (Shopping Center) is a broad retail category, that in the current edition of *Trip Generation*, represents neighborhood community retail uses as well as large shopping centers. Considering trip generation for a more general retail use provides comparisons for weekday morning and Saturday midday peak hours while also providing context for comparing traffic for the proposed PetSuites to an alternative use that could be located at the subject site.

Table 1 provides trip generation rates for the Liquor Store and Shopping Center uses based on *Trip Generation*, 10th Edition data. The estimated number of trips for the previous tenant and alternative use is summarized in **Table 2**.

Trip Generation, 10th Edition does not provide data for a use that directly correlates to PetSuites. Pet-oriented uses are limited to LUC 640 (Animal Hospital/Veterinary Clinic) and LUC 866 (Pet Supply Superstore). The ITE land use descriptions provided for each of these uses is inconsistent with the proposed use. Based on the unique characteristics of the proposed land use, empirical data previously collected from similar PetSuites locations was referenced.

The empirical trip generation rates are based on data supplied by PetSuites for three existing facilities in the vicinity of Indianapolis, Indiana. The counts were conducted on a typical weekday and a typical Saturday. A summary of the data collected at the existing PetSuites locations is presented in **Table 3**. Based on the data provided for the three existing PetSuites facilities and the associated floor areas, empirical trip generation rates were derived as summarized in **Table 4**. Finally, **Table 5** summarizes the projected trip generation of the proposed PetSuites and highlights a comparison to the previous liquor store use and a similar alternative retail use.

Table 1. ITE Trip Generation Rates for LUC 899 and 820

Land Use	Daily	AM Peak Hour	PM Peak Hour
Weekday			
Liquor Store (LUC 899)	T = 101.49X 50% in / 50% out	N/A	T = 16.37X 50%in / 50% out
Shopping Center (LUC 820 ¹)	Ln(T) = 0.68 Ln(X) + 5.57 50% in / 50% out	T = 0.94X ² 62% in/38% out	Ln(T) = 0.74 Ln(X) + 2.89 48% in / 52% out
Land Use	Daily	Peak Hour of Generator	
Saturday			
Liquor Store (LUC 899)	N/A	N/A	
Shopping Center (LUC 820 ¹)	Ln(T) = 0.62 Ln(X) + 6.24 50% in / 50% out	Ln(T) = 0.79 Ln(X) + 2.79 52% in / 48% out	

¹ Fitted equations are for LUC 820 used when R² value for the fitted curve is greater than 0.70

² The average rate is used for Weekday AM Peak Hour. The R² value for the corresponding fitted equation is 0.50.

T Number of Trips

X 1,000 square feet of gross floor area

Table 2. Peak Hour Trip Generation of Previous Tenant and Alternative Use¹

Land Use	Unit	Weekday							Saturday				
		Daily	AM Peak Hour			PM Peak Hour			Daily	Peak Hr of Generator			
			In	Out	Total	In	Out	Total		In	Out	Total	
Previous Use													
Liquor Store	16,000 sf	1,625	N/A			130	135	265	N/A	N/A			
Alternative Use													
Shopping Center	16,000 sf	1,730	10	10	20	70	75	145	2,860	80	70	150	

¹ Trip generation estimates are rounded to the nearest multiple of five for the purpose of this study

N/A Not Available

Table 3. Peak Hour Trip Generation at Existing PetSuites

Location ¹	Typical Weekday							Typical Saturday						
	Daily	AM Peak Hour			PM Peak Hour			Daily	AM Peak			PM Peak Hour		
		In	Out	Total	In	Out	Total		In	Out	Total	In	Out	Total
Zionsville, IN	98	5	4	9	6	7	13	95	7	7	14	3	4	7
Fishers, IN	276	15	14	29	4	5	9	257	18	18	36	6	6	12
Greenwood, IN	121	8	7	15	3	3	6	128	11	10	21	8	9	17
Average	165	9	9	18	4	5	9	160	12	12	24	6	6	12

¹ Each existing location is approximately 22,000 square feet.

Table 4. Empirical PetSuites Trip Generation Rates

Land Use	Typical Weekday			Typical Saturday		
	Daily	AM Peak	PM Peak	Daily	AM Peak	PM Peak
PetSuites	T = 7.50X 50% in / 50% out	T = 0.80X 50% in / 50% out	T = 0.42X 50% in / 50% out	T = 7.27X 50% in / 50% out	T = 1.08X 50% in / 50% out	T = 0.55X 50% in / 50% out

Table 5. Trip Generation Comparison (Proposed PetSuites vs. Previous/Alternative Use)

Location¹	Typical Weekday							Typical Saturday						
	Daily	AM Peak Hour			PM Peak Hour			Daily	Peak Hour of Generator					
		In	Out	Total	In	Out	Total		In		Out	Total		
Previous Use														
Liquor Store	1,625	N/A			130	135	265	N/A	N/A					
Alternative Use														
Shopping Center	1,730	10	10	20	70	75	145	2,860	80	70	150			
Use	Daily	AM Peak Hour			PM Peak Hour			Daily	PM Peak Hour			AM Peak Hour		
		In	Out	Total	In	Out	Total		In	Out	Total	In	Out	Total
Proposed Use														
PetSuites	120	10	5	15	5	5	10	115	10	10	20	5	5	10
Difference (Proposed – Previous)	-1,505	N/A			-125	-130	-255	N/A	N/A			N/A		
Difference (Proposed – Alt Use)	-1,610	-	-5	-5	-65	-70	-135	-2,745	-70	-60	-130	-75	-65	-140

¹ Peak hour trip generation was rounded up to the nearest multiple of five for the purpose of this study

As shown in Table 3, counts from three existing PetSuites locations indicates that peak hour trip generation is generally low with the highest-volume site generating 29 trips during the weekday morning and 36 trips during the Saturday morning. Using the average trip rates from the three existing sites, the proposed redevelopment is estimated to generate a total of approximately 10-20 trips (5-10 inbound, 5-10 outbound) during the weekday and Saturday peak hours. These projections are lower than projections for a liquor store or shopping center of similar size. Considering the differences in peak hour traffic highlighted in Table 5, the proposed PetSuites is not expected to negatively impact the site access points and nearby intersections relative to the previous liquor store or a retail re-use.

Site Plan Review

The redevelopment plan proposes to maintain the 78 parking spaces currently located on site. The site is expected to have up to 10 employees working at one time. Typical customer volumes are 50-70 per day, but the maximum capacity is approximately double that customer volume and higher levels of customer volumes are typically experienced 1-2 days before and after holidays when customers drop off and pick up pets while out of town.

Considering the expectation of 10 employees, the maximum level of customers (assume 150 in a day), and a typical drop-off or pick-up duration of up to five minutes, the entire customer activity would have to be concentrated in an approximately 10-minute period to exceed the parking capacity on site. In such an unlikely scenario, 68 of the 78 total spaces (after accounting for 10 employees) would be available to serve 150 customers. If each customer is parked for 5 minutes/customer, the 150 daily customers would finish using the non-employee parking spaces in just over 10 minutes. Since customer traffic is more spread out over a morning or afternoon, the proposed 78-space lot is

expected to be more than adequate to serve the site. However, to maximize convenience, employee parking spaces are recommended to be designated in the northern portion of the lot so that spaces most proximate to the building entrance are available for customer drop-off/pick-up activity; thus, helping to maximize convenience also limits time needed for each customer to drop off or pick up their pet.

The proposed re-use of the three existing access points helps to distribute traffic across the site and provides flexibility for customer ingress and egress. The two right-in/right-out access locations serve traffic from the southeast and to the northwest while the Jane Avenue access provides full access when used in conjunction with Clarence Avenue and Dryden Avenue.

SUMMARY AND RECOMMENDATIONS

Based on Kimley-Horn's review of the proposed redevelopment plan, comparison with trip generation estimates for the previous liquor store use and an alternative retail shopping use, and trip data from three existing PetSuites sites, the proposed redevelopment is expected to have a lower impact on traffic conditions in the site area compared to the previous or an alternative use. Based on this review, Kimley-Horn offers the following key findings and recommendations.

- The proposed plan to re-use the existing parking and access locations is expected to provide ample parking capacity and good access to/from the subject site.
- Sections of existing parking along the southern and western perimeter of the site has significant fading of marked parking spaces that could be re-striped to improve parking space visibility.
- Designate at least 10 employee parking spaces on the north and northwest sides of the site through posted signs and employee communications.
- Designate the 17 non-ADA spaces along the building's southwest and northwest sides to visitors and customers to provide quick and most-convenient parking.

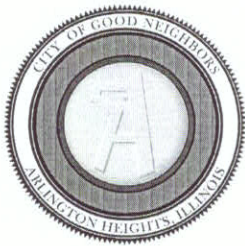


PETSUITES

Arlington Heights, IL



THE COLORS AND MATERIALS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS AND NOT AN EXACT MATCH. RENDERING IS TO BE CONSIDERED FOR VISUAL DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 1050 E Rand Rd. – Pet Suites LUV – Fence Height Variation
PC#: 20-010– Round 1
Date: July 20, 2020

General Comments:

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

Sam –

I do not have any objections to the proposed LUV.

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JUL 22 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



**Village of Arlington Heights, IL
Building & Life Safety Department**

**Fire Safety Division
Fire/Life Safety Review**

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JUL 16 2020

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Date: 7/9/2020 P.C. Number: 20-010 Round 1
Project Name: Proposed Land Use Variation – Pet Suites
Project Location: 1050 E. Rand Rd
Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

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

1. All currently adopted codes shall apply.
2. Provide an auto-turn diagram showing apparatus access to the Fire Department Connection.
3. A current certificate of inspection for the fire sprinkler and fire alarm shall be provided prior to occupancy being granted.
4. Fire protection equipment and service rooms shall be identified in an approved manner.
5. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance. Changes to the fire alarm system require a separate permit be obtained. No work on the system shall begin unless the permit is obtained.
6. Changes to the fire sprinkler system require a separate permit be obtained. No work on the system shall begin unless the permit is obtained.
7. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
8. Buildings shall have approved address numbers.
9. Signs shall be posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction.
10. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.

Date 07-09-20

Reviewed By: 

Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: July 28, 2020
Subject: 1050 E Rand Road, PC# 20-010

With regard to the new construction for Pet Suites LUV, I have the following comments:

1. A replacement water meter is required for this application. It must be a 4" x 1" FM3 as manufactured by Mueller Systems.
2. A 4" and a 2" replacement RPZ is required and will be sized upon submittal of plumbing plans.

If you have any questions, please feel free to contact me.

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-010
 Petitioner: NOVOGRODER PROPERTIES, LLC
875 N. MICHIGAN AVE., SUITE 3012,
CHICAGO, IL 60611, (312) 951-5500
 Owner: CHARLES KARAVIDAS, 1215 W.
ALEC ST., ARLINGTON HEIGHTS, IL 60004,
ATTN: CONNIE KARAVIDAS, (847) 840-7322
 Contact Person: JACK WESTFALL
 Address: 127 W. BERRY, FORT WAYNE,
IN 46802
 Phone #: (312) 752-5840
 Fax #: _____
 E-Mail: JACK@GROUPEFIVERE.COM

P.I.N.# 03-20-205-002, 004, 007, 008
 Location: 1050 E. RAND ROAD
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: X For: KENNEL IN B-2
 Land Use Variation: X For: SEE
EXECUTIVE SUMMARY
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 72,413 FT² (1.66237 ACRES)
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____

Sanitary Sewer _____

Storm Sewer _____

b. Surface Improvement

Pavement _____

Curb & Gutter _____

Sidewalks _____

Street Lighting _____

c. Easements

Utility & Drainage _____

Access _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____

b. IDOT _____

c. ARMY CORP _____

d. IEPA _____

e. CCHD _____

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

3. R.O.W. DEDICATIONS? _____

4. SITE PLAN ACCEPTABLE? _____

5. PRELIMINARY PLAT ACCEPTABLE? _____

6. TRAFFIC STUDY ACCEPTABLE? _____

7. STORM WATER DETENTION REQUIRED? _____

8. CONTRIBUTION ORDINANCE EXISTING? _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? _____

10. WETLAND EXISTING? _____

YES NO COMMENTS

X X _____X N/A _____X X _____X X _____X X _____X X _____X X _____X X _____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: MANUARDDATE OF PLANS: 3/19/2020

Michael J. Foy
 Director
 VILLAGE ENGINEER

7/21/2020
 Date

PLAN COMMISSION PC #20-010
Pet Suites LUV
1050 E Rand Rd
Round 1

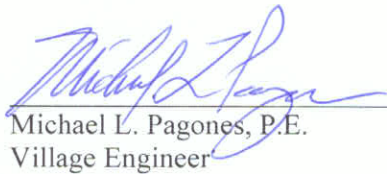
11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, 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. If new lighting is proposed on the exterior of the building, provide a site photometric lighting diagram indicating lighting intensities, and associated catalog cuts for site lighting and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
13. Several contribution ordinances are in place for the four parcels. The contribution ordinances are as follows:

#73-106 Sanitary Sewer on Jane Ave from Windsor Dr to Clarence Ave, and on Clarence Ave from Jane Ave to Rand Rd
#74-23 Water main on Rand Rd from Dorothy Ave to Clarence Ave
#79-159 Ivy Hill Relief Sanitary Sewer

The amount due per parcel is as follows:

03-20-205-002	#73-106	\$274.45
	#74-23	\$838.00
	#79-159	\$500.00
03-20-205-004	#73-106	\$326.30
	#74-23	\$838.00
	#79-159	\$881.60
03-20-205-007	#74-23	\$838.00
	#79-159	\$500.00
03-20-205-008	#73-106	\$381.70
	#74-23	\$838.00
	#79-159	\$1,752.00

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT


Michael L. Pagones, P.E.
Village Engineer

7/21/2020
Date

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Pet Suites
1050 E. Rand Rd.
Land Use Variation

Round 1 Review Comments

07/13/2020

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

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

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

6. General comments:

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

A. O. #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

D. Hayes #557

Supervisor's Signature

RECEIVED
JUL 15 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-010
Petitioner: NOVOGRADER PROPERTIES, LLC
875 N. MICHIGAN AVE., SUITE 3112,
CHICAGO, IL 60611, (312) 951-5500
Owner: CHARLES KARAVIDAS, 1215 W.
ALEC ST., ARLINGTON HEIGHTS, IL 60004,
ATTN: CONNIE KARAVIDAS, (847) 840-7332
Contact Person: JACK WESTFALL
Address: 127 W. BERRY, FORT WAYNE,
IN 46802
Phone #: (312) 752-5840
Fax #: _____
E-Mail: JACK@GROUPFIVERE.COM

P.I.N.# 03-20-205-002,004,007,008
Location: 1050 E. RAND ROAD
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: X For: KENNEL IN B-2
Land Use Variation: X For: SEE
EXECUTIVE SUMMARY
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 72,413 FT² (1.66237 ACRES)
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

The business is required to obtain a Kennel Operator license from the Illinois Department of Agriculture and a Kennel business license from the Village of Arlington Heights.

See the attached accessibility comments.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Sean Freres [Signature] 7/9/20
Environmental Health Officer Date

James McCalister [Signature] 7/9/20
for Direc Date

Plan Review

Address: Pet Suites LUV
1050 E. Rand Road
Land Use Variation to allow a Commercial Kennel in the B-2
District, Fence Heights
P.C. 20-010

Round 1

Submitted to: Sam Hubbard, Planning & Community Development

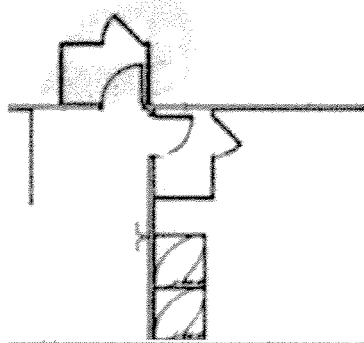
Submitted by: David Robb, Disability Services Coordinator 
(847) 368-5793

Date: July 8, 2020

Re: Illinois Accessibility Code (IAC) Effective October 23, 2018
<https://www2.illinois.gov/cdb/announcements/2018/Documents/2018%20Illinois%20Accessibility%20Code.pdf>

Sheet A2.0

1. The double door vestibule type entry configuration at seven interior doorways does not provide adequate wheelchair maneuvering space on the pull side of the door per Illinois Accessibility Code (IAC) Section 404.2.6 and Figure 404.2.6(a), in accordance with Section 202.3 Alterations.



404.2.6 Doors in Series and Gates in Series. The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

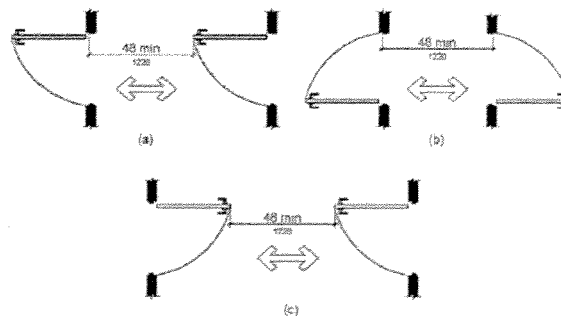


Figure 404.2.6
Doors in Series and Gates in Series

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-010Petitioner: NOVOGRODER PROPERTIES, LLC875 N. MICHIGAN AVE., SUITE 3612,
CHICAGO, IL 60611, (312) 951-5500Owner: CHARLES KARAVIDAS, 1215 W.ALEC ST., ARLINGTON HEIGHTS, IL 60004,ATTN: CONNIE KARAVIDAS, (847) 840-7332Contact Person: JACK WESTFALLAddress: 127 W. BERRY, FORTWAYNE, IN 46802Phone #: (312) 752-5840

Fax #:

E-Mail: JACK@GROUPEFIERE.COMP.I.N.# 03-20-205-002, 004, 007, 008Location: 1050 E. RAND ROAD

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: X For: KENNEL IN B-2Land Use Variation: X For: SEEEXECUTIVE SUMMARY

Land Use: _____ Current: _____

Proposed: _____

Site Gross Area: 72,413 FT² (1.66237 ACRES)

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

YES NO

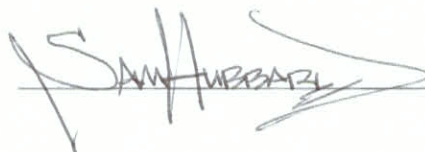
1. X _____ COMPLIES WITH COMPREHENSIVE PLAN?
2. X _____ COMPLIES WITH THOROUGHFARE PLAN?
3. X _____ VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.)
4. _____ X _____ VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.)
5. _____ X _____ SUBDIVISION REQUIRED?
6. _____ X _____ SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.)

Comments:

SEE ATTACHED COMMENTS.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT7-23-20
Date

Planning & Community Development Dept. Review

July 23, 2020



REVIEW ROUND 1

Project: 1050 E. Rand Rd.
Pet Suites SUP

Case PC 20-010
Number:

General:

7. The Plan Commission must review and approve the following actions:
 - a. Special Use Permit to allow a Commercial Kennel on the subject property.
 - b. Variation to Chapter 28, Section 6.13-3b, to allow a 7' tall solid fence in the side and rear yard where the maximum permitted fence height is 6' tall.
 - c. Variation may be required for accessory structure in side yard.
8. Based on further zoning research, it appears that the existing zoning classification of the site is B-3, which allows the proposed use as a special use. Please revise the response to approval criteria to address the three criteria necessary for Special Use Permit approval, as opposed to the four criteria necessary for Land Use Variation approval. Furthermore, the site is not required to update to the Bike Parking requirements since the overall parking requirement for the site is identical to that of the previous tenant.
9. Staff believes 40 dogs within the outdoor play area at one time could result in loud noise. Per Chapter 28, if the use is found to be objectionable due to noise, it is in violation of the B-3 regulations. Can you provide three locations where Pet Suites has similar outdoor play facilities in close proximity to residential uses?
10. Please clarify if any new ground mounted (site) or building mounted light fixtures are proposed. If any new fixture is proposed, please provide catalog cuts for said fixture. If new ground mounted (site) fixtures are proposed, a photometric plan is required.
11. What will the total capacity be for cats and dogs (both during day and overnight if different)?

12. Please ensure any revisions to the plans (or associated documents) include a revision date.

Building:

13. Will the building include any sound dampening materials to buffer noise generated from boarding activities?

Site & Landscaping:

14. Four handicap parking spaces are required. Please revise the striping for the required number of handicap parking spaces. The Illinois Accessibility Code now allows adjacent handicap spaces to share an accessible aisle.

15. Please provide catalog cuts for the furnishings within the outdoor play area, or show these details on the plans.

16. The site renderings appear to show an accessory structure, which could potentially require a variation. Please provide catalog cut sheets on said structure, or provide details on the plans (height, size, material, etc.).

17. Please revise the plans to include details on the proposed dumpster enclosure, as well as the proposed fence around the play area.

Traffic Study:

18. What dates were the traffic counts from the Indiana stores collected?

Prepared by:  _____

Pet Suites - LUV
1050 E. Rand Rd.
PC #20-010
July 23, 2020

1. The landscaping must be consistent with the approved landscape plan pursuant to ordinance 88-112.
2. There are code required trees at the ends of some of the parking rows where the tree is absent. Per Chapter 28, Section 6.15, the ends of all parking rows must include a 4-inch caliper shade tree. Incorporate trees within the existing islands along the northwest property line. In addition, incorporate the required shade trees within the existing islands along the north property line.
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 approved landscape plan per ordinance 88-112 includes Cotoneaster along Jane Avenue. Due to the limited planting area, incorporate ornamental grasses such as Karl Forester within the area between the sidewalk and the parking spaces along Jane Avenue. Along Rand Road, infill any gaps within the existing deciduous shrubs.
4. As identified on the approved landscape plan per ordinance 88-112, incorporate landscaping within the center island along Rand Road.

1050 E. RAND RD. – PC#: 20-010
PETITIONER RESPONSES TO ROUND 1 COMMENTS
AUGUST 12, 2020

RESPONSES TO FIRE SAFETY DIVISION COMMENTS

1. All currently adopted codes shall apply.

Response: Understood.

2. Provide an auto-turn diagram showing apparatus access to the Fire Department Connection.

Response: Attached

3. A current certificate of inspection for the fire sprinkler and fire alarm shall be provided prior to occupancy being granted.

Response: Understood.

4. Fire protection equipment and service rooms shall be identified in an approved manner.

Response: Agreed

5. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance. Changes to the fire alarm system require a separate permit be obtained. No work on the system shall begin unless the permit is obtained.

Response: Understood and agreed

6. Changes to the fire sprinkler system require a separate permit be obtained. No work on the system shall begin unless the permit is obtained.

Response: Understood and agreed.

7. A key box (Know Box) shall be provided and contain keys to gain necessary access as required by the fire code official.

Response: Understood and agreed.

8. Buildings shall have approved address numbers.

Response: Agreed

9. Signs shall be posted on both sides of an approach of any fire lane stating, "NO PARKING - FIRE LANE". Signs shall have arrows indicating the area of parking restriction.

Response: Agreed

10. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.

Response: Agreed

1050 E. RAND RD. – PC#: 20-010

PETITIONER RESPONSES TO ROUND 1 COMMENTS

AUGUST 12, 2020

RESPONSE TO ENGINEERING DEPARTMENT COMMENTS

1-10. No response required. Part of Engineering Department form.

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: Acknowledged and understood

12. If new lighting is proposed on the exterior of the building, provide a site photometric lighting diagram indicating lighting intensities, and associated catalog cuts for site lighting and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.

Response: There in no new exterior lighting proposed

13. Several contribution ordinances are in place for the four parcels. The contribution ordinances are as follows:

#73-106 Sanitary Sewer on Jane Ave from Windsor Dr to Clarence Ave, and on Clarence Ave from Jane Ave to Rand Rd

#74-23 Water main on Rand Rd from Dorothy Ave
to Clarence Ave #79-159 Ivy Hill Relief Sanitary
Sewer

The amount due per parcel is as follows:

03-20-205-002	#73-106	\$274.45
	#74-23	\$838.00
	#79-159	\$500.00
03-20-205-004	#73-106	\$326.30
	#74-23	\$838.00
	#79-159	\$881.60

03-20-205-007	#74-23	\$838.00
	#79-159	\$500.00
03-20-205-008	#73-106	\$381.70
	#74-23	\$838.00
	#79-159	\$1,752.00

Response: Understood and Agreed

1050 E. RAND RD. – PC#: 20-010
PETITIONER RESPONSES TO ROUND 1 COMMENTS
AUGUST 12, 2020

RESPONSE TO FIRE DEPARTMENT COMMENTS

1. Building sprinkler system needs to be to code for the proposed use.

Response: Understood and Agreed

2. The Fire Department Connection shall be fully visible and accessible and within 100 feet of the nearest accessible fire hydrant capable of delivering the required flow.

Response: Understood and Agreed

3. A Knox Box shall be located at the main front entrance.

Response: Understood and Agreed

4. The fire alarm system will need to be to code for the proposed use. This includes installing a fully operational annunciator panel or alarm panel at the main front entrance.

Response: Understood and Agreed

5. Please provide an auto-turn diagram for our fire engine.

Response: Attached.

PETITIONER RESPONSES TO ROUND 1 COMMENTS

AUGUST 12, 2020

RESPONSE TO COMMUNITY SERVICES BUREAU COMMENTS

1. **Character of use:**

The character of use is consistent with the area and is not a concern.

Response: No response necessary.

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.

Response: Lighting will be fully compliant with the Village code.

3. **Present traffic problems?**

There are no traffic problems at this location.

Response: No response necessary

4. **Traffic accidents at particular location?**

This is not a problem area in relation to traffic accidents.

Response: No response necessary

5. **Traffic problems that may be created by the development.**

This development should not create any additional traffic problems.

Response: No response necessary

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.

Response: Agreed

1050 E. RAND RD. – PC#: 20-010
PETITIONER RESPONSES TO ROUND 1 COMMENTS
AUGUST 12, 2020

RESPONSE TO PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT COMMENTS

1-6. No response required. Part of Planning & Community Development Department form.

General:

7. The Plan Commission must review and approve the following actions:

- a. Special Use Permit to allow a Commercial Kennel on the subject property.

Response: Please see the response to #8 below.

- b. Variation to Chapter 28, Section 6.13-3b, to allow a 7' tall solid fence in the side and rear yard where the maximum permitted fence height is 6' tall.

Response: The request for the 7' tall solid fence in the side and rear yards is made as a private and public safety measure to prevent dogs trying to jump out of the outdoor activity area, as well as to prevent other animals from entering into the outdoor activity area.

- c. Variation may be required for accessory structure in side yard.

Response: Petitioner will be requesting a land use variation to Chapter 28, Section 6.13-5, to allow an accessory structure on the Property. The accessory structure is an open tented area to provide shade for the staff and dogs during the summer months and inclement weather. It is a permanent structure, but only has only 4 posts securing it to the ground and the roof covering. There is no other impervious ground covering, and the structure is completely open on all four sides. Petitioner's justification for an accessory building land use variation is being submitted under separate cover.

8. Based on further zoning research, it appears that the existing zoning classification of the site is B-3, which allows the proposed use as a special use. Please revise the response to approval criteria to address the three criteria necessary for Special Use Permit approval, as opposed to the four criteria necessary for Land Use Variation approval. Furthermore, the site is not required to update to the Bike Parking requirements since the overall parking requirement for the site is identical to that of the previous tenant.

Response: After discussing the matter with the Village Staff, it has been determined that the current Zoning Map published on the Village's website incorrectly

describes the Property as being zoned B-2 , when it is actually zoned B-3. Based on further discussions with Village Staff, the Petitioner requests that the Property be rezoned to a B-2 zoning classification in which case the currently requested land use variation request would still be applicable, and a Special Use permit would not be applicable.

9. Staff believes 40 dogs within the outdoor play area at one time could result in loud noise. Per Chapter 28, if the use is found to be objectionable due to noise, it is in violation of the B-3 regulations. Can you provide three locations where Pet Suites has similar outdoor play facilities in close proximity to residential uses?

Response: PetSuites operates over 40 locations nationwide and has the same set-up at each location. It does not experience issues with regard to the number of dogs in the outdoor activity area at one time. The dogs are generally very well behaved and there is onsite personal supervision at all times that there are dogs in the outdoor activity area. (no less than one employee for every 25 dogs). If a dog does bark it is either relocated to another part of the area or brought inside. It should also be noted that use of the outdoor activity area will be more limited in the winter and on inclement days. Examples of the three facilities with close proximity to residential uses is attached.

10. Please clarify if any new ground mounted (site) or building mounted light fixtures are proposed. If any new fixture is proposed, please provide catalog cuts for said fixture. If new ground mounted (site) fixtures are proposed, a photometric plan is required.

Response: No new light fixtures are proposed other than for the ground sign, which specifications have been previously submitted.

11. What will the total capacity be for cats and dogs (both during day and overnight if different)?

Response: Cats = 10 (overnight only, there is no day care for cats)
Dogs = Maximum capacity is 130 dogs which occurs only during peak holiday periods. Normal weekend occupancy is 78-90 dogs. The ratio of daycare to boarding varies from 30/70% to 40/60%.

12. Please ensure that any revisions to the plans (or associated documents) include a revision date.

Response: Understood.

13. Will building include any sound dampening materials to buffer noise generated from boarding activities?

Response: Other than the exterior masonry walls, insulation, and wallboard there is no necessity for any additional sound dampening materials, as there are no loud noises emanating from the premises. PetSuites'

representative will be testify that this is not an issue in any of their other 40 locations.

14. Four handicap parking spaces are required. Please revise the striping for the required number of handicap parking spaces. The Illinois Accessibility Code now allows adjacent handicap spaces to share an accessible aisle.

Response: See revised Site Plan attached

15. Please provide catalog cuts for the furnishings within the outdoor play area, or show these details on the plans.

Response: Detailed plans and specifications are attached. Samples are also on the material board

16. The site renderings appear to show an accessory structure, which could potentially require a variation. Please provide catalog cut sheets on said structure, or provide details on the plans (height, size, materials, etc.).

Response: Detailed plans and specifications are attached.

17. Please revise the plans to include details on the proposed dumpster enclosure as well as the enclosed fence around the play area.

Response: Detailed plans and specifications are attached.

18. What dates were the traffic counts from the Indiana stores collected?

Response: May of 2017

Landscaping Comments:

1. The landscaping must be consistent with the approved landscape plan pursuant to ordinance 88-112.

Response: Agreed. See attached revised Landscape Plan

2. There are code required trees at the ends of some of the parking rows where the tree is absent Per Chapter 28, Section 6.15, the ends of all parking rows must include a 4-inch caliper shade tree. Incorporate trees within the existing islands along the northwest property line. In addition, incorporate the required shade trees within the existing islands along the north property line.

Response: Agreed. See attached revised Landscape 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 approved landscape plan per ordinance 88-112 includes Cotoneaster along Jane Avenue. Due to the limited planting area, incorporate ornamental grasses such as Karl Forester within the area between the sidewalk and the parking spaces along Jane Avenue. Along Rand Road, infill any gaps within the existing deciduous shrubs.

Response: Agreed. See attached revised Landscape Plan

4. As identified on the approved landscape plan per ordinance 88-112, incorporate landscaping within the center island along Rand Road.

Response: Agreed. See attached revised Landscape Plan

1050 E. RAND RD. – PC#: 20-010
PETITIONER RESPONSES TO ROUND 1 COMMENTS
AUGUST 12, 2020

RESPONSE TO HEALTH SERVICES DEPARTMENT COMMENTS

1. **GENERAL COMMENTS:**

The business is required to obtain a Kennel Operator license from the Illinois Department of Agriculture and a Kennel business license from the Village of Arlington Heights.

Response: Understood

2. **ILLINOIS ACCESSIBILITY COMMENTS:**

Sheet A2.0

The double door vestibule type entry configuration at seven interior doorways does not provide adequate wheelchair maneuvering space on the pull side of the door per Illinois Accessibility Code (IAC) Section 404.2.6 and Figure 404.2.6(a), in accordance with Section 202.3 Alterations.

Response: See attached revised indoor site plan

1050 E. RAND RD. – PC#: 20-010
PETITIONER RESPONSES TO ROUND 1 COMMENTS
AUGUST 12, 2020

RESPONSE TO PUBLIC WORKS DEPARTMENT COMMENTS

With regard to the new construction for Pet Suites LUV, I have the following comments:

1. A replacement water meter is required for this application. It must be a 4" x 1" FM3 as manufactured by Mueller Systems.

Response: The water meter will be replaced. with a 4" x 1" FM3 as manufactured by Mueller Systems.

2. A 4" and a 2" replacement RPZ is required and will be sized upon submittal of plumbing plans.

Response: Understood and agreed.

PLAN COMMISSION PROJECT TIMELINE

Project Name: Pet Suites LUV
PC Number: 20-010
Location: 1050 East Rand Road

Requested Action:

1. Rezoning from the B-3, General Service, Wholesale, and Motor Vehicles District to the B-2, General Business District.
2. Land Use Variation to allow a commercial kennel in the B-2 District.
3. Variation to Chapter 28, Section 6.13-3b, to allow a 7' tall solid fence in the side and rear yard where the maximum permitted fence height is 6' tall.
4. Variation to Chapter 28, Section 6.5-2, to allow an accessory structure in a side yard where accessory structures are only allowed in a rear yard.
5. Variation to Chapter 28, Section 6.5-7(b), to allow an accessory structure that is 400 square feet where code limits maximum size to 300 square feet.

	Date	# of Business Days
Petitioner Provides Plans needed for CPRC	12/27/19	-
Conceptual Plan Review Meeting (CPRC)	01/08/20	7
Awaiting Petitioner PC Application	07/01/20	123
PC Application Submittal Date	07/01/20	-
1 st Round Department Comments	07/23/20	15
Petitioner's Response – 1 st Round	08/06/20	10
PC Hearing	08/26/20	39 days from application date
Village Board	09/08/20	8
Anticipated Village Board Ord. Adoption	09/21/20	9



**Village Board
9/8/2020**

Item: Diversity, Equity, and Inclusion Audit and Plan

Department: Integrated Services Department

Staff is recommending that the Village hire The Kaleidoscope Group, a Chicago firm, to conduct a Diversity, Equity, and Inclusion (DEI) audit and plan. Four firms were interviewed as part of the process. Kaleidoscope was chosen over the other firms given the strength of their proposal, the breadth of their experience, including a demonstrated understanding of and experience with municipal governments as organizations.

This project is driven by the Village Board's strategic priority to "Find new ways to embrace diversity with the community and the Village Government." While the group will be focusing primarily on a review of the Village government as an employer, they will be hosting some Community Engagement meetings as part of their scope of work that will provide insights into the perspectives of our residents to inform the process. The feedback and dialogue occurring during those sessions can be used to inform other community decisions as well.

After some initial interviews, the Community Engagement Meetings will be held this fall. Again these meetings will help define desired outcomes and areas of focus. We hope to involve other community partners such as the School District, Library, and Park District, in the engagement process as well. After those meetings the Consultant will review the Village's current practices in critical areas and conduct a workforce assessment including employee focus groups and a survey. All of this information will be compared to contemporary best practices and the firm will provide a final report, strategic framework, and plan to the Village Board and Staff. At that point, we can consider which of the recommendations we want to pursue and when and how.

The project cost estimate is \$31,000 with the potential of additional costs if it is determined if additional community engagement meetings are needed. The Human Resources Department has adequate funds budgeted in its loss prevention line items to cover the cost of this project.

In addition to this project, Staff is continuing with other projects as part of this strategic priority including a continuation of last year's unconscious bias training,

efforts to increase the number of minority and female police officer candidates, and a disability accommodation assessment. A webpage outlining the Village's ongoing DEI efforts will be going up soon.

Staff believes this effort will help us ensure we are doing what we can to be a welcoming and inclusive organization for our employees and community members.

Staff Recommendation: Staff recommends that the Village Board authorize the Village Manager to enter into a consulting agreement with the Kaleidoscope Group to provide a Diversity, Equity, and Inclusion Audit and Plan.