



AGENDA

President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
September 8, 2015

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Village Board Minutes 08/17/2015

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register of 8/30/2015

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting of September 8, 2015

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

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

- Interview of Tom Drake for Appointment to the Zoning Board of Appeals
- C. Report of the Committee-of-the-Whole Meeting of September 8, 2015
- Interview of Frank Appleby for Appointment to the Arlington Economic Alliance
- D. Report of the Committee-of-the-Whole Meeting of September 8, 2015
- Interview of Jackie Lewis for Appointment to the Arlington Economic Alliance
- E. Report of the Committee-of-the-Whole Meeting of September 8, 2015
- Interview of Mike Kalway for Appointment to the Arlington Economic Alliance
- F. Report of the Committee-of-the-Whole Meeting of August 31, 2015
- Status Report - Expiration of Single-Family Solid Waste Contract on March 31, 2016
- Trustee Glasgow moved, seconded by Trustee Farwell, that the Committee-of-the-Whole recommend to the Village Board to begin the process of issuing a Request for Proposals for refuse collection.
- The motion passed, with Trustees Blackwood, Farwell, Glasgow, Rosenberg, and Scaletta voting aye and Trustees LaBedz, Sidor, Tinaglia, and Mayor Hayes voting no.
- Trustee Scaletta moved, seconded by Trustee Glasgow, that the Committee-of-the-Whole recommend to the Village Board to reduce the current monthly Solid Waste Agency of Northern Cook County (SWANCC) fee charged to single-family homeowners from \$7.69/month to \$6.00/month and use available SWANCC funds for street purposes through the following annual transfers: \$200,000 transfer to the General Fund to cover the annual cost of the street patching program; and \$300,000 transfer to the Capital Projects Fund for additional street resurfacing work. The motion passed unanimously.
- G. T-Mobile - 1000 S. Arlington Heights Rd. - PC#15-003
Special Use Permit for a Wireless Antenna Tower

X. CONSENT AGENDA

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

Consideration of this Consent Agenda will be governed by the following rules and procedures prior to roll call vote:

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

CONSENT APPROVAL OF BIDS

- A. Replacement of 3/4-Ton Utility Truck - Public Works
- B. Sodium Chloride (Road Salt) - State Contract

CONSENT LEGAL

- A. An Ordinance Authorizing the Sale of Surplus Personal Property Owned by the Village of Arlington Heights (Vehicles/Equipment)
- B. Resolution - 4th Amendment to Agreement - Nokia Siemens
- C. An Ordinance Granting Variations from Chapter 30 of the Arlington Heights Municipal Code (Westgate Park & Shop, 1531-1711 W. Campbell Street)
- D. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code (Surrender of a Class"BB" liquor license and making available a Class "B" liquor license)

CONSENT PETITIONS AND COMMUNICATIONS

- A. Permit Fee Waiver - Arlington Heights Park District
- B. Permit Fee Waiver - Arlington Heights Memorial Library
- C. Bond Fee Waiver - St. Edna Craft Fair

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

XIII. LEGAL

- A. An Ordinance Granting a Special Use Permit for a Wireless Antenna Tower and a Variation from Chapter 28 of the Arlington Heights Municipal Code (T-Mobile wireless antenna tower at 1000 S. Arlington Heights Road)

XIV. APPOINTMENTS

XV. PETITIONS AND COMMUNICATIONS

XVI. REPORT OF THE VILLAGE MANAGER

- A. Police Station Feasibility Study Final Report

XVII.ADJOURNMENT

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



Item: Village Board Minutes 08/17/2015

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

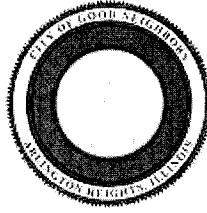
Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Village Board Minutes 08/17/2015	Minutes



MINUTES

President and Board of Trustees

Village of Arlington Heights

Board Room

Arlington Heights Village Hall

33 S. Arlington Heights Road

Arlington Heights, IL 60005

August 17, 2015

8:00 PM

VIDEO I. CALL TO ORDER

VIDEO II. PLEDGE OF ALLEGIANCE

VIDEO III. ROLL CALL OF MEMBERS

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

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

VIDEO IV. APPROVAL OF MINUTES

VIDEO A. Committee of the Whole Minutes 08/03/2015 Approved

Trustee Carol Blackwood moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Abstain: Farwell, Tinaglia.

VIDEO B. Village Board Minutes 08/03/2015 Approved

Trustee John Scaletta moved to approve. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

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

Abstain: Farwell, Tinaglia.

VIDEO **V. APPROVAL OF ACCOUNTS PAYABLE**

VIDEO A. Warrant Register of 8/15/2015 Approved

Trustee Joe Farwell moved to approve the Warrant Register of 8/15/15 in the amount of \$1,587,438.06. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

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

VIDEO **VI. RECOGNITIONS AND PRESENTATIONS**

VIDEO A. Swearing in of James McGrath as Police Sergeant

Trustee Glasgow administered the Oath of Office to Officer McGrath.

VIDEO B. Retirement of Police Canine Marco

President Hayes read the proclamation recognizing Marco's retirement. Marco was also presented with a plaque from the Northern Impact Canine Group by Kevin Sullivan.

VII. PUBLIC HEARINGS

VIDEO **VIII. CITIZENS TO BE HEARD**

Dianne Arp of the Companion Animal Protection Society said her organization protests every weekend at pet stores who sell puppy mill dogs. She asked for support on a ban of puppy mill dogs in the Village. She said the Happiness is Pets store has a binder's worth of violations for the past year. She applauded the Village for writing their own ordinance on this topic. She offered to assist in the writing of the Village's ordinance. She said she would email information to the Board the next day. She explained that CAPS had assisted Joliet and other communities, but that changes had occurred after her organization's suggestions. The USDA does not regulate breeders, which is why puppy mill dogs are in such poor health. She said she had proof that customers are deceived, and there is a class action lawsuit against Happiness is Pets. She asked for the Village to encourage them to sell healthy dogs. She asked for the Board to protect the customers and the animals.

President Hayes said the Village's goal is to try to ensure the health, safety and welfare of animals sold in Arlington Heights, and keep reputable

businesses open. He said the Board appreciated input from all sources. He thanked Ms. Arp for the information and comments.

Ms. Ward said the Village was in the process of gathering ordinances to find the right balance and was hoping to present the Board with some options in the next couple of weeks.

VIDEO IX. OLD BUSINESS

VIDEO	A.	Report of the Closed Session Meeting of 08/03/2015 Trustee Scaletta moved to release the minutes from the Closed Session Meeting of 10/02/2014. Trustee Blackwood seconded the motion. The motion carried.	Approved
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Trustee John Scaletta moved to approve. Trustee Carol Blackwood
Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,
Sidor, Tinaglia.

VIDEO X. CONSENT AGENDA

CONSENT OLD BUSINESS

VIDEO CONSENT APPROVAL OF BIDS

VIDEO	A. Influenza Vaccine	Approved
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Trustee Thomas Glasgow moved to approve. Trustee Bert Rosenberg
Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,
Sidor, Tinaglia.

VIDEO	B. Engineering Plotter Replacement	Approved
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Trustee Thomas Glasgow moved to approve. Trustee Bert Rosenberg
Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta,
Sidor, Tinaglia.

VIDEO C. Replacement of Two Pick-Up Trucks - Public Works Approved

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

VIDEO **CONSENT LEGAL**

VIDEO A. A Resolution Approving an Intergovernmental Agreement with the Northwest Suburban Housing Collaborative Approved
(New 5-year agreement between municipalities addressing housing issues in the NW suburbs)

Trustee Thomas Glasgow moved to approve R15-033/A15-037. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Farwell, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia.

VIDEO B. An Ordinance Granting a Special Use Permit for a Rooftop Wireless Antenna and Variations from Chapter 28 of the Arlington Heights Municipal Code Approved
(Verizon Wireless Antenna at Luther Village, 800 W. Oakton Street)

Trustee Thomas Glasgow moved to approve 15-028. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor, Tinaglia.

Abstain: Farwell.

VIDEO C. An Ordinance Amending Chapter 13 of the Approved

Arlington Heights Municipal Code
(Surrender of a Class "AA" and making available a
Class "B" and a Class "T" liquor license)

Trustee Thomas Glasgow moved to approve 15-029. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

CONSENT REPORT OF THE VILLAGE MANAGER

XI. APPROVAL OF BIDS

VIDEO XII. NEW BUSINESS

- VIDEO A. DC#15-049 - Westgate Park & Shop - 1531-1711 Approved
W. Campbell St. - Sign Variation

Mr. Recklaus said a long discussion between staff, the Westgate Shopping Center and the Chamber of Commerce has occurred regarding this request. Mr. Perkins said the current spacing between the two signs for the Shopping Center is 300 feet apart; the Village Code requires spacing of 800 feet. The Campbell Street sign should have been removed when the grocery store closed in 2006, as was directed in the variation approved in 1995, but it remains.

Three options were presented:

1. Concur with the Design Commission to deny the request to use the existing second ground sign and approve modifications to the existing Walgreen's sign to allow multiple tenant signage.
2. Approve the petitioner's request for a 60 sf ground sign with 40 sf of text.
3. Approve the petitioner's request for a 60 sf ground sign with 40 sf of text with the following condition: When the existing Walgreens sign is ready for modifications or replacement it shall be replaced with a new, multi-tenant monument style sign and the existing second ground sign on Campbell Street shall be removed in its entirety.

Mr. Perkins said the cost to refurbish the existing Campbell Street sign is \$2,890, the cost to modify the existing Walgreens sign is \$9,890 and the cost of a new monument sign is \$17,000.

Mike Schwartz, owner of the Westgate Shopping Center, said the original variation for a second sign was approved for a grocer tenant, they just want to use that sign for a different tenant. He said they would go along

with option #3 if it was approved.

Jon Ridler, of the Chamber of Commerce, said option #3 allows businesses to get their name up prior to improvements of the Walgreen's sign. He said it is a hardship to put up a monument sign because of the cost. Once the Walgreens sign was approved, the Campbell sign was out of compliance. The petitioner never received notice from the Village that the sign needed to come down, he was not in defiance, he was just not notified.

Trustee Tinaglia said these signs have coexisted for over 20 years. The variation was for the Walgreens sign, not the one being discussed tonight. The only signage for the Center Walgreens. He said approving one of these options gives Walgreens some time to reconsider, but for now, the businesses need signage as fast as possible. He said he would choose option #3.

Mr. Schwartz said he has owned the shopping center for over 30 years but was not aware that he needed to take the Campbell Street sign down. He said his partner at the time was responsible for the original petition. Mr. Schwartz said this process for using the sign has been going back and forth for 6-7 years.

Trustee Scaletta said the Village is working with Mr. Schwartz by not making the sign come down immediately. Village staff also approached Walgreens on behalf of the owners. A ground sign is a capital improvement, like a roof. He said the wall signs are clearly visible on Campbell. The visibility from Wilke is what the tenants are looking for. He noted that the Subway sign on Wilke is illegal and needs to go. Rustic J's sign should be taken down as it has closed. Trustee Scaletta said improving the corner sign is better for the long term even if it is more expensive. He said keeping the Campbell sign updated would be more expensive than upgrading the corner sign. Good money would be thrown in after bad. He urged Mr. Schwartz to look long term. He said he would vote no on option #3 or he will motion for option #1.

Trustee Glasgow said the Campbell sign has been out of use since 2006, if the sign was necessary for the businesses to thrive, why wasn't an application made sooner? Mr. Schwartz said Fitness 19's lease gives them access to the sign and they are asking for it. The dentist is also asking to be on the sign. Trustee Glasgow said he assumed Mr. Schwartz's partner told him the sign needed to come down and it was incredulous that this was not communicated to him. Trustee Glasgow said the cars at the stop light at Wilke are the ones who need to see a sign and a capital improvement should be made there. He said it was difficult to make an exception for a hardship based on the inaction of the owner. He said he would choose option #1. If the Campbell sign was truly needed, Mr. Schwartz would have been in a long time ago.

Trustee Sidor said he would like to hear from the tenants. Jason Miller, the

Fitness 19 operator, said he was given the option of using the sign in 2010. He said obviously there was more to it than they were originally aware of. So, the sign was put on back burner. In 2010, they were one of the few low priced fitness players in the Village. Now, there are eight competitors in the market. It is important for him to have a visual presence on the street. His ultimate goal would be to have a sign on the corner, but in the meantime, he would like a place on the existing sign to tell people they are there. He would like the Board to choose option #3.

Trustee Sidor rephrased Mr. Miller's comments stating that the Campbell Street sign would benefit Fitness 19 even with half the traffic. Trustee Sidor said he would like to find middle ground and #3 does that as it gives the businesses something and buys more time to work with Walgreens. The amendment from 1995 gave street signage to Walgreens only. He said he concurred with Trustee Tinaglia.

Trustee Farwell said he was trying to discern if this was a preexisting condition. Prior to the Walgreens sign, there was no tenant identification. Because there were two signs before, it may be a preexisting condition. Mr. Schwartz said he was a silent partner then, but at the time the Village did not allow reader board signs, which precipitated the variance. Trustee Farwell said the center's long end is on a sub artery and the short end at the traffic point which perhaps creates a hardship. In addition, historically the sign has been in disrepair. He said he would consider option #3 if there was a turnaround time line between sign updates, and would like cooperation from property owner to keep the sign in good repair. If verbiage like that was put in an ordinance for continued maintenance on option #3, he would be in favor of it.

Mr. Ridler said having the businesses on the sign would ensure that the sign would be maintained.

Trustee Blackwood agreed with option #3, but would like the corner sign to be improved in next 3-5 years. This would allow the center to position itself more strongly for the capital improvement funding. Since the verbiage is in the tenant's lease she agreed that they should use the sign in the meantime.

Trustee Rosenberg said he agrees with Trustees Scaletta and Glasgow. The sign should have been taken down before. An attorney signed on the petitioner's behalf and they should have been notified. If \$3,000 is going to be spent refurbishing the Campbell Street sign, for another \$6,000 the center could have this fixed and not have to spend the money again.

Trustee LaBedz preferred option #3. She said she would like the current sign used and eventually removed. A monument sign on the corner would be the eventual goal. She said she was unaware of some of the shops in the center and would like to see assistance for the businesses there.

Trustee Scaletta asked if Walgreens paid for their sign on the corner. Mr. Schwartz said they own the sign and he can do nothing without their approval. He said he was unhappy that they will not pay one penny toward a new sign. Trustee Scaletta said Walgreens also brings a lot of traffic to the center. Trustee Scaletta asked how the Village could ensure that the next owner/operator will know of today's outcome.

Ms. Ward said if option #3 is selected with a time limit it would be staff's obligation to monitor the situation. She said a covenant could be recorded against the property. Trustee Scaletta said the best answer is a ground sign on the corner. If one tenant leaves, the sign will need to be changed and cost almost \$3,000 each time. Ms. Ward said normally sign variations are not adopted by ordinance, but in this case it could be, if option #3 is the one the Board favors.

Trustee Sidor said that within three years, Walgreens might be persuaded to contribute. Trustee Scaletta said Walgreen's has made it clear they will not put money into a new sign. Ms. Ward said that Walgreen's is not opposed to a new sign, just opposed to paying for it. Mr. Schwartz said three years is a little restrictive and he preferred an open ended situation or a minimum of five years. Trustee Sidor said middle ground is reached with the 3-5 years' stipulation. It gives the property owner a chance to work with Walgreens and have a sign in the meantime.

Trustee Glasgow said this is the first time he'd heard about the center needing a sign and Fitness 19 has been before the Board twice for Land Use Variations. He said the Center is lucky to have Walgreens. He said he will vote no. The Center should conform to Code or give a really good reason why not. The sign has been dark for so long and still, the parking lot is full; to him there is no justification for a hardship. It's disingenuous to say that since 2010, this was languishing with the Village. No one spoke at Citizens to be Heard, no one at the Chamber approached the Board, and no communication was received about the need for this sign.

Trustee Tinaglia said the onus is on the landlord to find ways to make tenants succeed. He said it's a hardship because it was an existing condition and a little unique. This will give the center some time to make it right and put the sign on the corner.

President Hayes said he preferred a limit of three years from adoption of the ordinance.

Mr. Ridler said Walgreens doesn't want the sign to be changed. How can the petitioner force Walgreens to change their mind? Ms. Ward said Walgreens was willing to have a different sign; they were just not willing to pay for it. Mr. Schwartz said he didn't know what they will approve or not approve. Trustee Tinaglia said Mr. Schwartz will have to take the bull by the horns and figure this out. He said Mr. Schwartz has three years, in the meantime, he said to get the tenants on the Campbell sign.

Trustee Farwell said he had a hard time spending other people's money. By approving #3, the Village is doing just that. He agreed that a corner sign makes more sense but doesn't agree that the Board has a right to make that demand. He said there was sufficient documentation of a hardship. He was in favor of a five year limit, but will support three years.

Trustee Jim Tinaglia moved to grant the request for a variation to permit a second ground sign closer than permitted by Code and to approve the petitioner's request for a 60 sf ground sign with 40 sf of text per the attached drawing prepared by Doyle General Sign Contractors dated 8/12/15, with the following conditions: 1) No later than three years after adoption of this ordinance, the existing Walgreens sign will be replaced with a multi-tenant sign substantially similar to the modified ground sign or new multi-tenant sign presented to the Board and a variation granted to permit the changeable copy directly under Walgreens name, not at the bottom of the sign as required by Code. The Ordinance will be recorded against property and distributed to all the tenants. 2) The existing ground sign along Campbell Street shall be removed in its entirety three years after the adoption of the Ordinance. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

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

Nays: Glasgow, Rosenberg, Scaletta.

XIII.LEGAL

XIV. APPOINTMENTS

VIDEO XV. PETITIONS AND COMMUNICATIONS

President Hayes thanked all those who supported the National Night Out, the Mane Event, the Taste of Arlington and the Arlington Million.

VIDEO XVI. REPORT OF THE VILLAGE MANAGER

Mr. Recklaus said a localized storm cell with 55 mph winds impacted the Village with 16 large trees coming down. Power was out for 2,000 customers and seven intersections were blocked. Public Works is working to clear the streets by this evening and 65% of the homes affected have power as of 8:30 p.m.

VIDEO XVIIADJOURNMENT

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

The Motion: Passed

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



Item: Warrant Register of 8/30/2015

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Warrant Register of 8/30/2015

Type

Warrant Register

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$328,423.70
211	Motor Fuel Tax Fund	\$17,437.00
215	CDBG Fund	\$10,370.40
227	Foreign Fire Ins Tax Fund	\$876.95
231	Criminal Investigation Fd	\$1,268.00
235	Municipal Parkg Opr Fund	\$115,352.63
261	TIF III Fund	\$1,283.01
264	TIF V	\$5,856.74
401	Capital Projects Fund	\$803,766.84
431	Public Building Fund	\$2,462.50
435	EAB Fund	\$59,688.39
505	Water and Sewer Fund	\$66,789.28
511	Solid Waste Fund SWANCC	\$93,093.00
515	Arts,Entert & Events Fund	\$21,546.49
605	Health Insurance Fund	\$8,460.00
611	General Liability Ins Fnd	\$192,422.38
615	Workers Compensation Ins	\$111,132.78
621	Fleet Operations Fund	\$16,074.44
625	Technology Fund	\$53,689.19
715	Guaranty Deposits Fund	\$45,000.00
721	Escrow Deposits Fund	\$24,860.98
TOTAL ALL FUNDS		\$1,979,854.70

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 0					
Division: 0					
194544	715-0000-220.93-00	ADRIANA HERNANDEZ	REFUND BOND	\$200.00	\$200.00
194548	715-0000-220.93-00	ALL PRO PLUMBING INC	REFUND BOND	\$200.00	\$200.00
194553	715-0000-220.93-00	AMERICAN NATIONAL	REFUND BOND	\$200.00	\$200.00
194554	715-0000-220.93-00	AMERICAN NATIONAL SPRINKLERS	REFUND BOND	\$200.00	\$200.00
194555	505-0000-140.10-00	AMERICAN PRINTING TECHNOLOGIES	POSTAGE	\$1,941.36	\$1,941.36
194565	101-0000-421.05-00	ARI FLEET LT	REFUND VEHICLE STICKER	\$15.00	\$15.00
194567	101-0000-120.80-00	ARLINGTON HEIGHTS MEMORY CARE	REPLACE LOST CK 191750	\$180.00	\$180.00
194571	101-0000-433.14-00	MARIANNE ARNOFF	REFUND AMBULANCE CLAIM	\$252.00	\$252.00
194584	715-0000-220.93-00	BLUE SKY BUILDERS	REFUND BOND	\$200.00	\$200.00
194589	101-0000-421.99-00	BROOKTREE HEALTH SERVICES	REFUND BUSINESS LICENSE	\$190.00	\$190.00
194603	715-0000-220.93-00	CHICAGOLAND GARAGE BUILDERS	REFUND BOND	\$200.00	\$200.00
194605	721-0000-221.11-09	CHRISTOPHER B BURKE LTD	SOMERSET COURT MAINT	\$1,527.64	\$1,527.64
194606	101-0000-433.14-00	CIGNA HEALTHSPRING	REFUND AMBULANCE CLAIM	\$175.01	\$175.01
194613	715-0000-220.93-00	CLIFFORD BAILYE	REFUND BOND	\$200.00	\$200.00
194615	101-0000-433.14-00	MARJORIE COLLINS	REFUND AMBULANCE CLAIM	\$50.00	\$50.00
194629	715-0000-220.93-00	CORINNE GRACZYK	REFUND BOND	\$200.00	\$200.00
194647	715-0000-220.93-00	ELIZABETH BARRY	REFUND BOND	\$200.00	\$200.00
194656	101-0000-422.10-00	FASTSIGNS	REFUND PERMIT	\$55.00	\$55.00
	101-0000-422.20-00		REFUND PERMIT	\$80.00	\$80.00
194661	715-0000-220.93-00	FLAT DOG DEVELOPMENT LLC	REFUND BOND	\$200.00	\$200.00
194662	715-0000-220.93-00	FORTIS CONCRETE CO INC	REFUND BOND	\$150.00	\$150.00
194663	715-0000-220.93-00	FORTIS CONCRETE CO INC	REFUND BOND	\$200.00	\$200.00
194665	715-0000-220.93-00	FRED MIOSSI	REFUND BOND	\$200.00	\$200.00
194668	715-0000-220.93-00	GARCIA CONCRETE CONSTRUCTION	REFUND BOND	\$200.00	\$200.00
194669	715-0000-220.93-00	GARCIA CONCRETE CONSTRUCTION	REFUND BOND	\$200.00	\$200.00
194670	715-0000-220.93-00	GARCIA CONCRETE CONSTRUCTION	REFUND BOND	\$200.00	\$200.00
194681	715-0000-220.93-00	GUILLEN LANDSCAPING	REFUND BOND	\$200.00	\$200.00
194684	101-0000-433.14-00	JOHN HARDING	REFUND AMBULANCE CLAIM	\$320.00	\$320.00
194693	715-0000-220.93-00	HENRY TEAGUE	REFUND BOND	\$200.00	\$200.00
194717	235-0000-435.65-03	KRIS IWANICKI	REFUND PARKING PERMIT	\$30.00	\$30.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194719	715-0000-220.93-00	JARED RATHGE	REFUND BOND	\$200.00	\$200.00
194722	715-0000-220.93-00	JIM MITRENGA	REFUND BOND	\$200.00	\$200.00
194723	715-0000-220.93-00	JOEL FARRIS	REFUND BOND	\$200.00	\$200.00
194725	715-0000-220.93-00	JOHN VINCENT	REFUND BOND	\$200.00	\$200.00
194727	715-0000-220.93-00	JULIE KOZLILC	REFUND BOND	\$200.00	\$200.00
194730	715-0000-220.93-00	KAPLAN PAVING	REFUND BOND	\$200.00	\$200.00
194731	715-0000-220.93-00	KAPLAN PAVING	REFUND BOND	\$200.00	\$200.00
194733	715-0000-220.93-00	KAREN DORN	REFUND BOND	\$200.00	\$200.00
194735	715-0000-220.93-00	KAZIMIERZ LEJA	REFUND BOND	\$200.00	\$200.00
194736	101-0000-140.52-00	KONICA MINOLTA BUSINESS USA	METER USAGE MAINTENANCE	\$460.46	\$460.46
194738	101-0000-432.06-00	TERRY KURZYNSKI	REIMBURSEMENT	\$200.00	\$200.00
194740	101-0000-421.05-00	ROKSOLANA KUZIV	REFUND VEHICLE STICKER	\$15.00	\$15.00
194749	101-0000-433.14-00	MARY LIEBERMAN	REFUND AMBULANCE CLAIM	\$80.00	\$160.00
			REFUND AMBULANCE CLAIM	\$80.00	
194750	715-0000-220.93-00	LINNEA ONEILL	REFUND BOND	\$200.00	\$200.00
194751	231-0000-250.20-00	QINGHUA LIU	REFUND SEIZED FUNDS	\$1,268.00	\$1,268.00
194755	715-0000-220.93-00	LUTHER VILLAGE	REFUND BOND	\$200.00	\$200.00
194757	715-0000-220.93-00	MACK LAND LLC	REFUND BOND	\$200.00	\$200.00
194761	101-0000-421.05-00	CONRAD MARKIEWICZ	REFUND VEHICLE STICKER	\$35.00	\$35.00
194771	715-0000-220.93-00	MICHAEL MCCANN	REFUND BOND	\$200.00	\$200.00
194772	715-0000-220.93-00	MICHELE VORIS	REFUND BOND	\$200.00	\$200.00
194773	715-0000-220.93-00	MICHELE VORIS	REFUND BOND	\$150.00	\$150.00
194777	101-0000-421.05-00	ANTONIO MOORE	REFUND VEHICLE STICKER	\$15.00	\$15.00
194781	715-0000-220.93-00	MUBASHIR FAROOQI	REFUND BOND	\$200.00	\$200.00
194786	715-0000-220.93-00	NANCIE O'KEEFE	REFUND BOND	\$200.00	\$200.00
194789	715-0000-220.93-00	NAVRAAZ BASILL	REFUND BOND	\$200.00	\$200.00
194792	721-0000-221.11-10	NICHOLAS & ASSOC	TRAFFIC SIGNAL DEPOSIT	\$23,333.34	\$23,333.34
194795	715-0000-220.93-00	NORTHERN ILLINOIS IRRIGATION	REFUND BOND	\$200.00	\$200.00
194805	101-0000-140.50-00	OFFICE DEPOT	PAPER, OFFICE, MAILROOM	\$193.20	\$193.20
194806	101-0000-433.14-00	JOHN ORI	REFUND AMBULANCE CLAIM	\$40.00	\$40.00
194809	715-0000-220.93-00	ALEX PASHKIN	REPLACE LOST CHECK 194269	\$200.00	\$200.00
194810	715-0000-220.93-00	PAVER DOCTOR INC	REFUND BOND	\$200.00	\$200.00
194811	715-0000-220.93-00	PAVER DOCTOR INC	REFUND BOND	\$200.00	\$200.00
194812	235-0000-435.65-02	PAWLOWSKI MARY	REFUND PARKING PERMIT	\$30.00	\$30.00

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194820	715-0000-220.93-00	PHILIP SCHURR	REFUND BOND	\$200.00	\$200.00
194840	101-0000-433.14-00	ANGELA SANDER	REFUND AMBULANCE CLAIM	\$180.00	\$180.00
194844	715-0000-220.93-00	SCARAVALLE COMPANY	REFUND BOND	\$200.00	\$200.00
194849	715-0000-220.93-00	SHAWN STOFFEL	REFUND BOND	\$200.00	\$200.00
194861	715-0000-220.93-00	STONELEIGH COMPANIES LLC	REPLACE LOST CHECK 192012	\$36,000.00	\$36,000.00
194882	715-0000-220.93-00	TOMMY PIERCE	REFUND BOND	\$200.00	\$200.00
194883	715-0000-220.93-00	TONY BOVIS	REFUND BOND	\$150.00	\$150.00
194893	101-0000-433.14-00	UNITED HEALTHCARE	REFUND AMBULANCE CLAIM	\$392.00	\$392.00
194898	715-0000-220.93-00	VANDE LOGT CONSTRUCTION	REFUND BOND	\$150.00	\$150.00
194912	101-0000-421.05-00	NOAH WARRINER	REFUND VEHICLE STICKER	\$25.00	\$25.00
194915	101-0000-421.99-00	WESCOT ROOFING	REFUND BUSINESS LICENSE	\$23.00	\$23.00
801486	101-0000-210.95-00	RTA/CTA BENEFIT PROGRAM	RTA TRANSIT FARE PROGRAM	\$360.50	\$360.50
Total Division:				\$76,546.51	
Total Department:				\$76,546.51	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	1	Board of Trustees			
Division:	1				
194896	101-0101-501.22-02	US CONFERENCE OF MAYORS	DUES, MEMBERSHIP	\$5,269.00	\$5,269.00
Total Division:				\$5,269.00	
Total Department:				\$5,269.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 2 Village Manager					
Division: 1					
194542	515-0201-525.40-55	ACUTRAK SOLUTIONS	CONCERT FEE - SOS	\$974.90	\$974.90
194556	101-0201-502.21-65	AMERICANEAGLE INC	WEBSITE FEE	\$49.95	\$49.95
194686	101-0201-502.22-02	HARRIS TRUST & SAVINGS BANK	ICMA ONLINE PURCHASES	\$1,400.00	\$1,400.00
	101-0201-502.22-03		UNITED	\$172.10	\$361.20
			USAIRWAY	\$189.10	
194905	101-0201-502.21-65	VERIZON WIRELESS	INV 9749744645	\$133.72	\$133.72
194906	101-0201-502.21-65	VERIZON WIRELESS	INV 3284661870	\$100.00	\$100.00
Total Division:				\$3,019.77	
Total Department:				\$3,019.77	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 3 Human Resources					
Division: 1					
194667	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	\$23,442.12	\$49,106.69
			CLAIMS - MEDICAL LOSS	\$11,878.44	
			CLAIMS - MEDICAL LOSS	\$13,786.13	
	615-0301-552.42-80		CLAIMS - W/C	\$15,181.72	\$52,666.73
			CLAIMS - W/C	\$10,447.37	
			CLAIMS - W/C	\$27,037.64	
194686	101-0301-503.40-70	HARRIS TRUST & SAVINGS BANK	TORTORICES PIZZERIA	\$130.20	\$130.20
	615-0301-552.20-50		JIMMY JOHN'S	\$57.60	\$57.60
194704	615-0301-552.19-30	IL DEPT OF EMPLOYMENT SECURITY	2ND QTR UNEMPLOYMENT 2015	\$5,538.00	\$5,538.00
194706	615-0301-552.20-70	IL WORKERS COMPENSATION COMMISSION	IL RATE ADJUST-1/15-6/15	\$3,232.93	\$3,232.93
194797	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	\$1,687.00	\$6,092.00
			SERVICE HEALTH TESTING	\$4,085.00	
			SERVICE HEALTH TESTING	\$320.00	
194805	615-0301-552.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$102.83	\$102.83
194818	101-0301-503.20-05	PETTY CASH	SUPPLIES	\$59.65	\$59.65
	101-0301-503.40-70		SUPPLIES	\$20.15	\$63.62
			SUPPLIES	\$43.47	
	615-0301-552.20-50		SUPPLIES	\$8.00	\$28.00
			SUPPLIES	\$20.00	
194829	615-0301-552.20-50	NED PUCCI	AUGUST WELLNESS PROGRAM	\$400.00	\$400.00
194902	101-0301-503.21-65	VERIZON WIRELESS	INV 9750946972	\$122.05	\$122.05
	101-0301-503.30-05		INV 9750946972	\$299.99	\$299.99
901082	605-0301-552.20-65	PRUDENTIAL INSURANCE CO OF AMERICA	PAID LIFE INS 2ND QTR '15	\$2,368.00	\$2,368.00
Total Division:				\$120,268.29	
Total Department:				\$120,268.29	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 4 Legal Department					
Division: 1					
194602	101-0401-503.21-65	CHICAGO TITLE COMPANY LLC	SERVICE MISCELLANEOUS	\$140.00	\$560.00
			SERVICE MISCELLANEOUS	\$140.00	
			SERVICE MISCELLANEOUS	\$140.00	
			SERVICE MISCELLANEOUS	\$140.00	
194609	101-0401-503.20-20	CLARK BAIRD SMITH LLP	SERVICE PROFESSIONAL	\$3,510.00	\$3,510.00
194627	101-0401-503.21-65	COOK COUNTY RECORDER OF DEEDS	RECORDINGS	\$460.00	\$460.00
194651	101-0401-503.20-15	ERNEST R BLOMQUIST PC	RETAINER	\$4,170.00	\$4,170.00
194657	101-0401-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$24.62	\$77.62
			SHIPPING/DELIVERY SERVICE	\$24.62	
			SHIPPING/DELIVERY SERVICE	\$28.38	
194805	101-0401-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$142.92	\$142.92
194835	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	\$875.00	\$1,155.00
			COURT REPORTER	\$280.00	
194879	101-0401-503.33-05	THOMSON REUTERS-WEST	INFORMATION CHARGES	\$278.30	\$278.30
194920	101-0401-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$140.90	\$140.90
Total Division:				\$10,494.74	
Total Department:				\$10,494.74	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 5 Finance					
Division: 1					
194560	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	SERVICE FINANCIAL	\$6,113.37	\$6,113.37
194655	101-0501-503.22-03	ANTHONY FASHODA	CONFERENCE	\$339.26	\$339.26
194666	101-0501-503.30-05	FTI GROUP	OFFICE SUPPLIES	\$1,229.90	\$1,229.90
194667	611-0501-552.42-53	GALLAGHER BASSETT SERVICES INC	CLAIMS - VEHICLE LOSS	\$2,809.10	\$2,809.10
	611-0501-552.42-60		CLAIMS - LIABILITY LOSS	\$175,000.00	\$189,613.28
			CLAIMS - LIABILITY LOSS	\$10,613.28	
			CLAIMS - LIABILITY LOSS	\$4,000.00	
194686	101-0501-503.22-03	HARRIS TRUST & SAVINGS BANK	IL GOVMT FIN OFF ASSOC	\$325.00	\$325.00
	101-0501-503.30-05		AMAZON.COM	\$22.89	\$22.89
194782	101-0501-503.22-02	MUNICIPAL CLERKS N&NW SUBURBS	MEMBER RENEWAL - B. HUME	\$20.00	\$20.00
194783	101-0501-503.22-02	MUNICIPAL CLERKS OF ILLINOIS	MEMBER RENEWAL - B. HUME	\$85.00	\$85.00
194805	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$116.51	\$582.56
			OFFICE SUPPLIES	\$94.13	
			OFFICE SUPPLIES	\$160.51	
			OFFICE SUPPLIES	\$211.41	
194808	101-0501-503.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$45.90	\$206.55
			ADVERTISING	\$49.95	
			ADVERTISING	\$55.35	
			ADVERTISING	\$55.35	
194823	505-0501-503.22-05	POSTMASTER ARLINGTON HEIGHTS	POSTAGE PERMIT BR 184-001	\$110.74	\$110.74
194834	101-0501-503.20-05	ROBB PAMELA	TRAINING	\$120.00	\$120.00
194907	101-0501-503.22-10	VISUAL EDGE CREATIVE SERVICES	VEHICLE STICKER ARTWORK	\$500.00	\$500.00
Total Division:				\$202,077.65	
Total Department:				\$202,077.65	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 6 Information Technology					
Division: 1					
194556	625-0601-553.20-39	AMERICANEAGLE INC	WEBSITE FEE	\$180.00	\$180.00
194599	625-0601-572.50-10	CDS OFFICE TECHNOLOGIES	COMPUTERS,DP & WORD PROC.	\$5,511.00	\$5,511.00
194600	625-0601-572.50-10	CDW GOVERNMENT INC	UPC BATTERY	\$505.98	\$505.98
194617	625-0601-553.21-65	COMCAST PROCESSING CENTER	INV 37049400	\$5,687.46	\$5,687.46
194686	625-0601-553.22-02	HARRIS TRUST & SAVINGS BANK	AMAZONPRIME MEMBERSHIP	\$99.00	\$599.00
			GMIS INTERNAT	\$500.00	
	625-0601-553.22-03		EB ADOBE DAYS 2-DAY	\$105.44	\$1,482.20
			LYNDA.COM, INC.	\$239.88	
			LYNDA.COM, INC.	\$239.88	
			PLURALSIGHT	\$897.00	
	625-0601-553.30-05		AMAZON MKTPLACE PMTS	\$98.99	\$98.99
	625-0601-553.33-05		AMZ GOLDKEY	\$167.85	\$167.85
	625-0601-572.50-10		AMAZON MKTPLACE PMTS	\$439.98	\$1,235.87
			AMAZON MKTPLACE PMTS	\$250.99	
			AMAZON MKTPLACE PMTS	\$250.99	
			AMAZON MKTPLACE PMTS	\$24.95	
			IDU INSIGHT PUBLIC SEC	\$268.96	
194707	625-0601-553.21-02	IMAGE SYSTEMS & BUSINESS SOLUTIONS	EQUIPMENT MAINTENANCE	\$99.00	\$203.50
			POLICE PRINTER REPAIR	\$104.50	
194713	625-0601-572.50-10	INSIGHT PUBLIC SECTOR	COMPUTERS,DP & WORD PROC.	\$2,255.90	\$2,724.83
			COMPUTERS,DP & WORD PROC.	\$468.93	
194768	401-0601-572.50-15	MERIDIAN IT INC	COMPUTERS,DP & WORD PROC.	\$75,499.17	\$75,499.17
194855	625-0601-553.33-05	SOFTMART INC	COMPUTERS,DP & WORD PROC.	\$4,200.00	\$4,200.00
194866	625-0601-553.20-39	SUNGARD PUBLIC SECTOR	COMPUTERS,DP & WORD PROC.	\$15,106.00	\$30,212.00
			COMPUTERS,DP & WORD PROC.	\$15,106.00	
194901	625-0601-553.21-65	VERIZON WIRELESS	INV 9750858879	\$407.07	\$407.07
Total Division:				\$128,714.92	
Total Department:				\$128,714.92	

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Department:	7	GIS			
Division:	1				
194686	625-0701-553.22-02	HARRIS TRUST & SAVINGS BANK	URISA	\$218.75	\$268.75
			ILGISA	\$50.00	
	625-0701-553.30-05		DRI ACD SYSTEMS	(\$5.00)	\$108.98
			AMAZON MKTPLACE PMTS	\$113.98	
194899	625-0701-553.21-65	VERIZON WIRELESS	INV 9750508687	\$95.71	\$95.71
Total Division:				\$473.44	
Total Department:				\$473.44	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 10 Boards & Commissions					
Division: 8					
194583	101-1008-502.22-01	BLUE LINE, THE	ADVERTISING	\$637.00	\$637.00
194860	101-1008-502.20-75	STEPHEN LASER & ASSOCIATES	INDIVIDUAL ASSESSMENT (1)	\$550.00	\$1,100.00
			INDIVIDUAL ASSESSMENT (1)	\$550.00	
Total Division:				\$1,737.00	
Division: 11					
194798	101-1011-502.40-05	NORTHWEST COMPASS INC	CDBG PROGRAM	\$3,021.00	\$3,021.00
Total Division:				\$3,021.00	
Division: 13					
194686	101-1013-502.33-05	HARRIS TRUST & SAVINGS BANK	BAUDVILLE INC.	\$288.97	\$288.97
Total Division:				\$288.97	
Division: 18					
2008	515-1018-525.40-55	CREATIVE AUDIO	STAGING/LIGHTS MANE EVENT	\$6,950.00	\$6,950.00
194569	515-1018-525.40-55	ARLINGTON RENTAL INC	RENTAL - MANE EVENT	\$1,423.93	\$1,423.93
194586	515-1018-525.40-55	BOUNCE HOUSES R US	MANE EVENT	\$750.00	\$750.00
194813	515-1018-525.40-55	PDS SECURITY SERVICES	MANE EVENT	\$250.00	\$250.00
194852	515-1018-525.40-55	SIGNS BY TOMORROW	BANNERS	\$697.00	\$697.00
Total Division:				\$10,070.93	
Total Department:				\$15,117.90	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 30 Police Department					
Division: 1					
194540	101-3001-511.21-65	ACCURATE DOCUMENT DESTRUCTION	SERVICE MISCELLANEOUS	\$29.52	\$29.52
194545	101-3001-511.30-35	AIR ONE EQUIPMENT	POLICE EQUIPMENT & SUPPLY	\$156.75	\$1,202.51
			CLOTHING	\$240.00	
			CLOTHING	\$89.47	
			POLICE EQUIPMENT & SUPPLY	\$414.29	
			POLICE EQUIPMENT & SUPPLY	\$302.00	
194547	101-3001-511.21-65	ALEXIAN BROS CENTER MENTAL HEALTH	OUTREACH PROGRAMS	\$2,080.00	\$3,880.00
			PROFESSIONAL SERVICES	\$1,800.00	
194558	101-3001-511.33-05	AMLINGS FLOWERLAND	FLORAL	\$30.95	\$30.95
194561	101-3001-511.40-67	ANIMAL FEEDS AND NEEDS	CANINE UNIT PROGRAM	\$46.39	\$229.37
			CANINE UNIT PROGRAM	\$61.99	
			CANINE UNIT PROGRAM	\$60.99	
			CANINE UNIT PROGRAM	\$60.00	
194562	401-3001-572.50-15	APPLIED CONCEPTS INC	POLICE EQUIPMENT & SUPPLY	\$913.00	\$1,065.00
			SERVICE MISCELLANEOUS	\$152.00	
194566	101-3001-511.40-67	ARLINGTON HEIGHTS ANIMAL HOSPITAL	VETERINARY SERVICES	\$578.40	\$578.40
194573	101-3001-511.22-03	ASSOC OF POLICE SOCIAL WORKERS	REGISTRATION	\$102.00	\$102.00
194582	101-3001-511.22-03	BLAND WESLEY	TRAINING	\$50.00	\$50.00
194585	101-3001-511.30-35	BOGGS THOMAS	CLOTHING	\$121.02	\$121.02
194636	401-3001-572.50-15	DIGITAL INTELLIGENCE	POLICE EQUIPMENT & SUPPLY	\$5,999.00	\$6,149.00
			SHIPPING/DELIVERY SERVICE	\$150.00	
194652	101-3001-511.33-25	EVIDENT CRIME SCENE PRODUCTS	SUPPLIES	\$129.50	\$129.50
194660	101-3001-511.21-65	FIRST MIDWEST BANK	PROCESSING FEE	\$19.75	\$19.75
194672	101-3001-511.21-65	GOLF ROSE PET LODGE	SERVICE MISCELLANEOUS	\$84.00	\$150.75
			SERVICE MISCELLANEOUS	\$38.00	
			SERVICE MISCELLANEOUS	\$13.75	
			SERVICE MISCELLANEOUS	\$15.00	
194680	401-3001-572.50-15	GUIDANCE SOFTWARE	GEOGRAPHIC INFORMATION SY	\$6,984.00	\$8,689.10
			SHIPPING/DELIVERY SERVICE	\$10.10	
			TRAINING	\$1,695.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194686	101-3001-511.21-65	HARRIS TRUST & SAVINGS BANK	GLASSDOOR	\$199.00	\$199.00
	101-3001-511.22-03		ROSATI'S PIZZA	\$107.40	\$569.93
			ROSATI'S PIZZA	\$105.03	
			IACP	\$350.00	
			CITY OF MILWAUKEE PRKG	\$1.50	
			AMPCO PARKING HILTON	\$6.00	
	101-3001-511.30-01		AMAZON.COM	\$184.50	\$565.73
			AMAZON.COM	\$259.96	
			AMAZON.COM	\$23.90	
			CHICAGO TRIB SUBSCRIPT	\$97.37	
	101-3001-511.33-05		JEWEL #3422	\$35.98	\$65.98
			TLF AMLINGS FLOWERLAND	\$30.00	
	101-3001-511.33-25		MENARDS 3254	(\$69.96)	\$-27.99
			TAPE CASE LTD	(\$18.02)	
			AMAZON MKTPLACE PMTS	\$59.99	
194690	101-3001-511.22-10	HEART PRINTING INC	SERVICE PRINTING	\$125.00	\$415.00
			SERVICE PRINTING	\$235.00	
			SERVICE PRINTING	\$55.00	
194705	101-3001-511.21-65	IL SECRETARY OF STATE	PROCESSING FEE	\$300.00	\$300.00
194708	101-3001-511.21-02	IMAGING SYSTEMS INC	KODAK 14200 SCANNER	\$2,030.00	\$2,030.00
194721	101-3001-511.30-35	JG UNIFORMS	CLOTHING	\$248.40	\$668.39
			CLOTHING	\$132.64	
			CLOTHING	\$70.00	
			CLOTHING	\$42.00	
			CLOTHING	\$175.35	
194729	101-3001-511.30-35	KAMINSKY GARY	CLOTHING	\$216.14	\$216.14
194736	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	\$348.61	\$456.68
			OFFICE MACHINES & ACCESS	\$108.07	
194737	101-3001-511.30-35	KOSTKA ROBERT	CLOTHING	\$161.29	\$161.29
194739	101-3001-511.33-25	KUSTOM SIGNALS INC	PARTS	\$243.52	\$243.52
194742	101-3001-511.21-65	LAW OFFICE OF RANDIE K BRUNO	SERVICE PROFESSIONAL	\$900.00	\$900.00
194758	101-3001-511.22-03	MACK STEPHANIE	TRAINING	\$45.00	\$45.00
194769	101-3001-511.21-65	METRO-WESTERN COOK CREDIT	SERVICE MISCELLANEOUS	\$288.00	\$288.00
194775	101-3001-511.33-25	MNJ TECHNOLOGIES DIRECT	POLICE EQUIPMENT & SUPPLY	\$425.52	\$425.52

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194776	101-3001-511.33-25	MOORE MEDICAL LLC	SUPPLIES	\$118.32	\$118.32
194780	101-3001-511.33-25	MSAB INC	COMPUTER ACCESSORIES	\$125.00	\$125.00
194790	101-3001-511.22-03	NE MULTI REGIONAL TRAINING INC	REGISTRATION	\$100.00	\$400.00
			REGISTRATION	\$300.00	
194793	101-3001-511.21-65	NORTHERN IL FUNERAL SERVICES INC	MORGUE TRANSPORT	\$375.00	\$1,250.00
			MORGUE TRANSPORT	\$875.00	
194794	101-3001-511.21-65	NORTHERN IL POLICE ALARM SYSTEM	TRANSLATING CHARGES	\$57.60	\$57.60
194800	101-3001-511.22-02	NORTHWEST POLICE ACADEMY	DUES	\$50.00	\$50.00
194802	101-3001-511.22-03	NORTHWESTERN UNIVERSITY	TRAINING - CZERNECKI	\$4,000.00	\$4,000.00
194805	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$109.90	\$3,251.45
			OFFICE SUPPLIES	\$127.01	
			OFFICE SUPPLIES	(\$74.95)	
			OFFICE SUPPLIES	\$1,227.06	
			OFFICE SUPPLIES	\$64.45	
			OFFICE SUPPLIES	\$74.95	
			OFFICE SUPPLIES	\$82.14	
			OFFICE SUPPLIES	\$17.98	
			OFFICE SUPPLIES	\$180.37	
			OFFICE SUPPLIES	\$300.99	
			OFFICE SUPPLIES	\$31.96	
			OFFICE SUPPLIES	\$1,098.47	
			OFFICE SUPPLIES	\$11.12	
194814	101-3001-511.22-03	PECORA JR, NICHOLAS	TRAINING	\$15.00	\$15.00
194817	101-3001-511.22-03	KIM PETERSON	TRAINING	\$15.00	\$15.00
194819	101-3001-511.22-02	PETTY CASH/POLICE	CEU CERT/NOTARY FEE	\$20.00	\$20.00
	101-3001-511.22-03		TRAINING	\$35.00	\$35.00
	101-3001-511.33-25		SUPPLIES	\$57.92	\$57.92
194827	101-3001-511.22-10	PRINTFIN PRINTING & GRAPHICS SRVS	SERVICE PRINTING	\$160.00	\$250.00
			SERVICE PRINTING	\$90.00	
194832	101-3001-511.30-35	RAY O'HERRON	CLOTHING	\$308.00	\$2,609.19
			CLOTHING	\$48.00	
			CLOTHING	\$99.95	
			CLOTHING	\$78.00	
			CLOTHING	\$38.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194832	101-3001-511.30-35	RAY O'HERRON	CLOTHING	\$90.00	\$2,609.19.
			CLOTHING	\$187.00	
			CLOTHING	\$252.78	
			CLOTHING	\$103.98	
			CLOTHING	\$11.99	
			CLOTHING	\$174.99	
			CLOTHING	\$84.00	
			CLOTHING	\$61.50	
			CLOTHING	\$1,071.00	
	235-3001-532.30-35		CLOTHING	\$128.00	\$368.95
			CLOTHING	\$240.95	
194843	101-3001-511.22-03	TIMOTHY SCANLAN	TRAINING	\$45.00	\$45.00
194846	101-3001-511.21-65	SECRETARY OF STATE	SERVICE MISCELLANEOUS	\$170.00	\$170.00
194854	101-3001-511.30-35	ERIK SLOAN	CLOTHING	\$165.74	\$165.74
194856	101-3001-511.33-25	SOUTHERN COMPUTER WAREHOUSE	SUPPLIES	\$169.95	\$169.95
194865	101-3001-511.22-03	KEVIN SULLIVAN	TRAINING	\$45.00	\$45.00
194878	101-3001-511.21-65	THOMSON REUTERS	SERVICE MISCELLANEOUS	\$312.23	\$312.23
194885	101-3001-511.22-10	TOTAL PRINT SOLUTIONS	SERVICE PRINTING	\$114.40	\$114.40
194888	101-3001-511.30-35	MICHAEL TURANO	CLOTHING	\$145.41	\$240.89
			CLOTHING	\$95.48	
194889	401-3001-572.50-15	TYLER TECHNOLOGIES INC	POLICE EQUIPMENT & SUPPLY	\$6,838.00	\$6,838.00
194891	401-3001-572.50-15	ULTRA STROBE COMMUNICATIONS INC	LABOR	\$150.00	\$800.45
			LABOR	\$650.45	
194903	101-3001-511.21-65	VERIZON WIRELESS	INV 9751209860	\$2,404.18	\$2,404.18
194908	101-3001-511.40-67	VOHNE LICHE KENNELS INC	NARCOTICS DOG - TRAINING	\$17,283.00	\$17,283.00
194909	101-3001-511.21-65	WALGREEN COMPANY	DRUGS,PHARM & BIOLOGICALS	\$522.98	\$522.98
194911	101-3001-511.30-35	WARD SALLY	CLOTHING	\$28.00	\$28.00
Total Division:				\$71,712.31	
Total Department:				\$71,712.31	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 35 Fire					
Division: 1					
194545	101-3501-512.21-02	AIR ONE EQUIPMENT	REPAIR SERVICE EQUIPMENT	\$210.00	\$210.00
	101-3501-512.30-35		SAFETY & FIRST AID EQUIP.	\$2,026.00	\$8,369.00
			SAFETY & FIRST AID EQUIP.	\$2,453.00	
			SAFETY & FIRST AID EQUIP.	\$3,890.00	
194587	101-3501-512.33-50	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	\$229.74	\$229.74
194599	101-3501-512.31-85	CDS OFFICE TECHNOLOGIES	RADIO & TELECOMMUNICATION	\$3,696.00	\$3,696.00
194600	101-3501-512.31-65	CDW GOVERNMENT INC	COMPUTER STYLUS	\$336.21	\$336.21
194648	101-3501-512.21-02	EMSAR CHICAGO	STRETCHER REPAIR	\$940.96	\$940.96
194659	101-3501-512.30-35	FIRESERVICE MANAGEMENT	TURNOUT GEAR REPAIR	\$188.01	\$188.01
194714	101-3501-512.21-02	INTERSPIRO INC	DIVE EQUIPMENT SERVICE	\$128.00	\$128.00
	101-3501-512.30-35		DIVE MASK EQUIPMENT	\$52.03	\$52.03
194716	101-3501-512.22-02	INTL SOCIETY OF FIRE SERVICE INSTR	ANNUAL DUES-CHIEF KOEPPEN	\$125.00	\$125.00
194753	101-3501-512.31-65	LOWES COMMERCIAL SERVICES	VEH MAINTENANCE SUPPLY	\$340.26	\$421.17
			HARDWARE SUPPLIES	\$80.91	
194779	101-3501-512.21-07	MPC COMMUNICATIONS & LIGHTING INC	VEH EQUIPMENT MAINTENANCE	\$867.25	\$867.25
194805	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$52.91	\$516.76
			OFFICE SUPPLIES	\$258.51	
			OFFICE SUPPLIES	\$205.34	
194821	101-3501-512.31-65	PHYSIO CONTROL INC	TELEMETRY BATTERIES	\$1,587.24	\$1,587.24
194830	101-3501-512.31-60	R H MEDICAL	MEDICAL OXYGEN	\$327.75	\$327.75
194868	101-3501-512.22-03	RICHARD SWEETMAN	TRAINING	\$45.00	\$45.00
194884	101-3501-512.31-60	TOTAL FIRE & SFETY INC	FIRE EXTINGUISHER SERVICE	\$843.13	\$843.13
194887	101-3501-512.31-65	TRUE VALUE	SUPPLIES	\$3.79	\$3.79
194890	101-3501-512.21-02	UL LLC	LADDER TESTING	\$1,825.00	\$1,825.00
Total Division:				\$20,712.04	
Total Department:				\$20,712.04	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 37 Foreign Fire Insurance					
Division: 1					
194741	227-3701-512.22-03	LANDT STEVEN	TUITION REIMBURSEMENT	\$99.95	\$99.95
194837	227-3701-512.22-03	CHRISTOPHER RYMUT	TUITION REIMBURSEMENT	\$777.00	\$777.00
Total Division:				\$876.95	
Total Department:				\$876.95	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 40 Planning					
Division: 1					
194568	101-4001-521.40-40	ARLINGTON HTS CHAMBER OF COM	DUES, MEMBERSHIP	\$4,166.67	\$4,166.67
194570	101-4001-521.33-05	ARLINGTON SIGNS & BANNERS	NAMEPLATE	\$45.00	\$45.00
194633	101-4001-521.40-41	DAILY HERALD	ADVERTISING	\$2,525.00	\$2,525.00
194674	101-4001-521.20-05	GOVTEMPS USA LLC	SERVICE PROFESSIONAL	\$1,148.00	\$1,148.00
194678	101-4001-521.40-40	GROUP C MEDIA INC	ADVERTISING	\$1,750.00	\$1,750.00
194686	101-4001-521.21-65	HARRIS TRUST & SAVINGS BANK	APL ITUNES.COM/BILL	\$0.99	\$0.99
	101-4001-521.30-05		SOUTHERN COMPUTER WARE	\$221.59	\$221.59
	101-4001-521.40-40		HYATT REGENCY O'HARE	\$10.00	\$214.00
			SURVEYMONKEY.COM	\$204.00	
194747	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPT FOR ZBA	\$412.95	\$551.45
			TRANSCRIPTS	\$138.50	
194805	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$56.96	\$56.96
	101-4001-521.33-05		SUPPLIES	\$56.96	\$56.96
194808	101-4001-521.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$81.00	\$225.35
			ADVERTISING	\$94.50	
			ADVERTISING	\$49.85	
194874	101-4001-521.21-65	TESKA ASSOCIATES INC	SERVICE PROFESSIONAL	\$620.00	\$1,205.00
			SERVICE PROFESSIONAL	\$585.00	
	261-4001-571.20-05		SERVICE PROFESSIONAL	\$1,283.01	\$1,283.01
	264-4001-571.20-05		SERVICE PROFESSIONAL	\$5,856.74	\$5,856.74
194907	101-4001-521.40-40	VISUAL EDGE CREATIVE SERVICES	SERVICE PRINTING PREP	\$1,900.00	\$1,900.00
Total Division:				\$21,206.72	
Total Department:				\$21,206.72	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 41 Community Devl Block Grnt					
Division: 1					
194604	215-4101-522.41-17	CHILDREN'S ADVOCACY CENTER	CDBG PROGRAM	\$490.00	\$490.00
194657	215-4101-522.41-02	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$30.78	\$55.40
			SHIPPING/DELIVERY SERVICE	\$24.62	
194744	215-4101-522.41-01	LEAD INSPECTORS INC	SINGLE FAMILY REHAB	\$325.00	\$325.00
194863	215-4101-522.41-44	SUBURBAN PRIMARY HEALTH CARE	CDBG PROGRAM	\$9,500.00	\$9,500.00
Total Division:				\$10,370.40	
Total Department:				\$10,370.40	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 45 Building & Health Service					
Division: 1					
194549	101-4501-523.22-03	AMERICAN BACKFLOW PREVENTION ASSOC	SEMINAR	\$125.00	\$125.00
194686	101-4501-523.22-03	HARRIS TRUST & SAVINGS BANK	FIRE PROTECTION	\$124.20	\$124.20
194736	101-4501-523.22-15	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	\$235.34	\$235.34
194791	101-4501-523.22-02	NFPA	MEMBER RENEWAL - B ALLEN	\$165.00	\$165.00
194805	101-4501-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$41.39	\$660.95
			OFFICE SUPPLIES	\$619.56	
194818	101-4501-523.22-03	PETTY CASH	TRAINING	\$20.00	\$20.00
	101-4501-523.30-05		SUPPLIES	\$27.24	\$27.24
194833	101-4501-523.33-05	RED WING SHOE STORE	SAFETY SHOES-C.LORUSSO	\$127.49	\$127.49
194877	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	\$114.00	\$1,670.00
			SERVICE BLDG MAINT	\$494.00	
			SERVICE BLDG MAINT	\$114.00	
			SERVICE BLDG MAINT	\$114.00	
			SERVICE BLDG MAINT	\$76.00	
			SERVICE BLDG MAINT	\$76.00	
			SERVICE BLDG MAINT	\$644.00	
			SERVICE BLDG MAINT	\$38.00	
Total Division:				\$3,155.22	
Division: 2					
194628	101-4502-523.21-65	CORELOGIC SOLUTIONS LLC	PROPERTY SEARCH	\$220.00	\$220.00
194654	101-4502-523.20-25	FAMILIES & ADOLESCENTS IN RECOVERY	COUNSELING	\$594.00	\$594.00
194686	101-4502-523.30-05	HARRIS TRUST & SAVINGS BANK	STAPLES DIRECT	\$136.42	\$128.40
			STAPLES DIRECT	(\$8.02)	
	101-4502-523.33-05		AMAZON MKTPLACE PMTS	\$28.72	\$89.87
			AMAZON MKTPLACE PMTS	\$61.15	
	101-4502-523.33-10		PEAPOD GROCERIES	\$108.50	\$108.50
	101-4502-523.40-53		1048 - MOTEL 6	\$110.98	\$1,943.36
			COMED	\$156.54	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194686	101-4502-523.40-53	HARRIS TRUST & SAVINGS BANK	BILLMATRIX CORPORATION	\$2.50	\$1,943.36
			COMED	\$400.00	
			BILLMATRIX CORPORATION	\$2.50	
			JEWEL #3422	\$414.16	
			COMED	\$250.27	
			BILLMATRIX CORPORATION	\$2.50	
			1048 - MOTEL 6	\$73.25	
			COMED	\$500.00	
			BILLMATRIX CORPORATION	\$2.50	
			COMED	\$25.66	
			BILLMATRIX CORPORATION	\$2.50	
194734	101-4502-523.20-25	KATOR LCSW, ANNE	COUNSELING	\$130.00	\$390.00
			COUNSELING	\$130.00	
			COUNSELING	\$130.00	
194748	101-4502-523.20-25	SHERRY LEMKE	COUNSELING	\$555.00	\$975.00
			COUNSELING	\$420.00	
194818	101-4502-523.22-03	PETTY CASH	TRAINING	\$21.85	\$21.85
	101-4502-523.33-05		SUPPLIES	\$11.71	\$11.71
194827	101-4502-523.22-10	PRINTFIN PRINTING & GRAPHICS SRVS	PRINTING	\$235.00	\$235.00
194842	101-4502-523.21-65	SARA LUCAS MA CI/CT	INTERPRETING SERVICES	\$80.00	\$80.00
194845	101-4502-523.21-02	SCHOOL HEALTH	EQUIPMENT MAINTENANCE	\$45.00	\$45.00
194881	101-4502-523.21-10	TNT LANDSCAPE CONSTRUCTION INC	PROPERTY MAINTENANCE	\$50.00	\$100.00
			PROPERTY MAINTENANCE	\$50.00	
Total Division:				\$4,942.69	
Division: 3					
194598	101-4503-523.31-65	CATHOLIC CHARITIES CATERING	COFFEE FOR PROGRAMS	\$50.50	\$50.50
194685	101-4503-523.21-65	HARPER COLLEGE	HARPER COLLEGE SPANISH	\$40.00	\$40.00
194686	101-4503-523.30-05	HARRIS TRUST & SAVINGS BANK	ACCO BRANDS DIRECT	\$47.79	\$172.49
			AMAZON.COM	\$124.70	
	101-4503-523.31-65		SAMS INTERNET	\$256.22	\$476.32
			SAMSCLUB #8198	\$220.10	
194752	101-4503-523.21-65	LORELLE COMMUNICATIONS INC	SR CTR SHIP VIDEO	\$300.00	\$300.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194788	101-4503-523.22-02	NATL COUNCIL ON THE AGING	MEMBER DUES	\$145.00	\$145.00
194823	101-4503-523.22-05	POSTMASTER ARLINGTON HEIGHTS	POSTAGE - SC MAILING	\$499.84	\$499.84
194880	101-4503-523.22-40	THREE O THREE TAXI FLASH CAB	TAXI PROGRAM	\$96.00	\$96.00
Total Division:				\$1,780.15	
Total Department:				\$9,878.06	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 50 Engineering					
Division: 1					
194572	401-5001-571.50-30	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	\$637,681.31	\$637,681.31
194588	401-5001-571.50-30	TONY BOVIS	DRIVEWAY REIMBURSEMENT	\$754.80	\$754.80
194638	401-5001-571.50-30	DOUGLAS G FELDER PC	EMINENT DOMAIN PROCEEDING	\$120.00	\$1,743.00
			ATTORNEY FEES	\$1,003.00	
			EMINENT DOMAIN PROCEEDING	\$620.00	
194674	101-5001-524.20-05	GOVTEMPS USA LLC	CONTRACT ENG SERVICES	\$1,120.00	\$4,134.48
			CONTRACT ENG SERVICES	\$1,120.00	
			TEMP HELP - ENGINEERING	\$942.48	
			TEMP HELP	\$952.00	
194683	211-5001-571.50-40	HAMPTON LENZINI & RENWICK INC	SERVICE ENGINEERING	\$15,437.00	\$15,437.00
	401-5001-571.50-30		SERVICE PROFESSIONAL	\$15,943.07	\$15,943.07
194686	101-5001-524.22-02	HARRIS TRUST & SAVINGS BANK	INST OF TRANSP ENG	\$280.00	\$280.00
	101-5001-524.22-03		AMERICAN PUBLIC WORKS	\$75.00	\$103.32
			SUPERSHUTTLE EXECUCARP	\$28.32	
194695	101-5001-524.31-85	HOME DEPOT CREDIT SERVICES	TRAFFIC COUNT SUPPLIES	\$269.07	\$269.07
194711	101-5001-524.20-05	INFRASTRUCTURE MGMT SERVICES	SERVICE PROFESSIONAL	\$300.00	\$300.00
194726	211-5001-571.50-40	JOHNSON PAVING CO	SERVICE CONSTRUCTION	\$2,000.00	\$2,000.00
194818	101-5001-524.33-05	PETTY CASH	SUPPLIES	\$36.95	\$41.86
			SUPPLIES	\$4.91	
194904	101-5001-524.21-65	VERIZON WIRELESS	INV 9750877812	\$545.16	\$545.16
Total Division:				\$679,233.07	
Total Department:				\$679,233.07	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 71 Public Works					
Division: 1					
194539	101-7101-531.21-11	A & J SEWER SERVICE INC	BUILDING MAINTENANCE	\$135.00	\$135.00
194541	101-7101-531.31-55	ACTIVE ELECTRICAL SUPPLY CO	BUILDING SUPPLIES	\$530.80	\$530.80
	101-7101-531.31-75		SUPPLIES	\$719.65	\$3,604.41
			SUPPLIES	\$1,705.56	
			SUPPLIES	\$761.40	
			SUPPLIES	\$417.80	
194543	101-7101-531.31-65	ADDISON BUILDING MATERIAL CO	SUPPLIES	\$10.43	\$10.43
	101-7101-531.31-75		STREET LIGHT SUPPLIES	\$120.06	\$120.06
	101-7101-531.31-80		TRAFFIC FLAGS	\$93.80	\$93.80
194550	401-7101-571.50-20	AMERICAN BUILDING SERVICES LLC	SERVICE BLDG MAINT	\$1,735.92	\$6,104.84
			SERVICE BLDG MAINT	\$4,368.92	
194551	101-7101-531.21-11	AMERICAN DOOR & DOCK	BUILDING MAINTENANCE	\$248.40	\$3,115.63
			BUILDING MAINTENANCE	\$375.20	
			BUILDING MAINTENANCE	\$372.60	
			BUILDING MAINTENANCE	\$375.32	
			BUILDING MAINTENANCE	\$429.88	
			BUILDING MAINTENANCE	\$1,096.88	
			BUILDING MAINTENANCE	\$217.35	
194552	101-7101-531.31-55	AMERICAN HOTEL REGISTER CO	REPLACE LOST CK 192577	\$240.96	\$240.96
194557	101-7101-531.21-36	AMERIGAS-PALATINE	EQUIPMENT RENTAL	\$55.05	\$55.05
194559	101-7101-531.21-11	ANDERSON LOCK	BUILDING MAINTENANCE	\$165.00	\$165.00
194563	101-7101-531.22-03	APWA ILLINOIS PUBLIC SERVICE	REGISTRATION - DEADESSIS	\$100.00	\$100.00
194564	101-7101-531.22-03	APWA SUBURBAN BRANCH	REGISTRATION	\$30.00	\$30.00
194569	515-7101-525.33-05	ARLINGTON RENTAL INC	SUPPLIES - SOS	\$225.75	\$1,975.75
			MANE EVENT SUPPLIES	\$875.00	
			MANE EVENT SUPPLIES	\$875.00	
194572	101-7101-531.31-90	ARROW ROAD CONSTRUCTION CO	STREET/SIDEWALK SUPPLIES	\$9,708.24	\$28,731.63
			STREET/SIDEWALK SUPPLIES	\$13,859.04	
			STREET/SIDEWALK SUPPLIES	\$4,973.77	
			STREET/SIDEWALK SUPPLIES	\$190.58	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194574	101-7101-531.22-70	AT & T LONG DISTANCE	LONG DISTANCE SERVICE	\$428.72	\$428.72
194578	101-7101-531.31-45	BADE PAPER PRODUCTS	JANITORIAL SUPPLIES	\$3,207.76	\$3,877.20
			JANITORIAL SUPPLIES	\$669.44	
194580	435-7101-531.40-86	RENEE BENNETT-SMITH	EAB	\$50.00	\$50.00
194581	101-7101-531.31-55	BERKHEIMER CO INC	SUPPLIES	(\$46.52)	\$0.70
			BUILDING SUPPLIES	\$47.22	
194590	435-7101-531.40-86	STEPHANIE BURTZOS	EAB	\$50.00	\$50.00
194591	101-7101-531.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$1,671.66	\$39,355.33
			RENTAL/LEASE EQUIPMENT	\$37,683.67	
194595	435-7101-531.40-86	LAURA CASEY	EAB	\$50.00	\$50.00
194607	101-7101-531.30-35	CINTAS CORP	CLOTHING	\$36.00	\$107.99
			CLOTHING	\$36.00	
			CLOTHING	\$35.99	
194611	435-7101-571.50-55	CLEAN CUT TREE SERVICE INC	SERVICE TREES	\$47,471.20	\$50,483.10
			SERVICE TREES	\$3,011.90	
194612	435-7101-571.50-55	CLESEN ARTHUR INC	TURF ENHANCER	\$1,044.00	\$1,044.00
194614	435-7101-531.40-86	ANTHONY COGLIANESE	EAB	\$45.00	\$45.00
194616	101-7101-531.22-70	COMCAST CABLE	INTERNET SCADA	\$192.35	\$192.35
194623	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	2278061084	\$79.58	\$79.58
194624	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	3291084013	\$2,813.38	\$2,813.38
194625	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	1851137062	\$42.73	\$42.73
194626	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	4103039009	\$776.26	\$776.26
194630	101-7101-531.21-11	COYNE TEXTILE SERVICES	BUILDING MAINTENANCE	\$14.08	\$132.42
			BUILDING MAINTENANCE	\$68.28	
			MAT CLEANING	\$15.84	
			MAT CLEANING	\$19.64	
			MAT CLEANING	\$14.58	
194631	101-7101-531.31-65	CUMMINS NPOWER LLC	SUPPLIES	\$517.07	\$517.07
194632	101-7101-531.21-11	DAHME MECHANICAL INDUSTRIES	BUILDING MAINTENANCE	\$496.50	\$1,789.50
			BUILDING MAINTENANCE	\$821.00	
			BUILDING MAINTENANCE	\$472.00	
	431-7101-571.50-20		REPAIRS	\$1,397.50	\$1,397.50
194634	435-7101-531.40-86	KATHY DAY	EAB	\$50.00	\$50.00
194635	101-7101-531.22-70	DEX ONE	MONTHLY SERVICE	\$80.00	\$80.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194637	101-7101-531.21-11	DOM'S PLUMBING & SEWER SERVICE	BUILDING MAINTENANCE	\$172.50	\$172.50
194642	435-7101-531.40-86	JAMES DURHAM	EAB	\$200.00	\$200.00
194643	101-7101-531.21-02	DYNAMIC HEATING & PIPING CO	EQUIPMENT MAINTENANCE	\$499.00	\$1,635.00
			EQUIPMENT MAINTENANCE	\$499.00	
			EQUIPMENT MAINTENANCE	\$637.00	
194644	101-7101-531.21-50	DYNEGY ENERGY SERVICES	1627055057	\$1,607.01	\$1,607.01
194649	101-7101-531.31-55	ENECON CORP	BUILDING SUPPLIES	\$515.00	\$515.00
194653	101-7101-531.30-35	EXPRESS PRESS	CLOTHING	\$111.50	\$111.50
194664	101-7101-531.21-02	FOUNTAIN TECHNOLOGIES LTD	EQUIPMENT MAINTENANCE	\$145.00	\$145.00
194673	101-7101-531.30-35	CHESTER GORECKI	CLOTHING	\$200.00	\$200.00
194675	101-7101-531.31-45	GRAINGER W W INC	SUPPLIES	(\$210.00)	\$-112.58
			JANITORIAL SUPPLIES	\$42.00	
			JANITORIAL SUPPLIES	\$55.42	
	101-7101-531.31-65		SUPPLIES	\$166.71	\$166.71
194676	101-7101-531.33-05	GREAT LAKES FIRE AND SAFETY	FIRE EXTINGUISHER	\$191.06	\$191.06
194677	101-7101-531.21-62	GROOT INDUSTRIES INC	MONTHLY SERVICE	\$308.00	\$862.44
			MONTHLY SERVICE	\$247.81	
			MONTHLY SERVICE	\$306.63	
194679	101-7101-531.21-11	GSF USA INC	SERVICE BLDG MAINT	\$11,249.00	\$11,249.00
194682	401-7101-571.50-30	HAEGER ENGINEERING LLC	SERVICE CONSULTING	\$16,000.00	\$16,000.00
194686	101-7101-531.31-55	HARRIS TRUST & SAVINGS BANK	AMAZON.COM	\$14.24	\$14.24
194687	101-7101-531.21-02	HASTINGS AIR ENERGY CONTROL	EQUIPMENT MAINTENANCE	\$685.45	\$840.40
			EQUIPMENT MAINTENANCE	\$154.95	
194688	101-7101-531.21-02	HAYES MECHANICAL	EQUIPMENT MAINTENANCE	\$512.20	\$3,825.85
			EQUIPMENT MAINTENANCE	\$258.90	
			EQUIPMENT MAINTENANCE	\$837.81	
			EQUIPMENT MAINTENANCE	\$378.27	
			EQUIPMENT MAINTENANCE	\$309.88	
			EQUIPMENT MAINTENANCE	\$258.90	
			EQUIPMENT MAINTENANCE	\$1,269.89	
194691	101-7101-531.31-90	HELLER LUMBER CO	PLYWOOD	\$65.92	\$197.25
			PLYWOOD	\$88.13	
			LUMBER	\$43.20	
194692	101-7101-531.31-55	HENNING BROTHERS INC	SUPPLIES	\$94.54	\$245.02

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194692	101-7101-531.31-55	HENNING BROTHERS INC	GATE LOCK	\$150.48	\$245.02.
194694	101-7101-531.30-35	MICHAEL HODGE	CLOTHING	\$164.69	\$164.69
194710	401-7101-572.50-15	INDUSTRIAL SYSTEMS LTD	EQUIPMENT, NON OFFICE	\$8,688.60	\$8,688.60
194712	435-7101-531.22-10	INNERWORKINGS LLC	SERVICE PRINTING	\$53.39	\$53.39
194715	101-7101-531.21-11	INTL EXTERMINATORS INC	BUILDING MAINTENANCE	\$138.00	\$1,902.00
			EXTERIOR PEST CONTROL	\$231.00	
			EXTERIOR PEST CONTROL	\$294.00	
			EXTERIOR PEST CONTROL	\$159.00	
			EXTERIOR PEST CONTROL	\$155.00	
			EXTERIOR PEST CONTROL	\$124.00	
			EXTERIOR PEST CONTROL	\$155.00	
			INTERIOR PEST CONTROL	\$145.00	
			EXTERIOR PEST CONTROL	\$199.00	
			EXTERIOR PEST CONTROL	\$155.00	
			MONTHLY SERVICE	\$147.00	
194718	235-7101-571.50-25	J GILL & COMPANY	SERVICE BLDG CONSTRUCT	\$85,259.70	\$85,259.70
194720	101-7101-531.31-40	JCK CONTRACTORS	TOPSOIL	\$1,005.00	\$1,005.00
	435-7101-571.50-55		TOPSOIL	\$670.00	\$670.00
194724	101-7101-531.31-40	JOHN DEERE LANDSCAPES	AGRICULTURAL SUPPLIES	\$54.27	\$156.64
			AGRICULTURAL SUPPLIES	\$102.37	
	101-7101-531.31-85		TOOLS	\$94.98	\$185.10
			TOOLS	\$90.12	
194728	101-7101-531.31-55	JUST FAUCETS	BUILDING SUPPLIES	\$88.35	\$88.35
194732	435-7101-531.40-86	ROBERT KARCZ	EAB	\$100.00	\$100.00
194745	101-7101-531.30-39	LEAHY WOLF CO	OIL	\$334.08	\$1,021.58
			ZEREX GO-5 GOLD	\$687.50	
194753	101-7101-531.31-65	LOWES COMMERCIAL SERVICES	PAINT & EQUIPMENT	\$79.68	\$135.08
			PAINT & EQUIPMENT	\$11.07	
			HARDWARE SUPPLIES	\$7.58	
			HARDWARE SUPPLIES	\$36.75	
	101-7101-531.31-75		ELECTRICAL EQUIP & SUPPLY	\$349.97	\$349.97
	101-7101-531.31-85		HAND TOOLS-POWER/NON POW	\$45.48	\$237.36
			HAND TOOLS-POWER/NON POW	\$191.88	
	515-7101-525.33-05		ELECTRICAL EQUIP & SUPPLY	\$51.36	\$51.36

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194756	101-7101-531.31-85	MAC TOOLS	TOOLS	\$165.99	\$165.99
194759	401-7101-571.50-20	MAJIK GROUP INC	SERVICE BLDG MAINT	\$2,900.00	\$2,900.00
194760	435-7101-531.40-86	GAYLE MARES	EAB	\$50.00	\$50.00
194766	101-7101-531.31-90	MCA INDUSTRIES	SUPPLIES	\$629.00	\$2,426.90
			REBAR FABRICATED	\$180.00	
			SUPPLIES	\$314.50	
			PLANITOP X	\$629.00	
			SUPPLIES	\$674.40	
194767	101-7101-531.31-65	MCM ELECTRONICS	SUPPLIES	\$48.48	\$48.48
194774	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	AUGUST CONTRACT BILLING	\$1,297.50	\$1,297.50
194785	435-7101-531.40-86	KAREN NAJDOWSKI	EAB	\$34.20	\$34.20
194787	101-7101-531.31-65	NATL CAP & SET SCREW CO	SUPPLIES	\$63.96	\$63.96
194799	101-7101-531.31-75	NORTHWEST ELECTRICAL SUPPLY CO	SUPPLIES	\$362.56	\$960.84
			SUPPLIES	\$218.31	
			SUPPLIES	\$24.86	
			SUPPLIES	\$355.11	
194803	401-7101-571.50-30	NUTOYS LEISURE PRODUCTS	FURNITURE, NON OFFICE	\$9,154.00	\$9,154.00
194815	101-7101-531.31-40	PESCHES FLOWER SHOP	AGRICULTURAL SUPPLIES	\$265.37	\$2,819.89
			AGRICULTURAL SUPPLIES	\$690.77	
			AGRICULTURAL SUPPLIES	\$374.11	
			AGRICULTURAL SUPPLIES	\$579.24	
			AGRICULTURAL SUPPLIES	\$318.26	
			AGRICULTURAL SUPPLIES	\$57.47	
			AGRICULTURAL SUPPLIES	\$179.90	
			PERENNIALS	\$354.77	
194816	401-7101-571.50-30	PETE THE PAINTER INC	SERVICE BLDG MAINT	\$4,660.00	\$4,660.00
194818	101-7101-531.31-65	PETTY CASH	TRAINING	\$10.77	\$10.77
194822	101-7101-531.31-90	POROUS PAVE	SUPPLIES	\$467.16	\$467.16
194824	101-7101-531.21-55	POWELL TREE CARE INC	SERVICE TREES	\$2,575.00	\$13,248.20
			SERVICE TREES	\$10,673.20	
	435-7101-571.50-55		SERVICE TREES	\$2,234.70	\$2,234.70
194825	101-7101-531.20-05	PRECISE MRM LLC	GPS FEE	\$150.00	\$150.00
194828	101-7101-531.30-35	PRO SAFETY INC	CLOTHING	\$2,358.87	\$2,358.87
	101-7101-531.33-05		SPRAY PAINT	\$167.25	\$167.25

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194831	401-7101-572.50-15	RADICOM	REPAIR RADIO	\$327.50	\$327.50
194833	101-7101-531.30-35	RED WING SHOE STORE	SHOES AND BOOTS	\$112.49	\$584.17
			CLOTHING	\$93.49	
			SHOES AND BOOTS	\$195.49	
			CLOTHING	\$182.70	
194839	101-7101-531.30-35	SAF T GUARD INTL INC	CLOTHING	\$218.94	\$2,552.49
			CLOTHING	\$733.69	
			CLOTHING	\$1,555.73	
			CLOTHING	\$44.13	
194841	101-7101-531.21-15	SANDY'S LAWN AND TREE CARE	SERVICE MISCELLANEOUS	\$5,406.25	\$6,982.25
			SERVICE MISCELLANEOUS	\$1,576.00	
194847	515-7101-525.33-05	SERVICE SANITATION	MANE EVENT SUPPLIES	\$442.00	\$884.00
			MANE EVENT SUPPLIES	\$442.00	
194850	435-7101-531.40-86	DALE SHERMAN	EAB	\$138.00	\$138.00
194851	101-7101-531.31-55	SHERWIN ACE HARDWARE	PAINT & EQUIPMENT	\$8.28	\$8.28
	101-7101-531.31-65		PAINT & EQUIPMENT	\$80.96	\$529.88
			PAINT & EQUIPMENT	\$59.97	
			PAINT & EQUIPMENT	\$69.31	
			PAINT & EQUIPMENT	\$58.98	
			PAINT & EQUIPMENT	\$65.54	
			PAINT & EQUIPMENT	\$35.94	
			PAINT & EQUIPMENT	\$93.80	
			PAINT & EQUIPMENT	\$30.40	
			PAINT & EQUIPMENT	(\$30.99)	
			JANITORIAL SUPPLIES	\$5.99	
			JANITORIAL SUPPLIES	\$59.98	
	101-7101-531.31-75		PAINT & EQUIPMENT	\$18.00	\$38.96
			HARDWARE SUPPLIES	\$20.96	
	101-7101-531.31-85		HAND TOOLS-POWER/NON POW	\$75.88	\$248.20
			HAND TOOLS-POWER/NON POW	\$19.99	
			HAND TOOLS-POWER/NON POW	\$108.36	
			PAINT & EQUIPMENT	\$43.97	
	515-7101-525.33-05		HARDWARE SUPPLIES	\$11.96	\$20.95
			HARDWARE SUPPLIES	\$8.99	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194853	101-7101-531.21-02	SIMPLEX GRINNELL	EQUIPMENT MAINTENANCE	\$527.00	\$1,176.40
			EQUIPMENT MAINTENANCE	\$649.40	
194858	101-7101-531.31-55	STANDARD PIPE & SUPPLY INC	SUPPLIES	\$17.92	\$17.92
194859	101-7101-531.31-85	STEINER ELECTRIC	BATTERY CHARGER	\$425.64	\$425.64
194867	101-7101-531.31-45	SUPERIOR	JANITORIAL SUPPLIES	\$22.05	\$22.05
194869	435-7101-571.50-55	SXI	SERVICE DISPOSAL	\$4,200.00	\$4,200.00
194870	435-7101-531.40-86	MEDHAT TANNOUS	EAB	\$50.00	\$50.00
194871	101-7101-531.33-05	TEMPLE DISPLAY LTD	DECORATIONS	\$3,554.96	\$3,554.96
194872	101-7101-531.31-65	TENACIOUS BRANDS	SERVICE PRINTING	\$3,113.59	\$3,113.59
194886	101-7101-531.31-80	TRAFFIC CONTROL & PROTECTION	SUPPLIES	\$1,489.00	\$1,489.00
194900	101-7101-531.22-70	VERIZON WIRELESS	INV 9749791228	\$126.44	\$126.44
194910	235-7101-571.50-25	WALKER PARKING CONSULTANTS	SERVICE CONSULTING	\$3,970.33	\$3,970.33
194913	435-7101-531.40-86	PATRICIA WASCO	EAB	\$100.00	\$100.00
194916	101-7101-531.21-36	WEST SIDE TRACTOR SALES CO	EQUIPMENT RENTAL	\$496.99	\$1,215.29
			EQUIPMENT RENTAL	\$718.30	
194917	101-7101-531.21-11	WIL-KIL PEST CONTROL	BUILDING MAINTENANCE	\$45.00	\$235.00
			BUILDING MAINTENANCE	\$80.00	
			BUILDING MAINTENANCE	\$110.00	
194918	435-7101-531.40-86	CHARLES WILKIN	EAB	\$50.00	\$50.00
194919	435-7101-531.40-86	JEFF WINTER	EAB	\$36.00	\$36.00
801483	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	0533073031	\$18,466.86	\$19,254.27
			3973144001	\$88.06	
			4643388009	\$699.35	
801484	101-7101-531.22-70	AT & T	847590600007	\$1,793.21	\$13,429.58
			847797132107	\$85.80	
			847439786807	\$166.48	
			847297278407	\$1,316.83	
			847R16051907	\$1,999.62	
			847253343807	\$195.30	
			847398933607	\$344.80	
			847253312007	\$6,820.22	
			847577579507	\$473.24	
			847392086607	\$115.60	
			847577545307	\$118.48	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
801485	101-7101-531.21-50	NICOR	94830700004	\$371.79	\$371.79
Total Division:				\$394,882.06	
Total Department:				\$394,882.06	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 72 Water and Sewer					
Division: 1					
194546	505-7201-561.31-60	ALEXANDER CHEMICAL CORP	REFUND DEPOSIT	(\$500.00)	\$835.00
			CHLORINE GAS	\$1,335.00	
194563	505-7201-561.22-03	APWA ILLINOIS PUBLIC SERVICE	REGISTRATION	\$195.00	\$195.00
194564	505-7201-561.22-03	APWA SUBURBAN BRANCH	REGISTRATION	\$30.00	\$30.00
194579	505-7201-561.31-65	BATTERIES PLUS LLC	SUPPLIES	\$142.44	\$142.44
194593	505-7201-561.20-05	CARDNO JFNEW	STORM WATER MANAGEMENT	\$760.02	\$760.02
194620	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0705092066	\$37.77	\$37.77
194621	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0684023014	\$110.63	\$110.63
194622	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0111076085	\$166.69	\$166.69
194640	505-7201-561.50-15	DREISILKER ELECTRIC MOTORS INC	SERVICE CONSTRUCTION	\$7,990.57	\$7,990.57
194641	505-7201-561.22-02	DRSCW	MEMBERSHIP DUES	\$782.00	\$782.00
194646	505-7201-561.31-85	EJ EQUIPMENT INCORPORATED	TOOLS	\$522.75	\$522.75
194650	505-7201-561.31-02	ENGINEERED SOLUTIONS MIDWEST INC	SHIPPING CHARGES	\$95.22	\$95.22
194653	505-7201-561.30-35	EXPRESS PRESS	CLOTHING	\$111.50	\$111.50
194686	505-7201-561.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$51.94	\$51.94
194689	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	\$1,420.24	\$3,565.20
			SERVICE METER	\$2,144.96	
	505-7201-561.31-02		WIRE	\$789.36	\$10,626.00
			WATER SEWER SYSTEM SUPPLY	\$9,836.64	
194697	505-7201-561.21-50	HOMEFIELD ENERGY	0300013030	\$4,873.87	\$4,873.87
194698	505-7201-561.21-50	HOMEFIELD ENERGY	0405097038	\$2,014.35	\$2,014.35
194699	505-7201-561.21-50	HOMEFIELD ENERGY	0159027139	\$117.77	\$117.77
194700	505-7201-561.21-50	HOMEFIELD ENERGY	0522082015	\$455.63	\$455.63
194701	505-7201-561.21-50	HOMEFIELD ENERGY	0789016039	\$323.60	\$323.60
194753	505-7201-561.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$34.99	\$34.99
194764	505-7201-561.20-05	MC HENRY ANALYTICAL WATER LAB	MONTHLY WATER SAMPLES	\$860.00	\$875.00
			WATER SAMPLE	\$15.00	
194770	505-7201-561.31-05	METROPOLITAN INDUSTRIES	REBUILD LYNNWOOD PUMP	\$770.00	\$770.00
194784	505-7201-561.31-02	MUNICIPAL MARKING DIST INC	DRIP KIT BLUE	\$300.97	\$300.97
194787	505-7201-561.31-65	NATL CAP & SET SCREW CO	SUPPLIES	\$63.96	\$63.96

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194807	505-7201-561.31-90	OZINGA READY MIX CONCRETE INC	STREET/SIDEWALK SUPPLIES	\$688.00	\$2,496.50
			STREET/SIDEWALK SUPPLIES	\$966.00	
			STREET/SIDEWALK SUPPLIES	\$842.50	
194818	505-7201-561.22-03	PETTY CASH	TRAINING	\$30.41	\$30.41
	505-7201-561.31-65		TRAINING	\$18.12	\$74.67
			SUPPLIES	\$56.55	
194828	505-7201-561.30-35	PRO SAFETY INC	CLOTHING	\$2,358.88	\$2,358.88
	505-7201-561.33-05		SPRAY PAINT	\$167.25	\$167.25
194839	505-7201-561.30-35	SAF T GUARD INTL INC	CLOTHING	\$218.93	\$218.93
194851	505-7201-561.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$75.93	\$106.88
			HARDWARE SUPPLIES	\$12.98	
			PAINT & EQUIPMENT	\$17.97	
	505-7201-561.31-85		HAND TOOLS-POWER/NON POW	\$8.98	\$8.98
194858	505-7201-561.31-07	STANDARD PIPE & SUPPLY INC	SUPPLIES	\$202.28	\$202.28
	505-7201-561.31-55		BUILDING SUPPLIES	\$42.20	\$42.20
194875	505-7201-561.31-02	TEST GAUGE & BACKFLOW SUPPLY	REDUCE PRESSURE ASSEMBLY	\$1,647.44	\$1,647.44
194885	505-7201-561.22-10	TOTAL PRINT SOLUTIONS	RELEASE FORM	\$254.38	\$254.38
194892	505-7201-561.31-05	UNDERGROUND PIPE & VALVE	SUPPLIES	\$505.00	\$505.00
194897	505-7201-561.31-65	USA BLUEBOOK	CHLORINE TANK SWITCHER	\$1,305.50	\$1,305.50
194922	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	COPPER TUBING	\$1,828.80	\$5,236.17
			WATER DISTRIBUTION SUPPLY	\$1,532.80	
			COPPER TUBING	\$1,275.00	
			MISC PARTS	\$599.57	
801483	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0087155164	\$49.48	\$332.09
			0645171017	\$71.10	
			1284169036	\$123.48	
			1104021044	\$88.03	
801484	505-7201-561.22-70	AT & T	847590808507	\$259.84	\$1,447.97
			847590210507	\$933.52	
			847457468507	\$84.96	
			847253017407	\$84.69	
			847437488404	\$84.96	
801485	505-7201-561.21-50	NICOR	76830700001	\$109.99	\$109.99
901080	505-7201-561.21-53	NORTHWEST WATER COMMISSION	QTR SURCHARGE 8-2015	\$12,338.79	\$12,338.79

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Total Division:				\$64,737.18	
Total Department:				\$64,737.18	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 73 Parking					
Division: 1					
194645	235-7301-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$487.01	\$974.02
			SERVICE BLDG MAINT	\$487.01	
Total Division:				\$974.02	
Division: 2					
194618	235-7302-532.21-50	COMMONWEALTH EDISON COMPANY	4874331007	\$5,191.04	\$5,191.04
194637	235-7302-532.21-11	DOM'S PLUMBING & SEWER SERVICE	BUILDING MAINTENANCE	\$820.00	\$820.00
194645	235-7302-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$1,540.49	\$3,080.98
			SERVICE BLDG MAINT	\$1,540.49	
194703	235-7302-532.21-50	HOMEFIELD ENERGY	4874331007	\$2,936.01	\$2,936.01
194864	235-7302-532.21-11	SUBURBAN TRIM & GLASS	BUILDING MAINTENANCE	\$477.90	\$1,107.75
			BUILDING MAINTENANCE	\$629.85	
Total Division:				\$13,135.78	
Division: 3					
194619	235-7303-532.21-50	COMMONWEALTH EDISON COMPANY	4643395004	\$707.55	\$707.55
194645	235-7303-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$1,540.49	\$3,080.98
			SERVICE BLDG MAINT	\$1,540.49	
194696	235-7303-532.21-50	HOMEFIELD ENERGY	4642295004	\$2,010.78	\$2,010.78
801484	235-7303-532.21-50	AT & T	847632002807	\$2,392.97	\$2,567.35
			847253097807	\$174.38	
Total Division:				\$8,366.66	
Division: 4					
194645	235-7304-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$487.01	\$974.02
			SERVICE BLDG MAINT	\$487.01	

Check Date: 2015 - 8 - 30

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194702	235-7304-532.21-50	HOMEFIELD ENERGY	0983023007	\$627.17	\$627.17
194859	235-7304-532.21-02	STEINER ELECTRIC	EQUIPMENT MAINTENANCE	\$1,616.00	\$1,616.00
Total Division:				\$3,217.19	
Total Department:				\$25,693.65	

Check Date: 2015 - 8 - 30

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 74 Solid Waste Dispsl SWANCC					
Division: 1					
901081	511-7401-562.21-54	SOLID WASTE AGENCY	TIPPING FEES 9-2015	\$93,093.00	\$93,093.00
Total Division:				\$93,093.00	
Total Department:				\$93,093.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 75 Municipal Fleet Services					
Division: 1					
194570	621-7501-551.21-07	ARLINGTON SIGNS & BANNERS	VEH EQUIPMENT MAINTENANCE	\$525.00	\$525.00
194575	621-7501-551.21-07	AUTO GLASS TEK INC	VEH EQUIPMENT MAINTENANCE	\$215.00	\$645.00
			VEH EQUIPMENT MAINTENANCE	\$430.00	
194576	621-7501-551.31-51	AUTO TECH CENTERS INC	VEH MAINTENANCE SUPPLY	\$691.12	\$691.12
194577	621-7501-551.31-51	AUTO ZONE	VEH MAINTENANCE SUPPLY	\$69.81	\$66.31
			VEH MAINTENANCE SUPPLY	\$35.96	
			VEH MAINTENANCE SUPPLY	(\$18.71)	
			VEH MAINTENANCE SUPPLY	(\$9.29)	
			VEH MAINTENANCE SUPPLY	(\$11.46)	
194579	621-7501-551.31-51	BATTERIES PLUS LLC	BATTERIES	\$157.04	\$157.04
194592	621-7501-551.31-51	CAR QUEST	VEH MAINTENANCE SUPPLY	\$2.60	\$1,273.14
			VEH MAINTENANCE SUPPLY	\$4.49	
			VEH MAINTENANCE SUPPLY	\$4.94	
			VEH MAINTENANCE SUPPLY	\$184.95	
			VEH MAINTENANCE SUPPLY	\$16.76	
			VEH MAINTENANCE SUPPLY	\$1.74	
			VEH MAINTENANCE SUPPLY	\$3.56	
			VEH MAINTENANCE SUPPLY	\$46.18	
			VEH MAINTENANCE SUPPLY	(\$71.94)	
			VEH MAINTENANCE SUPPLY	\$57.92	
			VEH MAINTENANCE SUPPLY	\$48.34	
			VEH MAINTENANCE SUPPLY	\$198.60	
			VEH MAINTENANCE SUPPLY	\$107.96	
			VEH MAINTENANCE SUPPLY	\$43.39	
			VEH MAINTENANCE SUPPLY	\$144.37	
			VEH MAINTENANCE SUPPLY	\$63.63	
			VEH MAINTENANCE SUPPLY	(\$109.87)	
			VEH MAINTENANCE SUPPLY	\$66.53	
			VEH MAINTENANCE SUPPLY	\$31.81	
			VEH MAINTENANCE SUPPLY	\$44.72	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194592	621-7501-551.31-51	CAR QUEST	VEH MAINTENANCE SUPPLY	(\$80.32)	\$1,273.14.
			VEH MAINTENANCE SUPPLY	\$10.21	
			VEH MAINTENANCE SUPPLY	\$75.60	
			VEH MAINTENANCE SUPPLY	\$61.59	
			VEH MAINTENANCE SUPPLY	\$215.64	
			VEH MAINTENANCE SUPPLY	(\$20.98)	
			VEH MAINTENANCE SUPPLY	\$75.60	
			VEH MAINTENANCE SUPPLY	\$45.12	
194594	621-7501-551.31-51	CASEY EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$1,452.38	\$1,452.38
194596	621-7501-551.31-51	CASSIDY TIRE & SERVICE	TIRES	\$348.00	\$470.00
			TIRES	\$122.00	
194597	621-7501-551.31-51	CASTLE CHEVROLET NORTH	VEH MAINTENANCE SUPPLY	\$62.25	\$250.28
			VEH MAINTENANCE SUPPLY	\$73.50	
			VEH MAINTENANCE SUPPLY	\$41.86	
			VEH MAINTENANCE SUPPLY	\$5.88	
			VEH MAINTENANCE SUPPLY	\$33.90	
			VEH MAINTENANCE SUPPLY	\$32.89	
194601	621-7501-551.31-51	CHICAGO PARTS AND SOUND	VEH MAINTENANCE SUPPLY	\$144.94	\$838.94
			VEH MAINTENANCE SUPPLY	\$65.35	
			VEH MAINTENANCE SUPPLY	\$363.17	
			VEH MAINTENANCE SUPPLY	\$67.44	
			VEH MAINTENANCE SUPPLY	\$198.04	
194607	621-7501-551.30-35	CINTAS CORP	CLOTHING	\$35.99	\$107.98
			CLOTHING	\$35.99	
			CLOTHING	\$36.00	
194608	401-7501-572.50-15	CITY WELDING SALES & SERVICE	MILLERMATIC	\$769.00	\$769.00
	621-7501-551.31-65		DM ABRASIVE DISC	\$284.04	\$427.96
			SUPPLIES	\$143.92	
194610	621-7501-551.31-65	CLASS C SOLUTIONS GROUP	AUTOMOTIVE RIVETS	\$86.15	\$193.26
			DRILLS	\$107.11	
	621-7501-551.31-85		TOOLS	\$3.20	\$42.85
			TOOLS	\$39.65	
194639	621-7501-551.31-65	DOUGLAS TRUCK PARTS INC	SUPPLIES	\$75.96	\$75.96
194671	621-7501-551.31-51	GLOBAL EMERGENCY PRODUCTS	VEH MAINTENANCE SUPPLY	\$45.41	\$263.06

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194671	621-7501-551.31-51	GLOBAL EMERGENCY PRODUCTS	VEH MAINTENANCE SUPPLY	\$217.65	\$263.06
194686	621-7501-551.30-01	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$355.88	\$355.88
	621-7501-551.31-51		PERFORMANCE ONLINE MOT	\$57.00	\$625.02
			AUTOZONE #2567	\$60.43	
			AUTOZONE	\$11.15	
			AUTOZONE	(\$9.29)	
			PAYPAL VIRTUALAC	\$505.73	
194709	621-7501-551.31-51	INDUSTRIAL STEEL SERVICE INC	VEH MAINTENANCE SUPPLY	\$100.00	\$100.00
194743	621-7501-551.31-51	LEACH ENTERPRISES INC	VEH MAINTENANCE SUPPLY	\$460.00	\$696.52
			VEH MAINTENANCE SUPPLY	\$145.86	
			VEH MAINTENANCE SUPPLY	\$3.32	
			VEH MAINTENANCE SUPPLY	\$87.34	
194746	621-7501-551.31-51	LEE AUTO PARTS	VEH MAINTENANCE SUPPLY	\$9.89	\$122.18
			VEH MAINTENANCE SUPPLY	\$9.90	
			VEH MAINTENANCE SUPPLY	\$24.72	
			VEH MAINTENANCE SUPPLY	\$14.99	
			VEH MAINTENANCE SUPPLY	\$14.99	
			VEH MAINTENANCE SUPPLY	\$47.69	
194754	621-7501-551.31-51	LUND INDUSTRIES INC	VEH MAINTENANCE SUPPLY	\$114.40	\$114.40
194762	621-7501-551.21-07	MASTER HYDRAULICS & MACHINE CO	VEH EQUIPMENT MAINTENANCE	\$525.00	\$525.00
194763	621-7501-551.31-51	MC ALLISTER EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$265.62	\$516.68
			VEH MAINTENANCE SUPPLY	\$251.06	
194765	621-7501-551.31-51	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	\$65.79	\$65.79
194778	621-7501-551.21-07	MORTON GROVE AUTOMOTIVE WEST	VEH EQUIPMENT MAINTENANCE	\$110.00	\$110.00
194787	621-7501-551.31-65	NATL CAP & SET SCREW CO	SUPPLIES	\$63.96	\$63.96
194796	621-7501-551.21-07	NORTHWEST AUTO WASH	CAR WASHES	\$715.50	\$715.50
194801	621-7501-551.31-51	NORTHWEST TRUCKS INC	VEH MAINTENANCE SUPPLY	\$139.56	\$139.56
194804	621-7501-551.21-07	ODOCK INC	CAR WASHES	\$48.00	\$48.00
194825	621-7501-551.31-51	PRECISE MRM LLC	VEH MAINTENANCE SUPPLY	\$40.00	\$40.00
194826	621-7501-551.31-51	PRECISION SERVICE PARTS	VEH MAINTENANCE SUPPLY	\$188.31	\$251.90
			VEH MAINTENANCE SUPPLY	\$63.59	
194836	621-7501-551.31-51	RUSH TRUCK CENTERS OF ILLINOIS INC	VEH MAINTENANCE SUPPLY	\$263.72	\$272.12
			VEH MAINTENANCE SUPPLY	\$8.40	
194838	621-7501-551.21-08	S & J AUTOMOTIVE LTD	VEHICLE REPAIR	\$453.73	\$453.73

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194848	621-7501-551.31-51	SGM COMPANY	VEH MAINTENANCE SUPPLY	\$271.62	\$271.62
194851	621-7501-551.31-51	SHERWIN ACE HARDWARE	VEH MAINTENANCE SUPPLY	\$4.44	\$4.44
	621-7501-551.31-65		HARDWARE SUPPLIES	\$15.98	\$31.95
			BATTERIES	\$15.97	
194857	621-7501-551.21-07	SPRING ALIGN	VEH EQUIPMENT SUPPLIES	\$1,452.69	\$1,452.69
	621-7501-551.21-08		TRUCK/TRACTOR ALIGNMENT	\$119.95	\$119.95
194862	621-7501-551.22-10	SUBURBAN PRESS	VEHICLE REPAIR ORDER FORMS	\$312.00	\$312.00
194873	621-7501-551.31-51	TEREX SERVICES	VEH MAINTENANCE SUPPLY	\$36.85	\$36.85
194876	621-7501-551.31-51	THERMO KING QUAD CITIES INC	VEH MAINTENANCE SUPPLY	\$860.85	\$860.85
194894	621-7501-551.22-05	UPS	SERVICE CHARGE	\$8.60	\$8.60
194895	621-7501-551.33-05	US AUTO FORCE	SUPPLIES	\$34.34	\$34.34
194914	621-7501-551.31-51	WENTWORTH TIRE SERVICE	TIRES	\$231.06	\$231.06
194921	621-7501-551.31-51	ZEIGLER OF SCHAUMBURG	VEH MAINTENANCE SUPPLY	\$13.57	\$13.57
Total Division:				\$16,843.44	
Total Department:				\$16,843.44	

Check Date: 2015 - 8 - 30

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 90 Capital					
Division: 13					
194658	431-9013-571.20-05	FGM ARCHITECTS AND ENGINEERS	SERVICE PROFESSIONAL	\$1,065.00	\$1,065.00
Total Division:				\$1,065.00	
Total Department:				\$1,065.00	

Check Date: 2015 - 8 - 30

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 99 Non Operating					
Division: 1					
2009	515-9901-525.40-92	METROPOLIS COMMERCIAL CONDO ASSN	BUILDING RESERVE CHARGE	\$1,199.90	\$7,568.60
			CAM CHARGE 8-2015	\$6,368.70	
Total Division:				\$7,568.60	
Total Department:				\$7,568.60	
TOTAL ALL FUNDS:				\$1,979,854.70	



Item: Report of the Committee-of-the-Whole Meeting of September 8, 2015 - 7-Eleven

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of September 8, 2015

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of September 8, 2015 - Interview of Tom Drake

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of September 8, 2015

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of September 8, 2015 - Interview of Frank Appleby

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of September 8, 2015

Interview of Frank Appleby for Appointment to the Arlington Economic Alliance

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of September 8, 2015 - Interview of Jackie Lewis

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of September 8, 2015

Interview of Jackie Lewis for Appointment to the Arlington Economic Alliance

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of September 8, 2015 - Interview of Mike Kalway

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of September 8, 2015

Interview of Mike Kalway for Appointment to the Arlington Economic Alliance

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of August 31, 2015

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of August 31, 2015

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

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

The motion passed, with Trustees Blackwood, Farwell, Glasgow, Rosenberg, and Scaletta voting aye and Trustees LaBedz, Sidor, Tinaglia, and Mayor Hayes voting no.

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: T-Mobile - 1000 S. Arlington Heights Rd. - PC#15-003

Department: Planning & Community Development

BACKGROUND

At the August 21, 2015 Village Board meeting, the Board voted to continue this request for a Special Use Permit for a Cell Tower at 1000 S. Arlington Heights Road. This was a recommendation from the Plan Commission for approval of a 75 foot high monopole antenna subject to certain conditions.

Since that meeting, Staff has had conversations with representatives of APC Towers, the owner of the tower. As a result of the conversations and a meeting, APC Towers has withdrawn their request for a height variation for a tower of 100 feet. In addition, they have submitted a plan showing the landscaping completely on private property, as requested by Staff.

As to the ultimate height of the tower, the Village can limit the height of the proposed tower to 75 feet, in accordance with Village Code. However, if and when a request is made to collocate another user on the antenna, under the FCC regulations, the height of the tower can be increased up to 20 feet as a matter of right. The Village has no ability to limit the tower to less than 95 feet.

Staff understands from the owner that as soon as they have a collocater, the Petitioner will be going to the FCC for approval of the extra 20 feet. A building permit will be required to ensure the structure meets all applicable codes but there will be no other Village approval necessary. One of the proposed conditions is that there be no more than two users on the tower.

RECOMMENDATION

A public hearing was held by the Plan Commission on July 22, 2015 where Commissioner Drost moved and Commissioner Sigalos seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#15-003, a Special Use Permit for a wireless antenna tower. This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff Development Committee Report dated July 16, 2015 (as modified):

1. The landscaping screening shall be installed completely on private property, in substantial compliance with the plan dated August 28, 2015.
2. The number of platforms/carries allowed on the antenna will be limited to two.
3. Prior to the issuance of a building permit, provide a letter from the Northwest Central Dispatch indicating that the proposed frequencies are compatible with Village and other public and private telecommunication frequencies.
4. Prior to receiving a permit, submit any required State or Federal approvals.
5. The petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

Roll Call Vote: Commissioners Cherwin, Drost, Ennes, Green, Jensen and Chairman Lorenzini voted in favor. Commissioner Sigalos voted against. The motion carried.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Revised Plans	Exhibits
PC Staff Report 7/22/15	Board or Commission Report
PC Minutes 7/22/15	Minutes
PC Staff Report 5/13/15	Board or Commission Report
PC Minutes 5/13/15	Minutes
Key Issues Post 1st PC Hearing & Correspondence	Correspondence
Location Map	Exhibits
Coverage Plot - Revised	Exhibits
Photo Simulations	Exhibits
Special Use Justification	Correspondence
Department Comments	Correspondence
Petitioner Response to Department Comments	Correspondence
T-Mobile Other Locations - Height	Exhibits
PC Timeline Tracker	Correspondence



COUNTY: COOK COUNTY

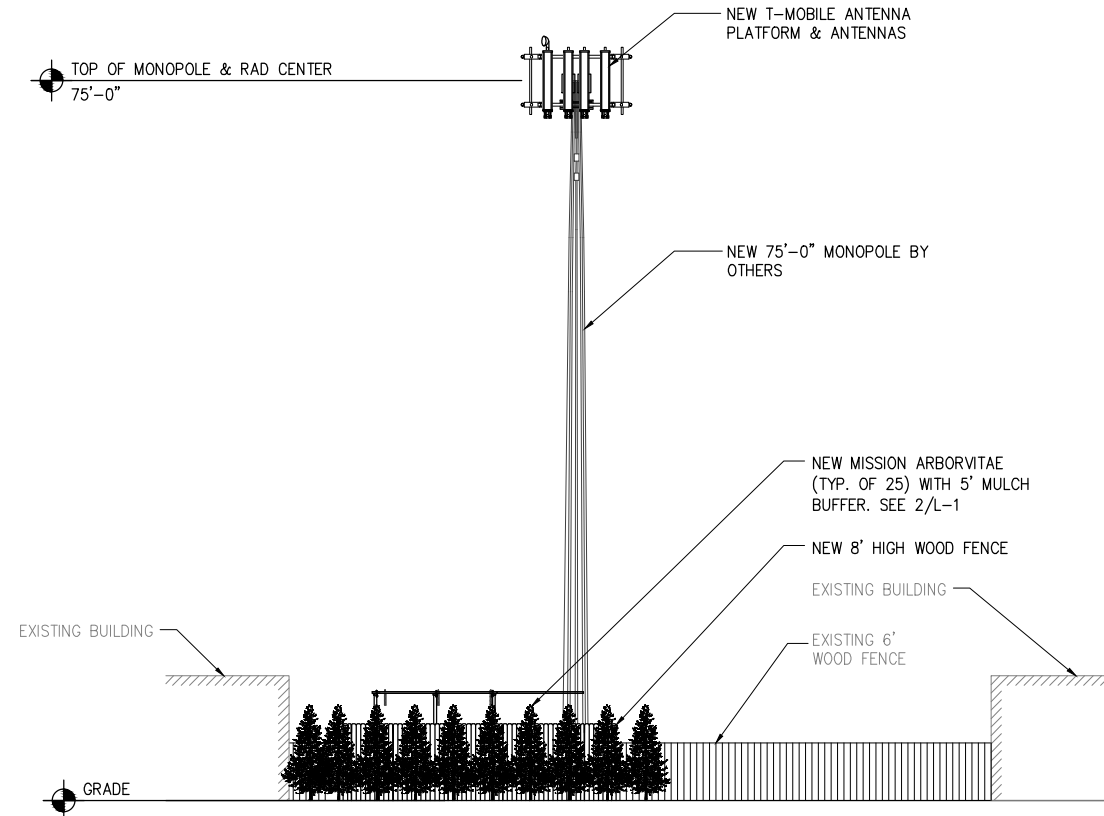
ISSUED FOR ZONING

	<u>PRINT NAME</u>	<u>SIGNATURE</u>	<u>DATE</u>
LANDLORD	_____	_____	_____
PRECON. MGR	_____	_____	_____
DEVELOP. MGR	_____	_____	_____
CONST. INSP.	_____	_____	_____
A&E MGR	_____	_____	_____
RF ENGINEER	_____	_____	_____
OPERATIONS	_____	_____	_____
ZONING REP	_____	_____	_____
UTILITIES	_____	_____	_____

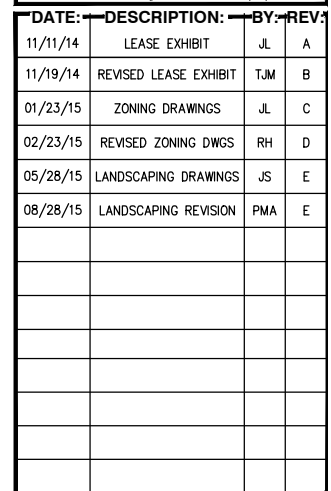
PLOT SCALE: 1:1 @ 11"x17"

NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHOULD BE PERFORMED.

NOTE:
TOWER SHALL NOT BE MORE THAN 100'-0" AT
ANYTIME



2



PLOT SCALE: 1:1 @ 11"x17"

STAKE AND GUY TREES WITH CALIPER OF 4" AND LARGER.
(SEE SPECIFICATIONS)

SET CROWN OF ROOT BALL 3" ABOVE EXISTING GRADE.

CREATE SAUCER WITH TOPSOIL.

3" MINIMUM DOUBLE SHREDDED HARDWOOD BARK MULCH.
(SEE SPECIFICATIONS)

FOLD DOWN OR CUT AND REMOVE TOP 1/3 OF BURLAP.

PLANTING MIX BACKFILL. (SEE SPECIFICATIONS)

SET ROOTBALL ON UNDISTURBED SUBGRADE.

3X BALL DIA. MIN.

SCALE: NONE

1

STAKE AND GUY TREES 5' OR GREATER IN HEIGHT (SEE SPECIFICATIONS)

SET CROWN OF ROOT BALL 3" ABOVE EXISTING GRADE

CREATE SAUCER WITH PLANTING MIX

3" MINIMUM DOUBLE SHREDDED HARDWOOD BARK MULCH (SEE SPECIFICATIONS)

FOLD DOWN OR CUT AND REMOVE TOP 1/3 OF BURLAP

PLANTING MIX BACKFILL (SEE SPECIFICATIONS)

SET ROOTBALL ON UNDISTURBED SUBGRADE

3X BALL DIA. MIN.

SCALE: NONE

2

PLOT SCALE: 1:1 @ 11 x 17

PLOT SCALE: 1:1 @ 11"x17"

LANDSCAPE GENERAL NOTES:

ALL PLACEMENT OF LANDSCAPING SHALL MEET THE FOLLOWING CONDITIONS:

1. ALL PLANT MATERIAL SHALL BE PLANTED IN A MANNER WHICH IS NOT TO INTERFERE WITH OVERHEAD WIRES OR BE INTRUSIVE TO UTILITIES OR PAVEMENT.
2. NO TREES OR OTHER LANDSCAPING SHALL BE LOCATED CLOSER THAN 10 FEET TO A FIRE HYDRANT OR OTHER ABOVE GROUND UTILITIES.
3. NO LANDSCAPING SHALL INTERFERE WITH SITE REQUIREMENTS FOR SAFE INGRESS AND EGRESS.

INSTALLATION STANDARDS:

1. PLANT MATERIAL SHALL CONFORM WITH THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN FOR THAT TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
2. ALL TREES SHALL BE GROWN IN A NURSERY LOCATED IN THE STATE OF ILLINOIS.
3. ALL PLANT MATERIAL SHALL BE INSTALLED FREE OF DISEASE AND IN A MANNER THAT ENSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER TO SUSTAIN HEALTHY GROWTH.
4. ALL TAGS, WIRES, PLASTIC TIES AND ROPE SHALL BE CUT FROM EACH TREE TO PREVENT GIRDLING OF THE TREE. THE BURLAP SHALL BE PULLED BACK FROM THE UPPER THIRD OF THE ROOTBALL. IF A PLASTIC 'BURLAP' IS USED, IT SHALL BE REMOVED IN ITS ENTIRETY FROM THE ROOTBALL.
5. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF DEPTH OF THREE (3) INCHES OF MULCHED MATERIAL AND A DIAMETER OF THREE (3) FEET AROUND THE BASE OF THE TREE.
6. TREES SHALL BE STAKED WITH POSTS AND NOT STAKES IN AREAS OF HIGH WIND FOR ONE TO THREE YEARS TO ALLOW THE GROWTH OF NEW ROOTS TO STABILIZE. ALL ROPES SHALL BE COVERED TO PREVENT CUTTING INTO THE BARK.
7. ANY EXCESS SOIL, CLAY, OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PLANTING SITE, PRIOR TO PLANTING OF INDIVIDUAL TREES AT FINAL GRADE.
8. THE JURISDICTION, AT ITS DISCRETION, HAS THE RIGHT TO RETAIN A PROFESSIONAL LANDSCAPE ARCHITECT OR ARBORIST TO REVIEW SUBMITTED LANDSCAPE PLAN AND THE PROFESSIONAL LANDSCAPE ARCHITECT OR ARBORIST WILL SUBMIT A WRITTEN REPORT TO THE PLANNING AND ZONING COMMISSION. ALL EXPENSES INCURRED BY THE JURISDICTION FOR THE USE OF THE LANDSCAPE ARCHITECT OR ARBORIST SHALL BE REIMBURSED BY THE DEVELOPER.

PLANTING SEASONS:

1. PLANTS MUST BE PLANTED DURING THE FOLLOWING DATES: APRIL 1ST TO MAY 15TH AND SEPTEMBER 1ST TO OCTOBER 1ST.
2. THE PLANTING PERIODS INDICATED MAY BE EXTENDED DUE TO WEATHER CONDITIONS OR OTHER FACTORS, WHICH MUST BE APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER.
3. THE CONTRACTOR WILL BE RELIEVED FOR HIS GUARANTEE RESPONSIBILITY SHOULD THE OWNER REQUIRE PLANT MATERIAL INSTALLATIONS TO BE COMPLETED DURING OTHER TIMES THAN THE PLANTING PERIODS INDICATED.

PLANTING:

1. ALL SHADE TREES, ORNAMENTAL TREES, EVERGREEN TREES AND SHRUBS SHALL BE PLANTED IN HOLES EXCAVATED AT LEAST 3x THE WIDTH OF THE DIAMETER OF THE BALL OR CONTAINER AND DEEP ENOUGH SO THAT THE TOP OF THE BALL OR SOIL IN THE CONTAINER IS AT OR JUST ABOVE EXISTING GRADE.
2. ALL TWINE OR ROPE MUST BE CUT AND REMOVED AND THE BURLAP FOLDED AWAY FROM THE TOP OF THE BALL. THE EXCAVATION MUST BE BACKFILLED WITH THE PLANTING MIXTURE AND WATERED. ANY SETTLEMENT WILL BE FILLED WITH PLANTING MIXTURE.
3. A 4" DEEP SAUCER, SIMILAR TO THE DIAMETER OF THE PLANTING HOLE SHALL BE CREATED USING PLANTING MIX.
4. PLANTING MIX TO CONSIST OF 1/3 TOP SOIL, 1/3 SOIL FROM EXCAVATION, AND 1/3 MUSHROOM COMPOST (OR 1/3 PEAT MOSS).

CLEAN UP:

1. ALL DEBRIS GENERATED DURING THE INSTALLATION OF PLANT MATERIALS MUST BE REMOVED FROM THE SITE.
2. ALL PAVEMENTS AND WALKS MUST BE SWEEPED AFTER EACH DAYS WORK. UPON COMPLETION OF THE WORK, ALL PAVEMENTS MUST BE WASHED TO REMOVE ALL MUD OR DIRT.

NOTE:
ALL MATERIALS SURROUNDING THE TREE
ROOT BALL, INCLUDING WIRING, ARE TO BE
REMOVED PRIOR TO PLANTING OF TREES.



3000 AERIAL CENTER PKWY, SUITE 110
MORRISVILLE, NC 27560



8550 BRYN MAWR AVENUE, SUITE 100
CHICAGO, ILLINOIS 60631

— PLANS PREPARED BY: —



**W-T COMMUNICATION
DESIGN GROUP, LLC.**
WIRELESS INFRASTRUCTURE

2675 Pratum Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtengineering.com

IL. License No.: 184.006042 Exp: 04/30/17

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SEAL:

CARISSA WENDT, ARCHITECT
STATE OF ILLINOIS LICENSE # 001-020898
EXPIRES: 11/30/16 SIGNED / /
CORPORATE DESIGN & DEVELOPMENT GROUP, LLC
A MEMBER OF THE W-T FAMILY OF COMPANIES
IL DESIGN FIRM LLC. # 184.004313, EXP. 04/30/17

[illegible]

— SITE INFORMATION: —

IL1204/CH73218I

AUTO TECH

1000 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60005

W-T JOB NUMBER: T143899

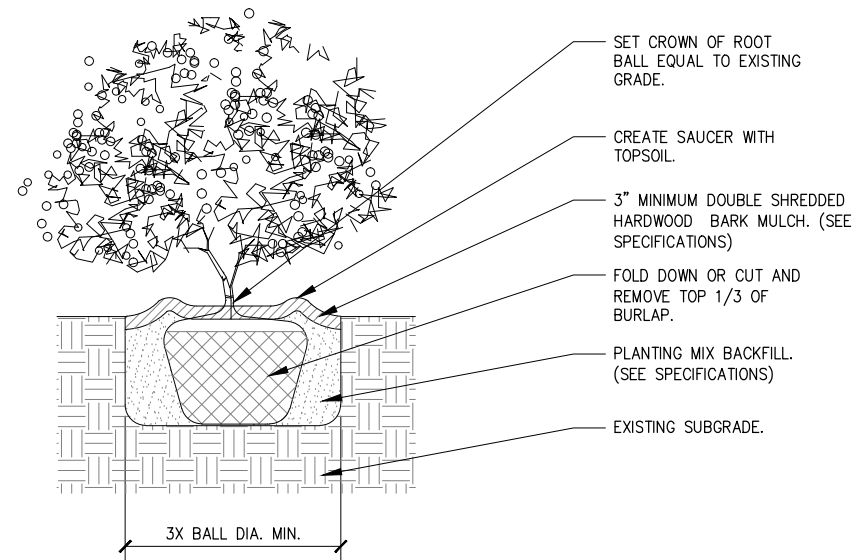
SHEET TITLE:

LANDSCAPING DETAILS & NOTES

— SHEET NUMBER: —

L-2

PLOT SCALE: 1:1 @ 11"x17"



SHRUB DETAIL

SCALE: NONE

1

18"x24" .040 ALUMINUM

MY SAFETY SIGN S-3600
10"x14" .040 ALUMINUM

SCALE: NONE

1

18"x24" .040 ALUMINUM

MY SAFETY SIGN S-6083
10M "x14" .040 ALUMINUM

SCALE: NONE

2

3000 AERIAL CENTER PKWY, SUITE 110
MORRISVILLE, NC 27560

8550 BRYN MAWR AVENUE, SUITE 100
CHICAGO, ILLINOIS 60631

PLANS PREPARED BY: —

IL. License No.: 184.006042 Exp: 04/30/17

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SEAL:

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IL DESIGN FIRM LIC. # 184.004313, EXP. 04/30/17

[illegible]

- SITE INFORMATION: —

IL1204/CH73218I

AUTO TECH

1000 S. ARLINGTON HEIGHTS RD.
ARLINGTON HEIGHTS, IL 60005

W-T JOB NUMBER: T143899

SHEET TITLE:

COMPOUND FENCE SIGNAGE

-SHEET NUMBER:—

S-1

PLOT SCALE: 1:1 @ 11"x17"

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: July 22, 2015
Date Prepared: July 16, 2015
Project Title: T-Mobile
Address: 1000 S. Arlington Heights Road

BACKGROUND INFORMATION

Petitioner: Peter Aimaro, National Wireless Ventures, LLC. (Agent for T-Mobile)
Address: 828 Grand Boulevard
 Joliet, IL 60436

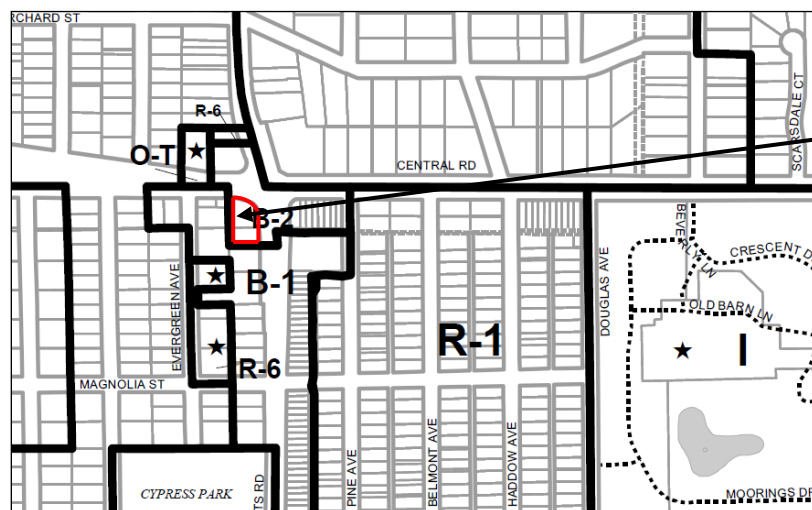
Existing Zoning: B-2, General Business District

Requested Action:

- A Special Use Permit for a Wireless Antenna Tower

Variations Identified:

- Chapter 23, Section 203, Restrictions, from the requirement that ground base antenna cannot exceed 75 feet above the grade level to allow 100 feet tall monopole.



**Subject
Property**

Surrounding Properties

Direction	Zoning	Existing Land-Use	Comprehensive Plan
North	B-2	Shell	Commercial
South	B-1	Armand's Beauty Salon	Offices Only
East	B-2	Goodyear Tires, KinderCare	Commercial
West	B-1	Central Podiatry	Offices Only

Background

The subject property at 1000 S. Arlington Heights Road is approximately 0.52 acres in area. Autotech Auto Repair is located on the subject property. The applicant, T-Mobile is interested in leasing a 30' x 30' area at the southwest corner of the property and locating a wireless antenna. The antenna is proposed as a monopole design, 100 feet to the top of the tower. The antenna will be located approximately 113 feet from Arlington Heights Road and 168 feet from Central Road. The closest residential property is located approximately 200 feet from the property in question and the closest residential structure is located

approximately 249 feet from the antenna on the west side of Evergreen Avenue. The lease area will occupy and thus eliminate 4 existing parking spaces in the southwest corner of the site. Originally, the petitioner had proposed a 12-foot wide access easement to provide access to the lease area, resulting in an additional loss of 4 parking spaces. This has been revised and a 12-foot wide temporary construction easement is now proposed that does not encroach onto the parking spaces.

Radio and Telephone Antenna are required to obtain a Special Use Permit in the B-2, General Business District.

After the first public hearing, the petitioner has made the following changes to their application:

- The petitioner has provided coverage plots that demonstrate that there is a coverage hole in their service. They have also provided coverage plots that illustrate the coverage with the addition of the new site.
- The 12-foot wide access easement to provide access to the lease area has been revised and a 12-foot wide temporary construction easement is now proposed that does not encroach onto the parking spaces. Therefore only 4 parking spaces on site would be eliminated.
- The petitioner is proposing 3-foot tall landscaping along Central Road and Arlington Heights Road.
- The petitioner is proposing to add three landscape islands on the site, with four inch caliper trees within the islands.

Summary

The Staff Development Committee originally recommended denial of this Special Use Request as they would prefer a less visible location of antenna or on a taller building. However, the SDC is recommending approval as outlined within the report, as the proposed wireless antenna tower is a utility, the petitioner has demonstrated a gap in service which can be covered with a 75 foot tall antenna, will be providing landscaping and site improvements agreed to and legal review of FCC regulations.

Zoning and Comprehensive Plan

The site is zoned B-2 General Business District. Because the use is permitted as a Special Use in the B-2 district, therefore the petitioner has submitted a response (see attached) to the following special use criteria:

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

Additionally, per Chapter 28, Section 6.14-2.2, the following standards are considered when determining whether approval of an application for a commercial antenna structure is in the public interest:

- **The petitioner must demonstrate that there is not technically suitable space available on an existing tower or structure within the geographic area to be serviced.**

The Plat and Subdivision Committee recommended that the petitioner consider a site further east, possibly within The Moorings, or west at the Northwest Community Hospital. The applicant has indicated that T-Mobile already has better coverage at that location and the inter-site distance with respect to the neighboring sites would be uneven and therefore requiring the site to have non-standard azimuths which might lead to interface between their own sectors. Also, by locating further east, the northwest of the search ring center would not be covered. At the Plan Commission hearing on May 13, 2015, the T-Mobile RF engineer stated that they could not locate on the hospital building due to it being well outside (approx. 0.60 miles from ring center) of the desired coverage area and they were only given a variance of 0.50 miles from the ring center. In addition, the RF engineer explained that the Hospital was only 0.37 miles from another T-Mobile location which would not achieve their desired coverage. Therefore, the petitioner prefers to locate a tower at 1000 S. Arlington Heights Rd.

The petitioner has provided coverage plots (see attachment: T-Mobile coverageplot.PDF on NOVUS) that demonstrate that there is a coverage hole in their service. They have also provided coverage plots that illustrate the proposed coverage with the addition of the new site. As listed above, the petitioner has stated that they cannot locate at the Northwest Community Hospital or the Moorings. There are no other tall buildings in this area where an antenna can be located.

- **A landscaping plan shall be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Screening must consist of a well-maintained masonry wall of brickwork or stonework, solid wood fence, densely planted compact hedge or berm and hedge.**

The lease area will be enclosed by a 5 foot tall wooden fence. The petitioner has submitted a landscape plan that delineates five feet tall mission arborvitae on the outside of the fence area. The arborvitae are proposed to be 5-feet at planting.

The Village's Comprehensive Plan designates this property as 'Commercial'.

The Comprehensive Plan establishes the overall strategy to guide the growth and development of the community. Within the Village's Comprehensive Plan, the proposed antenna meets the following goals:

Service, Facilities and System Goals:

1. To provide adequate municipal services and facilities in developing areas and improve them where necessary in the existing Village area.

The coverage plots provided by the petitioner demonstrate that there is a coverage gap in T-Mobile's existing coverage which will be filled by locating a Wireless Antenna Tower at this location. Also, by changing the access easement to a temporary construction easement that does not encroach onto the parking spaces, only 4 parking spaces are lost.

Plat and Subdivision Committee

On January 14, 2015, the Plat and Sub Committee met to discuss the project. While the subcommittee understood the need for a cell tower, they felt that this was not the most appropriate location. The Committee directed the applicant to explore other sites in the area such as The Moorings and the Northwest Community Hospital.

Building Code Review Board

Chapter 23, Section 203 of the Municipal Code establishes a maximum height of 75 feet for antenna towers. The Building Code Review Board (BCRB) makes recommendation to the Village Board on matters relating to waivers and amendments to Chapter 23 of the Municipal Code. Along with a Special Use for the wireless antenna tower, the petitioner is also requesting the following variation:

- Chapter 23, Section 203, Restrictions, from the requirement that ground base antenna cannot exceed 75 feet above the grade level to allow 100 feet tall monopole.

On April 30, 2015, The Building Code Review Board (BCRB) met to discuss the variation. The Board asked various questions involving possible locations, variables of antenna/towers; signal strength and etc. The Board determined that the petitioner did not prove a hardship that needed relief to allow a 100 foot monopole. The additional height up to 100-feet would allow the applicant to lease space on the tower to other carriers. The BCRB unanimously recommended denial of the variation.

At the meeting, the petitioner indicated that the antennas could be flush mounted, but they do not prefer to do it as it reduces the number of antennas that can be mounted on a tower and the cost is higher. The petitioner stated at the BCRB meeting that tower would most likely, at its fullest, have three antennas (three platforms for three carriers). A stealth application with flush mounted antenna rather than the proposal presented, with antennas mounted on a platform on the outside of the tower would be less intrusive at this location. If a stealth application is proposed for this site, prior to Village Board consideration, the petitioner will provide the required drawings.

Since then, the petitioner had indicated that a stealth design was not provided as an option for this location, as that would require the tower height to be raised to at least 125 feet in order to adequately accommodate for co-locators.

It should be noted that the issue as to the height of the pole has already been addressed by the Building Code Review Board. Therefore, since the BCRB has recommended denial, then any recommendation by the Plan Commission to approve the Special Use would be for a 75-foot tower. The only item within the purview of the Plan Commission is the request for a special use and the Commission should not address the height of the tower at all.

Plan Commission hearing

The Plan Commission held a public hearing for this project on May 13, 2015. At the hearing, the Commission expressed the several concerns with the proposal including setting a precedent by approving this antenna without designating the appropriate locations for antennas within the Village. The Commission also asked regarding the restriction in the Village Code regarding the 75-foot height for the tower. The Commission expressed concerns with the number of vehicles on the site and the lack of an overall landscape plan for the site. The Plan Commission continued the hearing for this project.

The Zoning Ordinance spells out the permissible locations for cell towers in the Village. Wireless Antenna Towers are permitted as a Special Use in the B-1 through B-5, O-R, P-L, M-1, M-2, I, and O-T districts. Per the Zoning Ordinance, "special uses" require particular consideration as to their proper location in relation to adjacent established or intended uses, or to the planned development of the community. Special uses are evaluated on a case by case basis, so the Village cannot designate which parcels, among many, would be suitable without all issues being analyzed and discussed.

Chapter 23, Section 203 of the Municipal Code establishes a maximum height of 75 feet for antenna towers. The restriction on the height is a local amendment to the International Building Code and is not within the unamended IBC. This Village requirement has been in place for several years, but the reason why cell towers are limited to 75 foot is not known.

Following the Plan Commission hearing, the petitioner indicated that they are working with the property owner to remove excess vehicles from the property. The petitioner has stated that per the parking count they completed at the property on July 14, 2015, there were a total of 21 vehicles on the property, including employee vehicles.

Lastly, the petitioner has provided an overall landscape plan for the property, which is discussed below and has provided information regarding other T-Mobile antennas in the area and the height at which the antennas are located, which is attached.

Legal Department Review of Federal Communications Commission (FCC) Regulations

The FCC has a shot clock that applies to both new antennas and collocations. For new antennas, which this one is, the Village has 150 days from the date a complete application was filed to issue its final written decision. The application was submitted on March 24, 2015, so the Village must issue its final written decision no later than August 22, 2015.

There are limitations to the authority the Village has to regulate new antennas as well as collocations. These include:

1. The regulation does not unreasonably discriminate among providers of functionally equivalent services;
2. The regulation does not prohibit or have the effect of prohibiting the provision of personal wireless services;
3. The municipality cannot regulate placement, construction and modification of personal wireless facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the FCC's regulation concerning such emissions; and
4. A municipality cannot deny a zoning application solely on the basis that one or more existing carriers serve a given geographic market.

Additionally, the decision of the Village to deny this request must be in writing and supported by substantial evidence which is contained in a written record. This means the Plan Commission, if they decide to deny this request, must explain that decision in detail.

Building, Site and Landscape Related Issues

The proposed monopole will be located at the southwest corner of the property, visible from both Arlington Heights Road and Central Avenue. The petitioner is proposing a wood fence enclosing the area where the base station and the monopole will be located, resulting in a loss of 4 parking spaces. The petitioner had originally proposed a 6 foot high fence; however that is not permitted by the Zoning Code and would require a variation. The petitioner has altered their plans and will provide a 5 foot tall fence.

Per Chapter 28, Section 6.14-2.2, a landscaping plan is required to be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Screening must consist of a well-maintained masonry wall of

brickwork or stonework, solid wood fence, densely planted compact hedge or berm and hedge. The petitioner is proposing to install arborvitae along the outside of the fence area. The arborvitae are proposed to be 5 feet at planting.

Per Chapter 28, Section 6.15-1.2, a 3 foot high drought/salt tolerant screen is required along Central Avenue and Arlington Heights Road in order to buffer the parking lot along the street frontage. The petitioner is proposing 3-foot tall landscaping along Central Road and Arlington Heights Road. As proposed, since some landscaping is located in the IDOT right-of-way, approval by IDOT will be required. The landscaping can be installed completely on private property and would eliminate the need to seek IDOT approval; however, it would result in the loss of parking spaces on site. The petitioner has stated that they would like to maintain as many parking spaces on the site as possible and will continue the permitting process through IDOT.

Attached is a staff concept illustrating how landscaping can be accommodated on-site.

Also, Per Chapter 28, Section 6.16-1.2, the ends of all parking rows must include a landscape island, which contains a 4" caliper shade tree. There are currently no parking islands on the site and it is considered non-conforming. The petitioner has provided an overall landscape plan for the site. According to the landscape plan provided, the petitioner is proposing to add three landscape islands on the site, with four inch caliper trees within the islands. The plan is deficient two landscaping islands, one at the southern end of the west-most parking row and the other at the eastern end of the southern-most parking row. However, it should be noted that the addition of the landscape islands will add green space to the site and help to delineate parking areas and the drive aisles.

Traffic & Parking Related Issues

According to the parking plan originally provided, there are 29 spaces on site. Automobile Service Stations are required to provide one space for each employee plus three spaces for each service bay. Autotech Auto Repair has four service bays, requiring twelve parking spaces and four employees, thereby requiring a total of sixteen parking spaces.

Per Chapter 28, Section 6.12-1, any special use less than 5,000 square feet in floor area and located along a major or secondary arterial street (Arlington Heights Road and Central Road) as defined by the Village's Thoroughfare Plan, does not need to provide a traffic study, but shall be required to provide a detailed parking analysis. The applicant was required to provide parking counts for this site. According to the information provided by the petitioner, parking counts conducted on Thursday, Friday and Saturday indicated that there were 35, 40 and 41 vehicles on the site, more than the available parking on site. When staff visited the site on April 8, 2015, there were 42 cars, 1 trailer and 2 truck cabs in the parking lot. Several vehicles were tandem parked – 2 cars in depth.

Four parking spaces will be removed to locate the antenna and the base station, reducing the total parking spaces on-site to 25, which is more than the Code required parking spaces. However, as indicated by the parking counts and observed by staff, the number of vehicles on site exceeds the Code parking requirement. Originally, the petitioner had proposed a 12-foot wide access easement to provide access to the lease area, resulting in an additional loss of 4 parking spaces. This has been revised and a 12-foot wide temporary construction easement is now proposed that does not encroach onto the parking spaces. The petitioner has indicated that they are working with the property owner to remove excess vehicles from the property and per the parking count they completed at the property on July 14, 2015, there were a total of 21 vehicles on the property, including employee vehicles.

Per the revised plans provided by the applicant, 25 parking spaces are proposed on site, which exceeds the Code required parking.

Recommendation

The Staff Development Committee recommends approval of a Special Use for a 75 foot tall monopole antenna. This approval shall be subject to the following conditions:

1. The landscaping screening shall be installed completely on private property, subject to Village approval.
2. The number of platforms/carries allowed on the antenna will be limited to two. The installation of additional platforms will require a Special Use Permit amendment.

3. Prior to Village Board consideration, provide a letter from the Northwest Central Dispatch indicating that the proposed frequencies are compatible with Village and other public and private telecommunication frequencies.
4. Prior to receiving a permit, submit any required State or Federal approvals.
5. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

_____, July 16, 2015

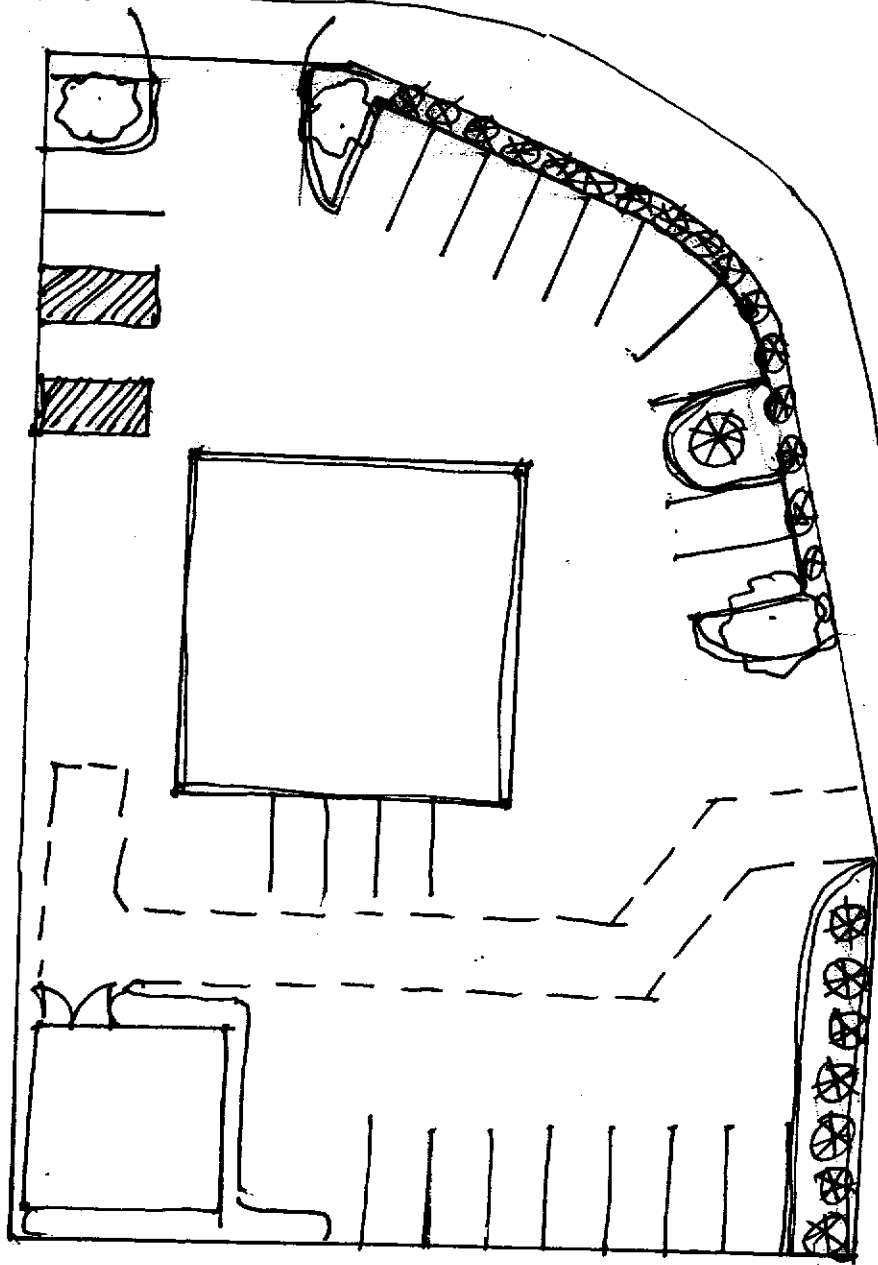
Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

CONCEPT LANDSCAPING PLAN

CENTRAL ROAD

APLINGTON HEIGHTS RD.



APPROVED

PLAN

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

COMMISSION

RE: T-MOBILE WIRELESS ANTENNA TOWER; PC# 15-003

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
22nd day of July, 2015, at the hour of 7:30 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
TERRY ENNES
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

LATIKA BHIDE, Development Planner

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

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Thank you. Okay, roll call please, Latika.

MS. Bhide: Commissioner Dawson.

(No response.)

MS. Bhide: Commissioner Warskow.

(No response.)

MS. Bhide: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Here.

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MS. Bhide: Commissioner Green.

COMMISSIONER GREEN: Here.

MS. Bhide: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Okay, first item on the agenda is approval of the meeting minutes from our last meeting.

COMMISSIONER GREEN: I'll make a motion for approval.

COMMISSIONER DROST: Second.

CHAIRMAN LORENZINI: Okay, all in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Very good, thank you. Okay, next item on the agenda is public hearing PC# 15-003 for T-Mobile at 1000 South Arlington Heights Road. Have all the proper notices been given, Latika?

MS. Bhide: They have.

CHAIRMAN LORENZINI: Thank you. Is the Petitioner here? Would you please stand up and anybody else who's going to testify come forward and we'll swear you all in? Please raise your right hand.

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Okay, whosoever is going to speak first regarding this presentation, again welcome back, please state your name and address and spell your name for the court

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reporter please.

MR. STAPLETON: Thank you, Mr. Chairman. My name is Bob Stapleton, S-t-a-p-l-e-t-o-n. I live at 1900 West Acre Road, Joliet, Illinois 60435. I am the CEO of National Wireless Ventures and I am here on behalf of the Applicant, APC Towers, who has been contracted by T-Mobile for the purposes of building out the Chicago network on this new phase of wireless communication.

CHAIRMAN LORENZINI: Okay, thank you. Have you read all the conditions in the Staff report, and do you agree with them?

MR. STAPLETON: Yes, I have. Do I have the Staff report here? Okay, all right, just making sure. Yes, my understanding of the Staff report, yes.

CHAIRMAN LORENZINI: Okay, thank you. Would you give us a brief presentation of the project again? You stated very well the importance of cellular communication and its need for the towers in the area. So, could you just briefly explain what you're doing this time?

MR. STAPLETON: Sure thing. There were some questions that were brought up at the last time regarding, you know, have we talked to the hospital and things like that. In doing, in our due diligence and everything, we were at Northwest Community Hospital, and we are immediately to the west of the hospital with a full, what we call a macro site. But we have been at the hospital with equipment for probably two and a half, possibly three years with equipment. Because of the density of the service, this is why we need the additional site. Of course your ordinance likes to have, us to have the ability to co-locate, so the elimination of multiple towers. So, the reason for the 100-foot is so that we can have additional carriers on site.

Since the last meeting, of course there was a lot of concern about the conditions of the property and I don't know if you have seen pictures of what has been done there at the property, but we've supplied Staff. After discussions with the property owner, their staff and everything else there, I think the property, we reduced the tally of the last, or we reduced the car count at the property down to the neighborhood of 20 vehicles and one boat, excuse me. We've basically told our landlord that he has to continue to meet the obligations of the ordinance regarding his operation of the property.

We have also agreed, based on IDOT, on the vegetation, and then we've provided a landscape plan for the site in addition to vegetation along both Central and Arlington Heights Road. The vegetation is going to be minimal in height, you know, depending upon what IDOT finally agrees to because of, like anything else, we are at an intersection and IDOT has some very stringent rules regarding visibility, both north and south and east and west on that site.

There has been discussion concerning how many carriers on the tower, discussion about stealth tower, those kinds of

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things. You know, we've discussed with Staff from our understanding regarding the fact that if we go with the stealth tower we do need additional height because, basically to have the multiple levels of the antennas within the tower. So, we are asking for the 100-foot monopole which, is 25 feet above ordinance so we can have at least two carriers at that particular site.

CHAIRMAN LORENZINI: Okay, thank you. Latika, Staff report please.

MS. Bhide: Thank you.

CHAIRMAN LORENZINI: You can have a seat if you'd like.

MS. Bhide: Good evening. The Petitioner is here this evening, they are seeking a special use permit for a wireless tower. Along with the special use, they are also seeking a variation from Chapter 23, Section 203, which restricts the height of a ground antenna to 75 feet. It should be noted that variances from Chapter 23 are within the purview of the Building Code Review Board and this issue has been addressed by the Building Code Review Board. So, the only item within the purview of the Plan Commission tonight is the request for the special use permit.

CHAIRMAN LORENZINI: For 75 feet.

MS. Bhide: Correct. As you can see, the proposed site is located at the southwest corner of Central Road and Arlington Heights Road. It is an approximately half acre site, and T-Mobile is interested, or APC Towers is interested in leasing a 30-foot by 30-foot area at the southwest corner of this property. The antenna they are proposing is a 100-foot tall monopole. The closest residential property is approximately 200 feet from the property in question and the closest residential structure is approximately 249 feet.

The lease area will occupy and thus eliminate four parking spaces at the southwest corner. The Petitioner had originally proposed a 12-foot wide access easement to provide access to the lease area, which would have resulted in additional loss of four spaces. But they have since changed the plans and now are providing a 12-foot wide temporary construction easement so that it doesn't encroach on the parking spaces. You can see that southwest corner zoomed in in detail, and I have a picture of the elevation of the pole. As you can see, it's a 100-foot tall monopole that they are showing.

So, to summarize, after the first hearing, the proposed changes that the Petitioner is making to their application is that they have provided us coverage plats that demonstrate that there is a coverage hole in their service, and they have provided new plats that illustrate the coverage with the addition of the new site. The 12-foot wide access easement to provide access to the lease area has been revised and it is now a 12-foot wide temporary construction easement and it doesn't encroach into the four parking spaces. So,

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only four spaces on the site will be eliminated.

They are proposing three-foot tall landscaping along Central Road and Arlington Heights Road, and they will be adding three landscape islands on the site with four-inch caliper trees within those islands.

So, as you can see, this is the existing coverage for T-Mobile, the coverage plat. This is the proposed coverage with the site at 75-foot. So, at the Plat & Subcommittee meeting and the last Plan Commission hearing, there were some questions asked about other locations that were possible for this antenna. These are the coverage plats they have provided to show that there is a coverage hole in their service. There are no other tall buildings in this area where they can locate their towers.

So, just to summarize, the SDC did originally recommend denial as they would prefer a less visible location of the antenna or possibly on a tall building. However, as the proposed tower is a utility, the Petitioner has demonstrated a gap in service which can be filled with a 75-foot tall antenna. They will be providing landscaping and site improvements and a legal review of the FCC regulations. FCC is recommending approval of this project as outlined in the report.

These were shown to the Commission but I do have some simulations that look at the before and after with the tower. This is looking west and then looking north at the site, and then two shots looking south.

CHAIRMAN LORENZINI: Could you go over this a little slower, Latika? Point out the new pole please.

MS. BHIDE: Sorry. So, the new pole on the view looking north is kind of the middle of the picture here. Same thing with the new view looking south at the site. Then this is another view looking at the site where again there are a number of utility poles here, but we can see the pole in the middle there.

CHAIRMAN LORENZINI: Now, is that simulation with a 75-foot or 100-foot pole?

MS. BHIDE: That is with the 100-foot one, yes. So, at the last Plan Commission hearing, the Commission did raise a few concerns. One was setting a precedent by approving the antenna without designating appropriate locations within the Village. The Zoning Ordinance does spell out what the permissible locations are for cell towers and they are permitted as a special use in Districts B-1 through B-5, or PL, M-1, M-2, I and O-T, so basically the town residential districts. Per the Zoning Ordinance, you know, special uses require special consideration as to their proper location in relation to adjacent uses. Therefore, they need to be evaluated on a case-by-case basis, and the Village cannot designate which parcels would, therefore,

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be suitable without analyzing all issues.

There was a question raised regarding the restriction in the Village Code regarding the 75-foot for a tower. This is Chapter 23 in the Municipal Code, which sets this restriction. It is a local amendment to the International Building Code, it is not in the unamended IBC. As far as I could research, this restriction has been in place for several years, but I was unable to narrow down the reason why it was limited to 75-foot.

There were concerns with the number of vehicles on the site. As the Petitioner indicated, they have worked with the property owner to remove vehicles from the site. They provided counts taken on July 14th, which included 21 vehicles including employee vehicles. Then the last concern the Plan Commission raised or one of the concerns raised was the lack of an overall landscape plan. The Petitioner has provided a landscape plan, which shows landscaping along Central and Arlington Heights Road, and they are adding islands to the site.

Just to briefly summarize the legal review of the FCC regulations, the FCC has a shot clock that applies to both new antennas and co-locations. For a new antenna, which this one is, the Village has 150 days from the time a complete application is submitted to when the final decision must be rendered. This application, the complete application was submitted on March 24th, and so the Village must issue a final decision by August 22nd, 2015.

There are limitations to the authority of the Village as far as new antennas and co-locations. These include that:

1. The regulation does not unreasonably discriminate among the different providers;
2. The regulation does not prohibit or have the effect of prohibiting the provision of personal wireless services;
3. The municipality cannot regulate placement, construction and modification of personal wireless facilities on the basis of the environmental effects of radio frequencies; and
4. A municipality cannot deny a zoning application solely on the basis that one or more carriers have served a given geographic market.

Additionally, the decision of the Village to deny the request must be in writing and supported by substantial evidence. So, the Plan Commission, if they decide to deny this request, must explain that decision in detail.

To talk a little bit about the parking on the site, the code-required parking on the site is three parking spaces for every service bay, and one for each employee. So, for this site, you would need 16 parking spaces. Based on the revised parking plan that they have provided after the addition of all the landscape islands, they

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will have 25 parking spaces on the site, so that will be a surplus of nine parking spaces. They did provide parking counts as you can see. Earlier in the year, there were up to 41 vehicles on the site. But they have provided parking counts on July 14, which show 21 vehicles parked on the site.

Before I talk about conditions and recommendations, I just would want to talk about the landscaping. A three-foot high screen is required along Central Avenue and Arlington Heights Road to buffer the parking from the street frontage. They have provided a landscape plan that shows that screening. As the Petitioner indicated, some of that landscaping is located within the IDOT right of way, which would require IDOT approval. The Petitioner can install all the required landscaping on the property, it would require the removal of one or two maybe parking spaces, but we had attached a Staff concept showing how it can be accommodated.

Secondly, all ends of all parking rows must include a parking landscaped island, which contains a four-inch caliper shade tree. Right now there are no parking islands on the site, so it's considered a nonconforming site. The Petitioner has provided, like I said, the overall landscape plan, and they are proposing to add three islands with trees. The plan is still deficient two islands but it should be noted that the landscape islands will add green space to the site and they will help delineate the parking --

That being said, the Staff Development Committee does recommend approval of a special use for a 75-foot tall monopole, approval subject to the following conditions:

1. The landscape screening shall be installed completely on private property subject to Village approval.
2. The number of platforms or carriers allowed on the antenna will be limited to two. The installation of additional platforms will require a Special Use Permit amendment.
3. Prior to Board consideration, the Petitioner will provide a letter from the Northwest Central Dispatch indicating that the proposed frequencies are compatible with the Village and other public and private telecommunication frequencies.
4. Prior to receiving a permit, they will submit any required state or federal approvals and comply with all federal, state, and Village codes, regulations and policies.

CHAIRMAN LORENZINI: Thank you, Latika. Is there a motion to include this in the public record?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER JENSEN: I'll second it.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Thank you. Latika, just to kind of

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summarize, so last meeting, the Planning Department was not recommending the project. Now you are because of the changes?

MS. BHIDE: Yes.

CHAIRMAN LORENZINI: But since the ordinance says 75 feet and the Design Commission said 75 feet, if we were to approve it, it's only for 75 feet. The Board of Trustees would have to approve the 100-foot.

MS. BHIDE: That's correct.

CHAIRMAN LORENZINI: Okay. All right, having said that, why don't we start? Lynn, would you like to start?

COMMISSIONER JENSEN: Sure. Well, first of all, I want to commend the Petitioner and Staff and so forth for using the continuance to reframe this issue as they have, because I see the role that we have here is to advise the Board and make recommendations concerning the sound development of not only residential and non-residential property but also infrastructure. I must say I was kind of concerned last time that we were spending so much time on what I considered a constraint on the development of sound infrastructure that I thought we were not going in the right direction. So, I'm very glad that we took the time and we continued it and so forth.

We can't comment on the, from what I understand, I just want to get clarification again, Mr. Chair, you asked this but I'll ask it a little more bluntly. So, we can approve or disapprove the special use, and the legal finding from the Village Counsel is that if we decide to disapprove this, we have to have very, very good reasons documented in writing and really we do not have too much latitude with it.

MS. BHIDE: That's correct. You'd have to, in writing, state the reasons for denial.

COMMISSIONER JENSEN: As I also understand, we really don't have much in terms of our own deliberations to say about the 75 feet?

MS. BHIDE: That's correct. So, the variation is from Chapter 23, which is not the purview of the Plan Commission. That is the purview of the Building Code Review Board, which has reviewed that variation request and made a recommendation for denial. So, we cannot have two conflicting recommendations from the Village going to the Village Board. So, the Plan Commission can deliberate on the special use request, the Building Code Review Board has already deliberated on the height, and both recommendations will be forwarded to the Village Board.

COMMISSIONER JENSEN: I have been very supportive of this project from the beginning even with the original request. So, I don't really have too much to add to this. I would have a question. I assume I can at least append a comment when we get through voting that

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might go to the issue of the 75-foot because I found the handling of it very unsatisfactory when I read the minutes of the other commission quite frankly. But I don't have any further questions.

CHAIRMAN LORENZINI: Thank you, Lynn. Terry?

COMMISSIONER ENNES: Is this the landscape plan that we have?

MS. Bhide: That's the concept that was proposed by Staff.

COMMISSIONER ENNES: So, we don't have any detailed description of the type of, normally we get detail on the type of shrubbery.

MS. Bhide: It is on the site plan that shows the use on the three-foot along Arlington and Central Road, and then crabapple trees to be installed within the islands. But the one that you have was drawn by Staff just to see how landscaping can be accommodated on site.

COMMISSIONER ENNES: So, Petitioner hasn't presented a plan?

MS. Bhide: They have presented a plan just not this one.

COMMISSIONER ENNES: Okay. That's all I have.

CHAIRMAN LORENZINI: Okay. Thanks, Terry. Bruce?

COMMISSIONER GREEN: Where are the two islands that were missing?

MS. Bhide: So, if you look at the west most row of parking, there is no island at that south end of the west most row.

COMMISSIONER GREEN: Up against the yard that goes around the tower?

MS. Bhide: Yes, at the very top there. Then on the southernmost row, there is no island on the west most side because it butts up to the lease area.

COMMISSIONER GREEN: Okay, over here. In the future, I would just make a request for a little bit larger plan.

Okay. Another question is, and Latika, maybe you can answer this. When we say that the Petitioner has been working with the owner to remove these cars, how are we going to make sure that these 42 vehicles don't come back? How do we do that?

MS. Bhide: That's going to have to be a code enforcement issue.

COMMISSIONER GREEN: Okay, and we have very lax code enforcement people, whoever they are, in the Village because we see a lot of variations like this that just creep right back in and they go on their merry way in the same department.

MS. Bhide: I think they are submitting a plan that provides for 25 vehicles. If there were more, it would have to be

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taken up, as anywhere else in the Village, via code enforcement.

COMMISSIONER GREEN: Is there, if they have more vehicles, can they be fined? What is the punishment? What is the inducement to get them to get rid of the extra cars if there's only 25 spots?

MS. Bhide: Right. You know, I think they're given some time to correct the situation first before they are fined. But I think --

COMMISSIONER GREEN: But is there a fine involved with this eventually?

MS. Bhide: I believe there is, but I am not a 100 percent sure on that.

COMMISSIONER GREEN: I'm just, for my own education. Okay, I have no other questions.

CHAIRMAN LORENZINI: Thank you, Bruce. George?

COMMISSIONER DROST: Yes. Bruce, it's like getting ready for a marriage, you know. Before you actually got married you're losing a lot of weight and you're looking the best you can.

COMMISSIONER GREEN: What are you saying to me, George?

COMMISSIONER DROST: So, it could let go. So, I think the Petitioner is trying to look as good as he can or she can before they go to the Trustees.

On those vehicles though, it's like, I saw boats there. Are boats vehicles?

MS. Bhide: They are vehicles, yes.

COMMISSIONER DROST: Okay, I mean are they trailered and they come with the car count? Because you know, there are some clever lawyers, well, there's only 42 cars but 20 boats.

MS. Bhide: I think they would, I mean they would all count as vehicles.

COMMISSIONER DROST: So, if they happen to be trailered, then that's a vehicle.

MS. Bhide: Yes, they would still be vehicles.

COMMISSIONER DROST: That's where it gets to be a little bit of a hodgepodge arrangement.

On the monopole, in the recommendations, it says in number two, the number of platform, does that mean carriers?

MS. Bhide: That's correct.

COMMISSIONER DROST: So, the 'carries' was a new word for them?

MS. Bhide: Sorry, I think I misspelled the word there.

COMMISSIONER DROST: It was carriers.

MS. Bhide: It's antenna/carriers.

COMMISSIONER DROST: Carriers, okay. The carrier is going to be exclusively T-Mobile? Is that --

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MR. STAPLETON: T-Mobile will be, do I need to --

COMMISSIONER DROST: Yes, why don't you, because you're going to be recorded.

MR. STAPLETON: Sure thing, I'm sorry. Okay, T-Mobile is the initial carrier that is part of this application. The tower would then be in accordance with your ordinance from the standpoint of being built for a second carrier to come on board. We're going to design the foundation, you know, four or three, but we're going to, you know, right now we're planning for two carriers.

COMMISSIONER DROST: So, it would be designed for three to four carriers?

MR. STAPLETON: From a foundation standpoint so that the, just as Staff or Latika said, if somebody wants to come in beyond the two carriers, they're going to have to come before you and request an additional special use for the additional carriers.

COMMISSIONER DROST: Yes. Is your business, you're basically the monopole owner and you are being asked by T-Mobile here to get the approval from the Village?

MR. STAPLETON: That is correct. T-Mobile will become our tenant, we become the landlord. As such, T-Mobile becomes a subtenant to our landlord, so we are responsible for the operation of that compound. In accordance with our agreement, our lease agreement with the property owner, he has to stay in compliance with the ordinance.

COMMISSIONER DROST: Yes, but I'm just kind of getting into the franchise level with T-Mobile and then, you know, there's other carriers, there's still other carriers.

MR. STAPLETON: Correct. Right, right.

COMMISSIONER DROST: Verizon for instance.

MR. STAPLETON: Verizon is here tonight on another issue. AT&T is there.

COMMISSIONER DROST: Just using that as a --

MR. STAPLETON: Right, and at the same time we're looking at what's coming down the pike with the fact of FirstNet which the federal government is putting a great deal of time and money into.

COMMISSIONER DROST: Well, that's the other point I'm getting at is the other usage because there is a security element in these communication towers. When you say two carriers, you start to partner with the federal government, and the federal government has black boxes or whatever in these towers also for future use or for security purposes. So, when we say two carriers, we're saying two carriers plus.

MR. STAPLETON: No, we're saying, I think what your ordinance, what you're asking us to do for right now is two carriers. If there is a need for, as what Staff has asked for is if there is a

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need to go beyond the two carriers, then that third carrier is going to have to come, you know, come back in here. I don't know where the federal government is going to go but what I'm saying about that is right now the industry has sort of condensed again. We're down to AT&T, Verizon and T-Mobile and Sprint from the standpoint of being the four principal wireless carriers.

There's other elements that are coming out there, but no real serious plans have been really put on the table with what's coming next. As I said I think in the previous hearing, based on the last spectrum auction, \$7 billion has been put aside to the FirstNet project. So, that's coming somewhere along the line. I anticipate, you know, if there is a need for FirstNet to come on board, we're going to have to come back in here if they're the third carrier for that.

COMMISSIONER DROST: So, they would be a carrier, they would be classified and termed as a carrier.

MR. STAPLETON: Right, because --

COMMISSIONER DROST: There's roll outs and, you know, consolidations in your business, in the business you could be T-Mobile this year but then, and because T-Mobile was going to be bought by somebody I thought.

MR. STAPLETON: Well, T-Mobile was going to be purchased by AT&T, and the Federal Trade Commission and Justice Department basically said that wasn't going to happen because it was going to basically consolidate the industry from the standpoint of a competitive basis. So, presently, there is a great deal of talk of T-Mobile and Sprint merging and things like that. But there's a lot of, you know, in our industry there's all kinds of things. I mean we're looking at Google, we're looking at Dish, we're looking at all kinds of other people who are buying spectrum, buying airwaves.

So, those all could become, somebody in that bunch could become carrier number two, and then somebody in that bunch could be carrier number three which would in turn could make them come before here and ask for the additional special use.

COMMISSIONER DROST: When I was a child, we got the basic TV station. Now, you know, we have just a proliferation, now we're looking at Netflix coming in with their own station to compete with the existing four, I guess. But that's sort of the interesting thing. I just wanted to get that definition of carrier, the ability to switch in and switch out of the original plan. So, you know, be careful of what we, the arrangement we have.

In these agreements that you have with T-Mobile, does T-Mobile have the ability to veto any carrier?

MR. STAPLETON: No, they don't have the right to veto unless it's interfering with their spectrum. If there is an interference situation, then of course there is a --

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COMMISSIONER DROST: If they're on the same pole.

MR. STAPLETON: Yes, of course there is that. It's just like me working, you know, having a home here in town and putting up an antenna and all of a sudden I'm interfering with your, you know, fire and police radio or something like that. You know, that's something that has to be contended to deal with. But they can't, for instance on their platform where their antennas are, they can't go and just sublet space on their platform.

COMMISSIONER DROST: I just wanted to get a better understanding, you know, that what we're considering tonight is sort of final and not any other stealth, you know, aspects to it where you would approve this and all of a sudden it opens up a floodgate.

MR. STAPLETON: Because you have that ability as a special use or a conditional use in the ordinance, you can put those conditions in that final approval to make it --

COMMISSIONER DROST: I don't think we can but it's the two carriers, that we define the carriers, I'm not an expert so I'm not going to try to design something I don't know anything about or have no knowledge about. Okay, I'm done.

COMMISSIONER GREEN: If I could just jump in, I have a question on George's comment there. I think in the last meeting, you stated that you needed 75 feet for T-Mobile, and if you were to have another carrier on there you need additional height. So, my question to you is if you're limited to 75 feet, what's going to happen with carrier number two?

MR. STAPLETON: He's going to have, if we can't get that additional height, he's going to have to come in below us. Two things sort of happen in that roll out. If he comes in below us, he's just, you know, he's going to be at treetop level or if not right at, you know, right above treetop level or right at treetop level. So, therefore, his situation, which they're going to have to look at is how far out they can broadcast and receive. So, that's part of the situation.

So, as I said I think in the previous meeting, we would like to be above because we might get out of that interference. Then at the same time, we'd like to have that separation between antennas. We like to have, you know, somewhere in the area of eight to ten feet between the bottom of our antenna and the top of the next guy's antenna.

COMMISSIONER GREEN: Okay. I guess what I'm asking here is if this second carrier is not going to work, then why are we approving two carriers? Maybe you can answer that, Latika.

MS. BHIDE: Sure. I mean there are other antennas that are on the rooftops, which are at 56 feet, 58 feet, you know. So, possibly a second antenna should work. A third one might not if it's

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too low.

MR. STAPLETON: Right.

COMMISSIONER GREEN: Okay. So, I guess where I'm going with this is if we are approving two and one only will work, is it pushing us into more height being added to the pole in the future?

CHAIRMAN LORENZINI: Well, Bruce, I don't know if it's --

COMMISSIONER GREEN: If we can talk about that.

CHAIRMAN LORENZINI: Well, no, but I don't know if it's ineffective and it won't work or just it won't be as effective.

COMMISSIONER JENSEN: If I could?

MR. STAPLETON: That's correct, yes. That's the big issue.

COMMISSIONER GREEN: That's fine. I just want to understand it.

COMMISSIONER JENSEN: The Petitioner is going forward to the Board still requesting a 100-foot pole.

MS. BHIDE: That's correct.

COMMISSIONER JENSEN: So, basically, we are saying we'll either approve the special use or not. As I said, I had some concerns about the 75 feet if it's inadequate. But that has to be dealt with separately, but I think he is going to take it to the Board and see if he can get them to give him the variance.

COMMISSIONER GREEN: Right. I'm just trying to understand the ploy behind it all just so I can understand it myself. Is it if it doesn't work below 75, then that's an excuse to go for more? So, that's just my comment on it, that is all, and I wanted to just understand that. That's all.

CHAIRMAN LORENZINI: Okay, let's go on to John.

COMMISSIONER SIGALOS: Yes, I guess I would like to just clarify because my question is really what Bruce Green just brought up. Your T-Mobile antenna will work on a 75-foot pole?

MR. STAPLETON: Yes, our RF.

COMMISSIONER SIGALOS: Where do you mount it? Say a 75-foot pole, will you be at the very top of this pole or you'd be, let's say at 65 feet?

MR. STAPLETON: Tippy top, tippy top. The top of the antenna.

COMMISSIONER SIGALOS: The very top?

MR. STAPLETON: The very top will be at 75 feet.

COMMISSIONER SIGALOS: Okay, so that's where your T-Mobile antennas would be.

MR. STAPLETON: Right, right.

COMMISSIONER SIGALOS: Then if you have a second carrier on there, you would want an eight to ten feet difference. So, that

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means the second carrier would be maybe at 65 feet?

MR. STAPLETON: Correct.

COMMISSIONER SIGALOS: To provide coverage, it should provide adequate coverage because I, in preparing for the Verizon variance that's coming up in the next case, they're wanting their antenna at 59 feet. So, if it works for them, I'm assuming it would work for whoever else is going to go on the 75-foot pole.

MR. STAPLETON: It all, location, it's all based on what, if you want to call it clutter, is there in relationship to where the other equipment is at, its relationship to what we're trying to convey.

I mean for instance, let's just say your ordinance allowed 200-foot, okay. Based on what we have out there in the neighborhood and everything else, we don't need 200-foot because what happens at 200 feet, we're blasting over existing coverage. So, what we try to do is basically tailor the installation to meet the coverage that we're trying to obtain, and at the same time also without the necessity of us maybe two years down the line or three years down the line coming and saying, well, yes, we've got this okay coverage but we need to add something else because we're not going out the distance where we're at.

I mean what we're asking for tonight is to get the conditional use approved. We are going to petition the Board to go to 100 feet so that in turn what happens is we push our antennas up to the top at 100 feet, and then we have the ability to co-locate for the next guy below, and at the same time most likely for him to meet his coverage need.

COMMISSIONER SIGALOS: But again the simple question was 75 feet will provide the coverage you require and allow a second carrier to be down below you at 65 feet and provide a sufficient coverage?

MR. STAPLETON: It provides sufficient coverage, yes.

COMMISSIONER SIGALOS: Okay, that's all because, that's all. That's all I have, thank you.

CHAIRMAN LORENZINI: All right, John. Jay?

COMMISSIONER CHERWIN: Yes. You know, obviously I was concerned about this the first time around. I agree with Lynn, you know, to the extent that infrastructure is important and we need it. The concern we had last time was obviously if we take a pure utilitarian approach, that would be a much easier job. Unfortunately, we have to balance other things that are going on, whether it's aesthetics or planning or sort of case-by-case basis that goes along with the reason these aren't permitted but are special use. So, again my concern is still there. This will look terrible on this corner, out of place, you know that.

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I guess I'd ask Latika if, I had seen, you know, whether it's Comp Plan, I don't, the Planning Department was sending a survey about overhead poles in this area, eliminating or trying to restructure the sort of entranceway into the Village on Arlington Heights Road. Is that still the case? I mean are we looking at somehow upgrading or enhancing the aesthetics of that area?

MS. BHITE: I don't know.

COMMISSIONER DROST: I can address that. It is on the Comprehensive Plan.

COMMISSIONER CHERWIN: There it is.

COMMISSIONER DROST: Yes, indeed that is one of the strategies, to take some of these overhead poles and put them down below.

COMMISSIONER CHERWIN: Why is that, George?

COMMISSIONER DROST: Because they're an eyesore. There's other aspects to it, too. I think it's easier to service in ground or on ground. There's less chance for all of the safety issues which you don't want. But it's primarily aesthetics, you know, you're careful to point out the fact that the monopole was shown in this cluster of overhead lines which --

COMMISSIONER CHERWIN: That would no longer be there at some point.

COMMISSIONER DROST: You know, it makes the big boy antenna not so bad because the other guy is pretty ugly, too.

COMMISSIONER CHERWIN: Yes, but all of them are in the way so that it looks like it's just one them.

COMMISSIONER DROST: Yes, right.

COMMISSIONER CHERWIN: But my concern is that the Village is trying to undertake some action to make changes in that area.

COMMISSIONER DROST: Well, it's not official, but in committee we have been talking about that as being one way to improve the aesthetics of the community. We've tried to identify certain areas within the community to look a little bit more tip-top.

COMMISSIONER CHERWIN: It would seem to me that, so that's the kind of planning that, you know, when we have to balance the utilitarian aspect of putting in infrastructure, the hard part of our job is balancing longer term decisions like that.

COMMISSIONER DROST: Right, but we're not, the committee report is not legislation nor would --

COMMISSIONER CHERWIN: I understand.

COMMISSIONER DROST: So, we have to deal with what is on the books rather than what is being proposed. But a sense of what our Plan Commission and our subcommittee is doing in essence is to try to make the Village a little more inviting, especially in what we call

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sort of gateway locations.

COMMISSIONER CHERWIN: Right. So, that continues to be my concern. I've mentioned before I don't think, you know, when we talk about, I don't think there's any realistic chance of looking at a map of the Village and saying this is where we want our poles to be. That's not what I would have in mind. But it would seem to be that regardless of the outcome in this case, we need to think ahead towards, you know, this type of infrastructure and have some sort of long-term plan.

I said that last time, I'll say it again because I think maybe random decisions, or not random decisions but decisions that are not necessarily tied to any sort of plan for weighing the benefits of improved infrastructure versus the nature of the neighborhood, the aesthetic issues, I think it would serve us well to have some strategy around that rather than --

COMMISSIONER DROST: Great comment from --

COMMISSIONER CHERWIN: I will hold comments until after the public comment.

CHAIRMAN LORENZINI: Thank you, Jay. Latika, just a couple of minor questions. On the recommendations, it says the landscape screening, Mr. Stapleton, could you please stay up here?

MR. STAPLETON: Oh, sure.

CHAIRMAN LORENZINI: This would involve you, too. It says the landscaping screening shall be installed completely on private property subject to Village approval. But then you mentioned something about if IDOT allows that on their property. Where is the landscaping going, on IDOT's?

MS. BHIDE: So, the plan that the Petitioner has presented shows landscaping that is partially on IDOT right of way. The concept landscape plan that we provided to the Commission demonstrates that it can all be accommodated on private property. It may cause, you know, a parking space or two to be lost, but there is the excess.

One of the reasons we're recommending that was, you know, not having to go through or being subject to IDOT approval, but also to push the landscaping back on the property to help the facade space.

CHAIRMAN LORENZINI: Okay. Going back on the Staff Development Committee report, on page one, under the Surrounding Properties, on the North B-2, you still show the Shell station. That's really Japan Auto.

MS. BHIDE: Oh, sorry.

CHAIRMAN LORENZINI: That's all. Okay, now we're going to move on to the --

COMMISSIONER JENSEN: Mr. Chair, could I just get a

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clarification?

CHAIRMAN LORENZINI: Sure.

COMMISSIONER JENSEN: If I, I'd like to ask Mr. Stapleton, when you gave testimony to the other commission, you indicated with the 75-foot pole you would only get about 50 percent of the full service coverage that you would like. Is that correct?

MR. STAPLETON: That's about, you know, correct. I mean it serves the need, but at the same time doesn't serve the ultimate, you know, plan. I mean it's like anything else. It's like a radio station, you know, an AM station working day or, you know, how it perceives during the day and what an AM station is perceived at night. You know, WGN goes so far during the day, you turn the lights off, WGN goes farther out. This is the same kind of situation. At 75 feet, we're this; at 100, we're this.

So, yes, the height has a lot to do with what we're asking for and that's why, you know, we want to go back to the Board and ask for the 100 feet so we can meet, if you want to call it the desired coverage we'd like to have versus, you know, at 75 feet what we can get.

COMMISSIONER JENSEN: Okay, and I noticed on one of the exhibits we have, Latika, I guess this is actually the Petitioner, we do show, of the 18 monopoles or towers or whatever, five of those are significantly even above 100 feet. Some of them are not, not all are within Arlington Heights but some are.

MS. BHITE: Right, yes.

COMMISSIONER JENSEN: So, were those grandfathered in? I mean how did they get to be higher than the 100 feet that the other commission as well as we are worried about?

MS. BHITE: Some of these did get variations. The others might have predated the ordinance but some of these did get variations.

COMMISSIONER JENSEN: Okay.

COMMISSIONER GREEN: Maybe I can help you, Lynn. One of those variations was for a tower that was up with Commonwealth Edison, and very, very tall towers were present in the same location. So, they were replacing one of those. So, if they were 125 feet, you had to go back to 125 feet and carry the lines, and therefore that was the height of the tower.

COMMISSIONER JENSEN: Okay, that helps. Thank you.

CHAIRMAN LORENZINI: All right. Is there anything else before we go to the public? All right, let's go to the public portion. Anybody in the audience have any comments or questions? Anybody?

Okay, if not, we'll close that and go back to the Commissioners for final questions and deliberation. Any questions from anybody? Any recommendations?

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COMMISSIONER DROST: Yes, I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #15-003, a Special Use Permit for a wireless antenna tower.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated July 16, 2015:

Recommendation

The Staff Development Committee has reviewed the Petitioner's request and recommends approval of a special use for a 75-foot tall monopole antenna, subject to the following conditions:

1. The landscape screening shall be installed completely on private property, subject to Village approval.
2. The number of platforms/carriers allowed on the antenna will be limited to two. The installation of additional platforms will require a Special Use Permit amendment.
3. Prior to Village Board consideration, provide a letter from the Northwest Central Dispatch indicating that the proposed frequencies are compatible with the Village and other public and private telecommunication frequencies.
4. Prior to receiving a permit, submit any required state or federal approvals.
5. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.

CHAIRMAN LORENZINI: Do we have a second?

COMMISSIONER SIGALOS: Second.

CHAIRMAN LORENZINI: Okay. Roll call vote please.

MS. Bhide: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes, with comment.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. Bhide: Commissioner Green.

COMMISSIONER GREEN: Yes, with comment.

MS. Bhide: Commissioner Jensen.

COMMISSIONER JENSEN: Yes, with comment.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: No, with comment.

MS. Bhide: Chairman Lorenzini.

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CHAIRMAN LORENZINI: Yes. Okay, comments? Jay, do you want to start?

COMMISSIONER CHERWIN: Yes, my first comment is this is going to look awful and we'll probably regret it. I'll regret it at least. But I think we really owe it to ourselves and the citizens to take a comprehensive look on how we're going to address issues like this because I just don't think this is a good way to go about looking at these issues.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: I voted no only because it appears that your requirement for 100-foot is to get more co-locators on this tower which would be to your financial benefit. 75-foot would work, give you the coverage you need, and falls within our code. So, to say that you need the extra 25 feet for your own economic gains, I couldn't agree with that. That was my comment.

CHAIRMAN LORENZINI: Bruce, you had a comment?

COMMISSIONER GREEN: My only comment is I agree with the Review Board that says it should be 75 feet.

COMMISSIONER JENSEN: Yes, I actually agree with Jay. I think that we need to stop doing this piecemeal and we actually need to build our limitations and restrictions on something rational. When you read what happened at the other commission, the rationale was that 75 feet is the limitation, we don't know why, we know it's been there a long time, and therefore we're going to go with it.

I think the Village needs to at least take a look at norms and what other villages are doing. They need to look at standards and they need to develop a more comprehensive approach to this thing.

I don't feel totally comfortable limiting them to 75 feet because I don't know what kind of communications infrastructure this Village is going to need in five years or 10 or 15 because it evolves very rapidly. What we've done by limiting it to 75, maybe we'd have to actually approve several more towers. So, that doesn't appeal to me to have a whole forest of towers because we don't want to have one that may not look that attractive.

So, I think it behooves the Staff as well as the Board to try to see what we could do to actually get a better understanding and have a rationale that underpins the limitations on the height of these poles. So, I am agreeing with Jay although he may not like the twist that I've put on his comment.

CHAIRMAN LORENZINI: Okay, I think that wraps it up. Is there a date to go to the Board?

MS. BHIDE: I don't have a date. I need some information from them beforehand, so I'll work with them on a date. For the public, it's updated the Friday before the meeting on the

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website.

CHAIRMAN LORENZINI: Okay. Well, Mr. Stapleton, I think you received a tepid approval from the board and I guess congratulations.

MR. STAPLETON: Thank you very much. I appreciate all the time you fellows have put into this issue. At the same time, as past president of the Illinois State Wireless Association and being involved in this business for a long time, I would certainly be pleased or, you know, if you have questions or your Staff has questions regarding a comprehensive plan, I would volunteer my time to your efforts because at the same time I understand the battle you folks have to deal with from the standpoint of what you want to see. At the same time, I think I can talk to you about where this industry is going and where the wire line industry is coming down to.

COMMISSIONER DROST: Yes, and that's a great idea. If you want to leave your contact info. We've got some of your info, but you know your past background is very amenable to this process, that would be very helpful.

MR. STAPLETON: Once again, thank you very much and thanks for all your time you've put in here.

CHAIRMAN LORENZINI: Thank you.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 8:19 p.m.)

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Latika Bhide, Development Planner
Meeting Date: May 13, 2015
Date Prepared: May 7, 2015
Project Title: T-Mobile
Address: 1000 S. Arlington Heights Road

BACKGROUND INFORMATION

Petitioner: Peter Aimaro, National Wireless Ventures, LLC. (Agent for T-Mobile)
Address: 828 Grand Boulevard
 Joliet, IL 60436

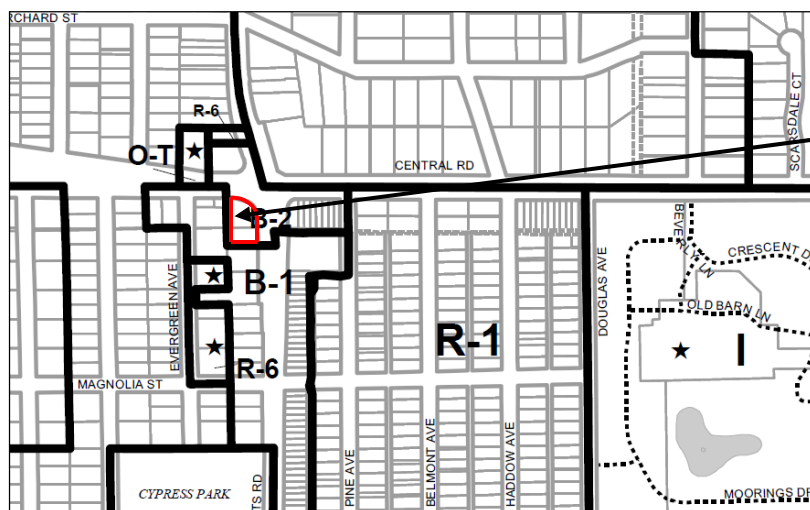
Existing Zoning: B-2, General Business District

Requested Action:

- A Special Use Permit for a Wireless Antenna Tower

Variations Identified:

- Chapter 23, Section 203, Restrictions, from the requirement that ground base antenna cannot exceed 75 feet above the grade level to allow 100 feet tall monopole.



Subject
Property

Surrounding Properties

Direction	Zoning	Existing Land-Use	Comprehensive Plan
North	B-2	Shell	Commercial
South	B-1	Armand's Beauty Salon	Offices Only
East	B-2	Goodyear Tires, KinderCare	Commercial
West	B-1	Central Podiatry	Offices Only

Background

The subject property at 1000 S. Arlington Heights Road is approximately 0.52 acres in area. Autotech Auto Repair is located on the subject property. The applicant, T-Mobile is interested in leasing a 30' x 30' area at the southwest corner of the property and locating a wireless antenna. The antenna is proposed as a monopole design, 100 feet to the top of the tower. The antenna will be located approximately 113 feet from Arlington Heights Road and 168 feet from Central Road. The closest residential property is located approximately 200 feet from the property in question and the closest residential structure is located

approximately 249 feet from the antenna on the west side of Evergreen Avenue. The lease area will occupy and thus eliminate existing parking spaces in the southwest corner of the site. In addition, a 12-foot wide access easement is proposed to provide access to the lease area, resulting in an additional loss of 4 parking spaces.

Radio and Telephone Antenna are required to obtain a Special Use Permit in the B-2, General Business District.

Zoning and Comprehensive Plan

The site is zoned B-2 General Business District. Because the use is permitted as a Special Use in the B-2 district, therefore the petitioner has submitted a response (see attached) to the following special use criteria:

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

Additionally, per Chapter 28, Section 6.14-2.2, the following standards are considered when determining whether approval of an application for a commercial antenna structure is in the public interest:

- **The petitioner must demonstrate that there is not technically suitable space available on an existing tower or structure within the geographic area to be serviced.**
The Plat and Subdivision Committee recommended that the petitioner consider a site further east, possibly within The Moorings, or west at the Northwest Community Hospital. The applicant has indicated that T-Mobile already has better coverage at that location and the inter-site distance with respect to the neighboring sites would be uneven and therefore requiring the site to have non-standard azimuths which might lead to interface between the own sectors. Also, by locating further east, the northwest of the search ring center would not be covered. Therefore, the petitioner prefers to locate a tower at 1000 S. Arlington Heights Rd.
- **A landscaping plan shall be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Screening must consist of a well-maintained masonry wall of brickwork or stonework, solid wood fence, densely planted compact hedge or berm and hedge.**
The lease area will be enclosed by a 5 foot tall wooden fence. The petitioner has submitted a landscape plan that delineates three to five feet tall mission arborvitae on the outside of the fence area. The arborvitae must be 5-feet at planting.

The Village's Comprehensive Plan designates this property as 'Commercial'.

The Comprehensive Plan establishes the overall strategy to guide the growth and development of the community. Within the Village's Comprehensive Plan, the proposed antenna does not meet the following goals:

General Planning Goals:

2. To preserve and enhance the natural and existing environment.

Land Use Goals:

1. To ensure that the general land use pattern and relationships of all land uses remain or become acceptable to the present and future community.
4. Incompatible zoning should be avoided.

A 100-foot tall monopole would be incompatible with the residential uses to the west. Furthermore, the installation of the monopole will result in the loss of eight parking spaces on the site. The Staff Development Committee does not support locating the antenna at this location because of the negative visual impact of the 100 foot tall monopole, as it is in close proximity to residential uses and the loss of the parking spaces on a site that has more vehicles than parking spaces. The Village encourages cell phone providers to co-locate on existing buildings and/or other compatible structures in order to minimize the number of towers within the community.

Plat and Subdivision Committee

On January 14, 2015, the Plat and Sub Committee met to discuss the project. While the subcommittee understood the need for a cell tower, they felt that this was not the most appropriate location. The Committee directed the applicant to explore other sites in the area such as The Moorings and the Northwest Community Hospital.

Building Code Review Board

Chapter 23, Section 203 of the Municipal Code establishes a maximum height of 75 feet for antenna towers. The Building Code Review Board (BCRB) makes recommendation to the Village Board on matters relating to waivers and amendments to Chapter 23 of the Municipal Code. Along with a Special Use for the wireless antenna tower, the petitioner is also requesting the following variation:

- Chapter 23, Section 203, Restrictions, from the requirement that ground base antenna cannot exceed 75 feet above the grade level to allow 100 feet tall monopole.

On April 30, 2015, The Building Code Review Board (BCRB) met to discuss the variation. The Board asked various questions involving possible locations, variables of antenna/towers; signal strength and etc.

At the meeting, the petitioner indicated that the antennas could be flush mounted, but they do not prefer to do it as it reduces the number of antennas that can be mounted on a tower and the cost is higher. The petitioner stated at the BCRB meeting that tower would most likely, at its fullest, have three antennas (three platforms for three carriers). A stealth application with flush mounted antenna rather than the proposal presented, with antennas mounted on a platform on the outside of the tower would be less intrusive at this location. If a stealth application is proposed for this site, prior to Village Board consideration, the petitioner will provide the required drawings.

The Board determined that the petitioner did not prove a hardship that needed relief to allow a 100 foot monopole. The additional height up to 100-feet would allow the applicant to lease space on the tower to other carriers. The BCRB unanimously recommended denial of the variation.

Building, Site and Landscape Related Issues

The proposed monopole will be located at the southwest corner of the property, visible from both Arlington Heights Road and Central Avenue. The petitioner is proposing a wood fence enclosing the area where the base station and the monopole will be located, resulting in a loss of 4 parking spaces. The petitioner had originally proposed a 6 foot high fence; however that is not permitted by the Zoning Code and would require a variation. The petitioner has indicated that they will alter the plans to provide a 5 foot tall fence.

The Per Chapter 28, Section 6.14-2.2, a landscaping plan is required to be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Screening must consist of a well-maintained masonry wall of brickwork or stonework, solid wood fence, densely planted compact hedge or berm and hedge. The petitioner is proposing to install arborvitae along the outside of the fence area. The arborvitae must be 5 feet at planting.

Per Chapter 28, Section 6.15-1.2, a 3 foot high drought/salt tolerant screen is required along Central Avenue and Arlington Heights Road in order to buffer the parking lot along the street frontage. Due to the site configuration, IDOT approval may be required for landscaping located in the IDOT right-of-way. The petitioner has stated that if approved, they will work with the Village, secure required IDOT permits as needed and install landscaping as directed by the Village. The Village has not received written confirmation from the property owner regarding the addition of the landscape screen.

Also, Per Chapter 28, Section 6.16-1.2, the ends of all parking rows must include a landscape island, which contains a 4" caliper shade tree. There are no parking islands on the site and it is considered non-conforming. No overall landscape plan for the site was provided for the site as the petitioner had originally indicated that it was outside of their lease area and did not pertain to their application related to a cell tower. The petitioner has since indicated that they will provide any landscaping that the Village deems necessary. According to the parking plan provided by the petitioner it is possible to add landscape islands at certain locations on the site without losing parking spaces. The addition of the landscape islands will add green space to the site and help to delineate parking areas and the drive aisles. Prior to Village Board, the petitioner shall work with staff to

provide a landscape plan for the site that delineates landscape islands which contain 4 inch caliper shade trees at the ends of parking rows.

Traffic & Parking Related Issues

According to the parking plan provided, there are 29 spaces on site. Automobile Service Stations are required to provide one space for each employee plus three spaces for each service bay. Autotech Auto Repair has four service bays, requiring twelve parking spaces and four employees, thereby requiring a total of sixteen parking spaces.

Per Chapter 28, Section 6.12-1, any special use less than 5,000 square feet in floor area and located along a major or secondary arterial street (Arlington Heights Road and Central Road) as defined by the Village's Thoroughfare Plan, does not need to provide a traffic study, but shall be required to provide a detailed parking analysis. The applicant was required to provide parking counts for this site. According to the information provided by the petitioner, parking counts conducted on Thursday, Friday and Saturday indicated that there were 35, 40 and 41 vehicles on the site, more than the available parking on site. When staff visited the site on April 8, 2015, there were 42 cars, 1 trailer and 2 truck cabs in the parking lot. Several vehicles were tandem parked – 2 cars in depth.

The applicant has indicated that 4 parking spaces will be removed to locate the antenna and the base station, reducing the total parking spaces on-site to 25, which is more than the Code required parking spaces. However, as indicated by the parking counts and observed by staff, the number of vehicles on site exceeds the Code parking requirement. Also, staff observed that there were four vehicles parked along the south side of the building, that are not indicated on the parking plan that will be lost to accommodate the access easement. A total loss of 8 parking spaces (4 spaces indicated as striped on the plan and 4 spaces on the south side of the building) will further negatively affect the site.

Recommendation

The Staff Development Committee is **not supportive** of this Special Use request due to the loss of parking spaces and the inconsistency with the Comprehensive Plan because of close proximity to residential uses. If the Plan Commission recommends approval of this request, the following are recommended as conditions of approval:

1. Prior to Village Board consideration, the petitioner shall submit a landscape plan for the site that:
 - Delineates a 3 foot high drought/salt tolerant screen along Central Avenue and Arlington Heights Road to buffer the parking lot along the street frontage.
 - Delineates landscape islands which contain 4 inch caliper shade trees at the ends of parking rows on the site.
2. The proposed mission arborvitae to be installed on the outside of the fence area must be 5 feet at planting.
3. If approved, the number of platforms/carries allowed on the antenna will be limited to two. The installation of additional platforms will require a Special Use Permit amendment. However, if a stealth mount application (antennas mounted inside the pole) is proposed, then additional carriers are allowed on the monopole in accordance with the Village's Special Use Waiver for Antennas process. If a stealth mount application is proposed, prior to Village Board consideration, the petitioner shall submit the revised drawings.
4. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

May 8, 2015

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

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PLAN

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

COMMISSION

RE: T-MOBILE - 1000 S. ARLINGTON HEIGHTS RD. - PC#15-003

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
13th day of May, 2015, at the hour of 9:30 o'clock p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

LATIKA BHIDE, Development Planner

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CHAIRMAN LORENZINI: The next item on the agenda is T-Mobile at 1000 South Arlington Heights Road. Latika, have all the proper notices been given?

MS. Bhide: Yes.

CHAIRMAN LORENZINI: Okay. The Petitioner here?

MR. STAPLETON: Yes.

CHAIRMAN LORENZINI: Is anybody else going to testify besides yourself?

MR. STAPLETON: Myself, our --

CHAIRMAN LORENZINI: Anybody who may speak, why don't you just all come up and raise your right hand?

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Okay, would you, Petitioner, would you please state your name, spell it and give your address for the court reporter?

MR. STAPLETON: Sure thing. My name is Robert Stapleton, I'm one of the managing partners of National Wireless Ventures. Our corporate address is 505 North Lake Shore Drive, Suite 2109, Chicago, Illinois. The spelling of my last name is S-t-a-p-l-e-t-o-n, first name is Robert.

CHAIRMAN LORENZINI: Okay, thank you. Have you read the conditions and do you agree with them?

MR. STAPLETON: Are we talking the --

CHAIRMAN LORENZINI: Oh, never mind, let's skip that. Let's skip that for now. Okay, why don't you give us a brief presentation of your project?

MR. STAPLETON: Sure thing. As I said, my name is Robert Stapleton, I'm a managing partner. I'm here tonight on behalf of our developer, APC Towers, and T-Mobile who is the planned tenant for the proposed site. I am the past president of the Illinois State Wireless Association and past director of the association. I've been in the wireless business since 1996.

We all grew up with a landline phone. The world is changing. We're becoming digital, we're becoming wireless, and we're becoming connected in a whole new way. Years ago, a telephone company built a building in your community which we called the central office. The central office is going away from the standpoint where of the landline carriers are conducting their business.

Currently, there is a bill in the state of Illinois right now for the carriers as of 2025 where the wire line carriers would basically become deregulated by the Illinois Commerce Commission, basically saying we will no longer be providing service based on regulated rates, because the nature is changing. Here in Cook County, only seven percent of the households are connected only by a

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wire line phone. Over 60 percent of those households now in Cook County are connected by a wireless only phone. I'm sure all of you, depending upon your situation, you're looking at how you're connected to the world today.

When we grew up, we had one phone line in the house. Today, the average home has anywhere from four to eight connected devices within the home, your cell phone, your laptop, your iPad, your personal computer in the house. Most of the educational services now, meaning the schools, colleges and that, if you walk in to the school on your freshman year, you're being provided a wireless device, and that wireless device is now carrying the curriculum of a lot of communities. Hard copy books aren't being provided anymore, the curriculum is being provided on your laptop and loaded into wireless services.

As that changes, as we become more to a connected world, there is more need for localized wireless services. When I got in this business in 1996, we were building towers 300-foot tall, we were building then ten miles apart. It's a very simple diagram. When I talk about it, I use if you throw a big rock in some water, then we get large concentric rings. In today's world, we're throwing pebbles in the water because we're connecting those who are immediately around the site.

It's important that they stay connected. Now, we're not just talking connecting you and your car as you're walking onto the sidewalk or anything else. We're not connecting inside buildings, meaning you have a business, you want to be connected into the wireless world, you need to have solid 99.9 percent connection when you're inside your building for your connection. So, what we're now looking at is how do we achieve that in building connection? How do we achieve, enhance 9-1-1 services when you dial your phone from inside, your wireless phone from inside your building? That's what the industry is doing today.

It's a big change. I'm calling the towers in today's world, that is now the CO of the future because wireless service is carrying that connected service to your community and it's no longer the hard piece of copper or a piece of fiber. It's done wirelessly.

So, in this case, T-Mobile has gone out and looked at how they want to enhance their service, how they want to enhance their customer base, and at the same time deliver the customer quality that they're expected to maintain for their customers. And it's not just T-Mobile, it's all the other carriers that are doing the same thing. We're seeing 4G, we're hearing 5G coming down the line. You're hearing expressions LTE. These are all enhanced data services.

The world is becoming a data place. Your

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refrigerator is now becoming connected to the wireless world. Your stove is becoming connected to the wireless.

CHAIRMAN LORENZINI: But what are we going to do with this project?

MR. STAPLETON: In this case, this project, we're going to provide data and lifeline service from off this site. So, initially we're proposing six antennas on this site. The site requires a special use under your ordinance. The property is properly zoned to allow a wireless site to be placed here in the form of a special use.

We are asking this on behalf of T-Mobile. The site is being designed for future carriers to go in there. The subject property is a former service station. That intersection basically at one point in time years ago must have had three service stations on the corner. We now have, when I say service stations, supplying gas and those kinds of things. You now have facilities on three corners of that intersection at Arlington Heights and Central Road that provide automobile service. We feel that it's an appropriate location based on the fact that your ordinance allows as a special use on that property for wireless services or wireless power.

So, that's why we're here tonight, and we seek your approval of that. We have demonstrated through RF why we have to be at that particular location. That's in conformance with Section 332 of the Federal Communications Code. We're required to come before you to show that there is a definite need for service. By our propagation maps that we have supplied you, we are showing that there is a definite need of service.

When we were before the Plat and Subcommittee, there was a discussion about locations alternative to the site. The RF team has reviewed those sites. One of those was on top of the roof of Northwest Community Hospital, and the other side was on top of the Moorings. At this point in time, we have service that covers the hospital, and at the same time the hospital has not been a willing landlord to allow service to go on top of the hospital. The Moorings also is low and is too close to the existing coverage that we have in the area.

The center point concern is the intersection of Arlington Heights Road and Central Road. That's the community, that's the business community that we're trying to reach, and that is the hole in the service of our network at this point in time. The reasons why APC, the tower company carriers, meaning AT&T, Sprint, T-Mobile, Verizon, have all gotten basically out of the business of owning and operating the towers themselves. They've gotten into the business of supplying spectrum and it's important that they purchase spectrum from the federal government and provide service.

So, with that in mind, companies like APC, Crown

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Castle, American Tower, they have all purchased the assets, the tower assets for the carriers. Most recently, Verizon sold 11,000 towers to one of the tower companies. Because they are purchasing more spectrum, they just completed a spectrum --

CHAIRMAN LORENZINI: Can we just get back to this project?

MR. STAPLETON: Sure. Well, that's what I'm talking about, just why the need, because, why the need for an independent tower company to build. They are contracted by T-Mobile to build and operate the site. T-Mobile won't be operating the site. T-Mobile will be a tenant of the tower. So, that is why we're here.

CHAIRMAN LORENZINI: Okay. All right, thank you. Latika, Staff report please.

MS. BHIDE: Thank you. The Petitioner that's here this evening, they are requesting a special use permit for a wireless antenna tower and along with the fact they would need a variation from Chapter 23, Section 203, from the requirement that an antenna cannot exceed 75 feet above the grade level to allow a 100-foot monopole.

The proposed site is at 1000 South Arlington Heights Road. It's approximately half acre in area. Autotech Repair is located on the property site. The Applicant, this is the overall site plan, the Applicant, T-Mobile, is interested in leasing approximately 30-foot by 30-foot area at the southwest corner of the property and locating a wireless antenna there. The antenna is proposed as a monopole design. It would be a 100-foot to the top of the tower. It is about 113 feet from Arlington Heights Road and about 168 feet from Central Road. The lease area will occupy and thus eliminate approximately four parking spaces in the southwest corner of the site. There is also a 12-foot access easement which would result in additional four spaces being lost.

Radio and telephone antenna are required to obtain a special use in the B-2 District which is what they are seeking here.

I have a few photo submissions. These are submissions that were provided by the Petitioner. This is one looking west to the site, one looking north to the site. The picture on the right-hand is where you can see the antenna. The next two are looking south, again the picture on the right shows the antenna.

The Village's Comprehensive Plan designates this property as commercial. Staff has determined that the proposed antenna does not meet the following goals of the Comprehensive Plan. One is the general planning goal to preserve and enhance the natural and existing environment, and then the two land use goals. One is to ensure that the general land use pattern and relationships of all land uses remain or become acceptable to present and future community, and that incompatible zoning be avoided. The Staff Development Committee

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does not support locating the antenna at this location because it would be incompatible with the residential uses to the west and because of the loss of eight parking spaces on a site that has more vehicles than parking spaces.

The code requirements for the automobile service station requires three parking spaces for every service bay and one for every employee, and it results in 16 parking spaces. With the loss of four parking spaces, their parking plan shows 25 parking spaces, so that does have a surplus of nine spaces. However, Staff observed that there are 42 cars and other vehicles on site today, they went out. The parking counts that were provided by the Petitioner showed 35, 40 and 41 vehicles on the site on two weekdays and a weekend. So, there is more parking on the site than availability of parking.

Next, the parking plan, with parking along the south perimeter, a few along the west and the rest along the Central and Arlington Heights periphery. Just a picture of the site, you know, showing that this is going south to north, left to right, just showing that there were several vehicles the day we went there, you know, several vehicles also parked in tandem.

That being said, the Staff Development -- actually a couple of other things. There is no landscape screening along Central and Arlington Heights Road where there is parking, so that is nonconforming. If this was recommended for approval, then we would recommend that a condition be added that a three-foot high drought/salt tolerant screen be added. It would likely require IDOT approval, but from past experience, IDOT has been able to add in that screen.

There are also currently no landscaped islands on the site. There are a few locations that it would be possible to add landscaped islands, so that would be another recommendation.

That being said, the Staff Development Committee is not supportive of this special use request. If the Plan Commission recommends approval, then we recommend the following conditions of approval. That they submit a the landscape plan for the whole site that delineates a three-foot high drought/salt tolerant screen along Central and Arlington Heights Road to buffer the parking, delineate the landscaped islands. The arborvitae that is to be installed outside the fence area that they're proposing at that southwest corner will be five feet at planting. And then there were two additional conditions here, and I actually, oh, will go back and talk about that variation because I didn't.

The variation is from Chapter 23, Section 203 of the Village Code. The Building Code Review Board makes recommendations to the Village Board on matters relating to waivers or amendments on that Chapter 23. That is not within the purview of the Plan Commission. The Petitioner did go to the Building Code Review Board

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last month, on April 30th to discuss this variation. The Board then asked them various questions involving locations, variables of antenna/towers, signal strength, et cetera.

At that meeting, the Petitioner did indicate that antennas could be flush mounted, but they do not prefer to do it because it reduces the number of antennas that can be mounted on a tower and the cost is higher. The Building Code Review Board determined that the Petitioner did not prove a hardship that needed a relief to allow that 100-foot monopole. So, that is the recommendation that will be forwarded to the Village Board. They unanimously recommended denial of that variation.

So, one of the recommended conditions is that if approved, the number of platforms or carriers be limited to two. The installation of additional platforms or additional carriers will require a special use permit amendment. However, if a stealth application for antennas mounted inside the pole, in that case, you know, additional carriers would be allowed in compliance with the Village's special use waiver process, and that they comply with all federal, state, and Village codes.

CHAIRMAN LORENZINI: Okay, Latika, thank you. Do I have a motion to include the Staff report in the public record?

COMMISSIONER ENNES: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay. We'll go to questions now from the Plan Commissioners. Commissioner Cherwin, would you like to start?

COMMISSIONER CHERWIN: You know, we had looked at this in the subcommittee and I had, you know, expressed my reservations about it, you know, in terms of exceeding what's currently permitted. I think the comments I made were along the lines of not wanting to set precedent on something that's, you know, technology is changing, I don't know how much thought the Village has put into it, but it seems to me like introducing 100-foot structures is something that we probably wouldn't do. To the extent we do it, we'd do it on a more planned basis in terms of any guidelines or understanding, at least giving the citizens an opportunity to understand, okay, well, if we're going to allow structures like this, it's going to increase bandwidth, it's going to increase your ability to use your devices but you know, potentially the downside is aesthetics and everything else.

So, I just, my reservation was, you know, I don't

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think as a Village we probably thought through this type of tower in this type of place. I think this is for the most part a residential area with some very thin commercial along Arlington Heights and Central. But the true nature of this area is residential. So, I am not supportive of this.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I have a question. How does the, I don't know, the radio frequency waves affect the local, the residences within the area, the businesses and so forth?

MR. STAPLETON: I have an RF gentleman here, but from my standpoint, because we operate at a spectrum designed by the federal government, we cannot interfere with television, radio, any of those items. There is no interference and these are protected spectrums that have been purchased from the federal government. That's why we are governed by Section 332 of the FCC code. So, there should be no issue of interference and we're mandated by the federal law that we cannot interfere. An interference has to be corrected within a 24-hour basis if there is identified interference.

COMMISSIONER SIGALOS: I'm only asking the question from direct experience. My daughter has a condominium in Timer Courts, and right adjacent to Timber Courts is a cell tower. She has no radio reception. You could drive your car past there and my radio cuts out.

MR. STAPLETON: It shouldn't be caused by the cell tower.

COMMISSIONER SIGALOS: Okay. Next question I have is regarding the parking. I saw on the parking counts that they have approximately 40 cars there which is over, much over what was provided, that they have 25 parking spaces there now. They're going to lose eight parking spaces so that brings them down to 17 parking spaces. Where are these cars going to go?

MR. STAPLETON: Okay. We've had a direct conversation with the landlord on this situation explaining that he only has the X number of parking spaces. Under our agreement, he will have to remove all those other cars from that spacing. In most of the cases, you rent spaces out for people to park antique vehicles, whatever else, he rents spaces out. So, under the agreement, we directed him that he will have to be in accordance with the Village parking regulation.

Four of the spaces that you referred to that are being lost basically is our, we have to have a designed access. But at the same time, that access, parking can continue in that access. That access basically is there for construction purposes and when we can service the site. But it does not call for the removal of those parking spaces. It's our access, it's not a permanent access and it's not an independent access. That is rented to us.

COMMISSIONER SIGALOS: The other comment here is at

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Plat and Sub we suggested and it sounds like you've looked into the Northwest Community Hospital or the Moorings. You stated Northwest Community Hospital, they haven't been very agreeable. Is that because they want their rental rate, that it was just too high?

MR. STAPLETON: No, it's just they, from what we understand based on the comments that they've given us, they're not interested because they have future designs for their rooftop and things like that. But at the same time, as I mentioned, based on our RF propagation, we have a site nearby that serves that area. So, in turn, by putting additional antennas on that facility, that in turns causes our own internal interference or we're overlapping signal within our own site. So, that's why we have to move to the east. We're somewhat confined to the area where we can move to in the east and we can't keep moving like towards the Moorings because there again we have overlapping services or we would have overlapping service there.

COMMISSIONER SIGALOS: My last comment is at the Plat and Sub I was not in favor of this location for this tower. In going through this proposal again and seeing that the Village Building Code Review Board has denied it, it's not compatible with the Comprehensive Plan, the Planning Staff is not in favor of it, I'm not going to be in favor of this project.

MR. STAPLETON: I understand what you're saying. I think through our RF plan and everything else, we have provided you sufficient documentation under Section 332 of the FCC code which we are required to do. So, in turn, you know, under that situation, if the situation is where we come to an impasse of getting a location in that area, the federal courts have deemed since the spectrum has been purchased from the federal government, we do have the right for an expedited hearing through the federal courts.

CHAIRMAN LORENZINI: Okay, let's not go there yet.

MR. STAPLETON: Okay.

CHAIRMAN LORENZINI: Let's finish our questions.

COMMISSIONER SIGALOS: I'm finished now.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: Latika, are there any other stand-alone cell structures like this in Arlington Heights?

MS. BHITE: There are.

COMMISSIONER DAWSON: Where are they located? Are there 100-foot cell towers?

MS. BHITE: You know, I should have had that information but I don't know how tall they are. But I know there are other structures. There's one in the Annex of Arlington Heights behind the Barnes and Nobel there, there's a tower there. There's one, as Commissioner Sigalos was saying, on Arlington Heights Road at Dundee, around that intersection. So, there are also other stand-alone towers.

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MR. STAPLETON: Yes, there's a stand-alone tower at 1610 West Central Road. There is one at 1700 West Central Road, now that happens to be in Mount Prospect. We are in the steeple at 1903 Euclid. We have done our --

COMMISSIONER DAWSON: I'm not done asking questions.

MR. STAPLETON: Sure.

COMMISSIONER DAWSON: Right. So, it would be helpful for me to know, you know, where they are. I'm less concerned with the cell tower in this area than maybe some of the other Commissioners are because I do agree that times are changing and this is going to become a fact that we have to address, that there will be more cell towers. But I also feel that the Village hasn't yet sat down and thought through that concept and come up with a plan for what locations are appropriate, when we will do that.

I don't, I'm hesitant because it's gone to the Building Code Review Board and Staff has already looked at it. I'm hesitant to start giving isolated approvals. Once we start giving approvals without a plan in place, we create precedent, and then we don't have a Village-wide plan for the adoption of, or for the allowance of these cell tower structures.

So, in and of itself in its location, I frankly don't have a whole lot of problems with the location. I'm very familiar with that area. But I can't support it until I have a better understanding of how the Village is going to approach cell tower structures comprehensively. That's my main concern.

That aside, I'm very concerned about this property site that has 42 cars, and what are we going to do about that? That's ridiculous, you know. Whether or not the cell tower structure is allowed to be placed there, the owner cannot exceed his parking allotment.

MR. HALLORAN: It looks like a junkyard actually.

COMMISSIONER DAWSON: Okay, I know, I'm sure you're upset. But, so, aside from whether or not a cell tower is going there, the Staff now needs to go address this parking problem, absolutely. But that's, you know, that's where I'm at right now.

CHAIRMAN LORENZINI: Thank you. Commissioner Drost?

COMMISSIONER DROST: Yes, I think those are good points, Susan. My concern is that I think from the Comprehensive Plan for the Village, that when you saw those pictures, we want to go underground with the wires, with the telephone poles, with the electrical. There's a, this is going in the opposite direction, it's going up. Basically, it's a matter of eye clutter.

MR. STAPLETON: Yes, just to give you an idea of the --

CHAIRMAN LORENZINI: That's okay. Let's --

COMMISSIONER DROST: No, it's just a comment that I'm

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making and, you know, we need technology as you know, gosh, and I like it, you know. It's not to beat you up on it but it just doesn't fit within sort of the plan. You know, we're not Luddites.

CHAIRMAN LORENZINI: Anything else?

COMMISSIONER DROST: I'm done.

CHAIRMAN LORENZINI: Commissioner Jensen?

COMMISSIONER JENSEN: Yes. It seems to me we're being asked to balance aesthetics against utility. I think you've made a, it seems to me you've made a good case that, and Commissioner Dawson made the same point, we're going to actually be moving in the direction where we have to deal with the utility of having these relays, these microwave towers that actually meet the needs of the residents. They may be even coming back to the Village Board saying you haven't taken care of our needs because of what you stood in the way of in the nature of wanting something that's aesthetic.

I'd like to ask, Latika, how was that 75-foot standard set? And when was it set?

MS. BHIDE: I did try to research that a little bit more. That 75-foot requirement is a local amendment to the International Building Code. So, the unamended IBC does not have that requirement. You know, whether it's for aesthetic or other reasons, I was not able to find out why we have that local amendment, but it has been there for a number of years.

COMMISSIONER JENSEN: Well, when it was approved is what's really important to me because it may be that it was approved at a time where it may or may not have made any sense but today it may make no sense whatsoever. So, I would turn and ask the question, is a 100-foot the norm nowadays? You said earlier it was 300 feet, you had a different model of how things worked. Is 100 feet the ideal thing at this point?

MR. STAPLETON: Basically, 100 to 125 is becoming the new norm. We're coming down because we're coming into town. We're not broadcasting out the 10 square miles around the site. Because of the demand, the customer demand and the spectrum use that they are, we have to become more localized. So, in becoming more localized, we're becoming just above the tree height.

To give you an idea, your utility poles that are immediately adjoining that site, there's probably 45 within very close proximity of that site that are in excess of 70-foot tall. So, what we're talking about is this is the way things are going because we have to be, we're mandated by the federal government that when someone dials 9-1-1, we have to connect them within 150 meters where they're at. So, 90 percent of the calls in Cook County that's documented by Cook County government and everything else are coming off of wireless devices. So, it's that connection factor.

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COMMISSIONER JENSEN: I have another question. Is it feasible for any village to lay out a map of where the towers ought to go and create for you a comprehensive plan and present to you and say these are the places we designate that the towers can go? Is that something that a village can do?

MR. STAPLETON: It's depending upon where, like someone can say, well, you can only go in an industrial lot. Well, the industrial lots are only on the north side of town, and so we're lacking coverage on the south side. We went through this the other night. The M-1 and the M-2 Districts where they want us to be are on the north side of town, no coverage on the south end of town.

You should have a propagation map that's been provided to you, correct? And you can see on your propagation map how the towers are situated around this hole. So, what we're trying to do is we're trying to cover this hole, and that's what the federal government requires us to do, to demonstrate why we have to be there.

We're not going to spend, \$400,000-\$500,000 to throw on the ground to throw a tower in the hole. We're, you know, we don't have appropriate high structures. I mean we'd rather go on a tall building versus a tower. This is an expensive proposition. But when you don't have that, we've got to fill the hole.

COMMISSIONER JENSEN: Well, I may have misinterpreted what some of my other Commissioners have said. But I had the vision of our actually laying out and pinpointing for you where the towers need to go and that would be the Comprehensive Plan. And I'm having a little trouble seeing whether that would be possible for a village to do that.

MR. STAPLETON: It's all because you have, right now you have four operating carriers. You have the federal government now jumping it with FirstNet which is going to be next big carrier because that's going to be the connective device between your local services and the federal government, meaning FEMA, the FBI, and that quick story, Washington, DC, they're chasing a woman in a car. You have three branches of federal government services and local Washington, DC police. They could not communicate within a mile-and-a-half chase of this woman and she ended up being shot because nobody understood what was going on. That's because there was lack of communication.

The federal government mandated after 2001 that connection device come about. FirstNet has been made. The federal government just put ten billion dollars to FirstNet to be connected. So, they're going to be the fifth carrier, and then Push-to-Talk is coming back, that's going to be the sixth.

As I said, the landlines are going away very quickly. Verizon just sold off four states because they could no longer maintain those dollars. AT&T, Verizon and Sprint have all come

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to Springfield and said we can't be regulated anymore because we can't guarantee wire line service to the community anymore. The tower is the new CO.

COMMISSIONER JENSEN: I guess my last comment is I'm like Commissioner Dawson although probably I'm even more supportive because I don't think that the aesthetics ought to dominate the practicality of having something that we're going to increasingly rely on. So, I'm more supportive of allowing this. I'm encouraged when you talk about the parking and you indicate we've got a landlord who is actually violating the agreement that he struck with the Village and he's renting out spaces. And thankfully, if we approve this, it sounds like you will be able to bring that to an end better than our own Village Staff were able to do. I don't know exactly how this will work to have the four parking spaces returned to use when you're not using it for access to build or whatever, but I'm going to take you at face value that you can do that.

So, at this point, I'm reasonably supportive of this proposal.

CHAIRMAN LORENZINI: Thank you. Commissioner Warskow?

COMMISSIONER DAWSON: Can I just, just before you go, I want to explain what I meant by a comprehensive plan. I didn't mean that there would be a map where we would pinpoint. I don't think we can do that because it's property owners, we can't tell them they have to put it.

What I meant was, similar to, what was it, two years ago or what have you, that we were talking about windmills, okay, and should private residences be allowed to have windmills in their backyard if they wanted to. It was a new concept. So, we had a meeting where we were taught about windmills and what the impact is and all that. What I mean is I don't think that the Village, because they have lots and lots of things to do, is up to date on what cell phone tower needs are, what reasonable cell towers are, you know, what you said, why is it 75 feet, who knows?

What I was suggesting is that the Village needs to do kind of more of a deep dive in understanding what current technology requirements are, current regulations are, and come back to us with an understanding of what is a reasonable cell tower height, how far apart. You know, we don't want him to build a cell tower and then someone right behind him to build another cell tower, you know. To some degree, how many should be allowed in a certain area and what's reasonable? That's all I meant.

COMMISSIONER JENSEN: Are you suggesting though we let this, that we stop this project from going forward while the Village does this?

COMMISSIONER DAWSON: Right now, I'm concerned with

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approving it before I have a better understanding of it because I don't understand what 100 feet versus 75 feet is, okay. I'm not necessarily against it. I'm not opposed to the location. And from previous cell towers that have come before us, we cannot speak to or address any health concerns. So, if there's anyone who has questions about health concerns, we're not even allowed to bring that into consideration. The only thing we can think about is whether or not it's properly located at the time in our Comprehensive Plan.

So, I don't know what your time frame is. I would like for my own self to have a little bit more understanding of cell towers and what's the proper height and all that. I don't know where I stand on whether or not we should make it wait. But if we approve this, then we better put something in place before the next one comes is I guess what I'm saying.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes. I'm more along the lines of Commissioners Jensen and Dawson. You know, we can't be 'not in my backyard' over everything and still utilize those services every minute of the day. Somebody has to go. And if we're counting on it based on an area and this is the area that needs to be covered, then this is where it needs to go.

I'm not in love with this corner as it is, I live very close to it, and the cars are not adding aesthetics. So, if there is anything that can be done between this project and Staff following up with them to minimize the number of cars on that site that would be very helpful. So, I'm tentatively supportive of this project.

MR. STAPLETON: Thank you.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: Yes, I do have three questions. I presume that your proposed landlord is the property owner?

MR. STAPLETON: That is correct.

COMMISSIONER ENNES: And is he here tonight? I have a question for you. I noticed you did swear in earlier.

MR. DISCEPOLO: Yes.

CHAIRMAN LORENZINI: Would you state your name and spell it and give your address please?

MR. DISCEPOLO: My name is Anthony Discepolo, D-i-s-c-e-p-o-l-o, and I live at 2725 West Glen Lake in Chicago.

COMMISSIONER ENNES: Mr. Discepolo, you've heard that you're over-parked on the property?

MR. DISCEPOLO: Yes.

COMMISSIONER ENNES: And are you also aware that you, if we were to approve this, that you would have to bring your property up to code as far as, you know, if you look at this, you have paving going right up to the sidewalk. You have no curbing. You have no

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islands for trees. You're going to have to, if we so decide this, that you're going to have to upgrade your property, put curbing in around the parking lot to separate it from the sidewalks and you're going to have to put in islands with trees around there because you're not a conforming use. Do you understand that?

MR. DISCEPOLO: I understand that. Of course I'd have to see the extent of what I need to do. I will address the car issue. I'm not quite sure at what point there were that many cars. We have begun to remove many cars. We had a boat stored there, I've had it removed.

I have a partner who manages that site, I'm never there. We have another site in Chicago, so a lot of the cars could be moved to the other site. So, moving the cars is not a problem. We have another property they can be moved to. Maybe that was a specially busy day. Removing my personal cars that are stored there, removing the rental that I wasn't even aware that we were renting spaces, so I'll speak to my partner --

COMMISSIONER ENNES: Good thing you came today.

MR. DISCEPOLO: I'll speak to my partner when he comes out of the hospital. Unfortunately, he was supposed to be here tonight but he's in the hospital. Because I did not approve that practice. Yes, reducing the number of cars is something that we will do effectively, efficiently and quickly.

COMMISSIONER ENNES: Latika, I thought I saw a requirement that the Petitioner provide a landscape plan?

MS. BHIDE: That's correct.

COMMISSIONER ENNES: Has that been done?

MS. BHIDE: No.

COMMISSIONER ENNES: No, okay. Thank you for promise on that.

MR. STAPLETON: We have --

COMMISSIONER ENNES: I have two other questions for the Petitioner. Yes, thank you. Why can't you do a 75-foot? And why do you need four antennas instead of two?

MR. STAPLETON: Okay. I have, RF can explain the 75-foot but I'll explain from the standpoint of just your code without talking about an RF standpoint. Your code likes collocation.

COMMISSIONER ENNES: Likes what?

MR. STAPLETON: Collocation. That's meaning on the same post you have T-Mobile, you have AT&T.

COMMISSIONER ENNES: Right.

MR. STAPLETON: You have someone else. We call it collocation in the industry. Most communities today want collocation. So, instead of us building two towers, we build one, we put everybody on the same post.

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COMMISSIONER ENNES: Right.

MR. STAPLETON: So, 75 feet, we get into a limited situation from a standpoint because at 75 feet we're just above the tree line. We come below that tree line, then the problem is signal penetration. RF?

COMMISSIONER ENNES: What's his name?

CHAIRMAN LORENZINI: State your name, spell it and give your address please.

MR. NAJEEB: I'm Suhaib Najeeb, S-u-h-a-i-b N-a-j-e-e-b, 9275 Church Street, Des Plaines, Illinois.

As Mr. Stapleton had mentioned, you know, the difference between the 100-foot tower and the 75-foot tower, the real matter is like the collocation because no one really wants to be, if the city has given me a choice to select like 55-foot monopoles, then unlikely I would select it because that would not, the signal would not penetrate with all the trees. We have to be at a certain height so that the signal can penetrate easily. The more trees and more things in between, the signal would get lost. That's the nature of the RF signal.

The more height, for example, if you are having a 100 to 135-foot monopole, then another concern you're having is every carrier is operating in their own frequencies but we should have a certain difference between our antennas. So, for example, if we are at 110-foot, then AT&T will be at 100-foot, and Verizon will be at 90-foot. So, we will maintain a center to center antenna. For example, this is the antenna, the center to center line, there will be a 10-foot difference. So, that's what we maintain here in order to avoid the interference between the other carriers.

So, if we are at 100-foot, then the other carriers would be 90, 80 and 70. So, if we have selected a 75-foot tower, the other carrier will be at 65, no one wants to take 55. So, it's like no one really wants to --

COMMISSIONER ENNES: Okay, you're technically way above my head. So, why can't you have a 75-foot tower? You could do it, right?

MR. STAPLETON: We could do it, but the thing is under your ordinance it limits that site to one carrier. That's the issue. And the other question is regarding the talk about stealth. Stealth is where we put the antennas inside the pipe itself. There again we're limited because we only have, in the tower, you have three antennas that go in the first canister, second canister is three more antennas. So, what happens is if we're at 75 feet, we have three antennas at 75-foot level batch height. The bottom of that antenna is approximately 70 or 68 feet, we have a separation that's required so there is no interference of about three to four feet. So, here again we're now at

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the bottom of that antenna that is in the neighborhood of 60 feet.

So, it can be done. We've talked about it. We --

MR. NAJEEB: Another concern I want to bring about the 75-foot is like we have on the second and third page of this presentation, you can see the difference between the 100-foot and 75-foot. The 100-foot, pretty much you are covering the entire hole, coverage hole. So, even at the edge of the coverage hole, we are almost covered with a 100-foot. Whereas if you can see the 75-foot, then there is still the coverage gap where our building cover is not to the level. So, that's the difference between the 75 and the 100.

COMMISSIONER ENNES: So, within this area, you said that you talked to the hospital and the hospital is a high building.

MR. STAPLETON: It's a high building but it's outside the coverage area, and we have those --

COMMISSIONER ENNES: Then you'd be a couple of hundred feet up, right?

MR. NAJEEB: Right. But we are like 0.37 miles away from the existing tower. So, if you see the existing tower CH --

COMMISSIONER ENNES: Which page are you talking about?

MR. NAJEEB: If you can see --

MR. STAPLETON: Page one.

MR. NAJEEB: Page one, the CH43371A, that is our on-air site, which is currently operating and the customers are using that site. So, we cannot build at any other site, which is really close to the other site. If you see these directions of this, you know, it shows the site location and it shows which direction it is pointing. So, CH43371, it is pointing at 0 degrees, 120 and 240. What that means is it's covering the area in 0 degree, you know, that north side of the area. The hospital is immediately 0.3 some miles from that on-air site.

COMMISSIONER ENNES: So, that would --

MR. NAJEEB: If I select that location, then I should not shoot anything on the west, I'll put all my antenna shooting toward the east. So, that itself, you know, our separation between the sectors, when I say sector, it's like 0, 120, 240, the difference would be very less. So, that creates the interference between our own sites and you're not covering much area from there.

COMMISSIONER ENNES: I mean I agree, we need the devices. However, I need to look to the Village technically as to what height we want and how many antennas. At this point, I'm not pro making this big variance now unless we get some direction. If I was going to be supportive at this point in time, I would want the site improvements to make this property compliant as part of that.

MR. STAPLETON: We understand that, and one of the directions was the IDOT and we have approached, we've been approaching

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IDOT. They have protections on that interchange, as you know, from the standpoint of traffic. So, from the standpoint of vegetation and within the right-of-way, you know, they're going to limit us to, you know, minor height adjacent to the curb so that it doesn't interfere with any, from a safety standpoint.

COMMISSIONER ENNES: Sure.

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: In the Plat and Sub meeting, I had reservations and I still do. That's item one. Item two, the owner of this property is going to do something with these cars no matter what happens on the site. It doesn't have to be improved to take care of a violation to the parking spots. So, that's item number two.

Then I have an obvious question, and please don't take it the wrong way, Mr. Stapleton. When you say T-Mobile existing coverage, do other carriers have better coverage in these areas and is it just you that doesn't have the coverage?

MR. STAPLETON: No, it's --

COMMISSIONER GREEN: It's everybody?

MR. STAPLETON: It's everybody that's facing this issue because --

COMMISSIONER GREEN: No, no, no, in this area that you're proposing.

MR. STAPLETON: Yes, yes. As part president of the association, I can attest that everybody is having problems. We've gone from outside --

COMMISSIONER GREEN: No, I understand that.

MR. STAPLETON: It's the in-building and the data issue that all the carriers are facing in that area. So, that's why we're proposing collocation.

COMMISSIONER GREEN: This would be the same coverage problem if this was Sprint or somebody else?

MR. STAPLETON: That is correct.

COMMISSIONER GREEN: It would be the same --

MR. STAPLETON: It might not be exact based on power but it's going to be close.

COMMISSIONER GREEN: Okay. So, the next question since I, you know, barely understand how it works anyway, if you lived in these areas where there is no coverage, are you telling me that you get zero cell phone?

MR. STAPLETON: You don't get zero, but if you're out walking in the street you're going to get outdoor coverage. But when you're in your home office or you're in your basement or whatever else, your coverage is --

COMMISSIONER GREEN: So, it's a weaker signal and it has trouble going through the wall?

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MR. STAPLETON: Right. It's --

COMMISSIONER GREEN: I got you, I got you. I just had to get that clear in my own head. It's anybody's problem.

MR. STAPLETON: And because data now is operating at frequency level much higher, correct? Am I right?

MR. NAJEEB: Yes.

MR. STAPLETON: Because data is operating at a higher level of frequency, it has a problem with penetration.

COMMISSIONER GREEN: Okay, I got it, I got it. I just wanted to --

CHAIRMAN LORENZINI: All right, Bruce, thank you.

COMMISSIONER GREEN: I appreciate that.

CHAIRMAN LORENZINI: Latika, I only have one comment. On page one, on the north side, it does not show anymore. I have no other questions.

Let's go to the comments from the public. Anybody on my right, your left side of the room? Yes, sir, come forward, state your name, spell it for the court reporter, give your address.

MR. LOVICK: Thank you for having me. My name is Glenn, G-l-e-n-n, Lovick, L-o-v-i-c-k. I live at 1020 South Evergreen, Arlington Heights. I will probably be approximately 170 feet from where this tower will go because I'm on Evergreen, they will go right basically across the street.

The photo simulation picture that was up there, very impressive from the perspective. You can make a small person look big or a big person look small through photo perspective. If you're looking at this picture, I will be probably 70 feet or 100 feet from this tower. When I'm sitting in my front yard, I'm going to be looking up at this huge tower with six antennas on it, and possibly in the future there's going to be more.

I have absolutely zero problem with my cell phone carrier in my house. I live with my brother who has a different carrier. We have absolutely no problems. So, signal strength I don't think is a very valid issue.

I'm very concerned that this is going to hurt my property values because do you want to have a house where you like to sit out in your front yard and be staring at a 100-foot tower that's looming way above my trees? I am very opposed to this. Also, I agree with the parking and stuff in that corner. So, that's all I have to say. Thank you very much.

CHAIRMAN LORENZINI: Thank you. Thank you very much. No, no, sir, please no. Anybody else in that row? Yes, ma'am.

MS. GIANPETRO: My name is Gail Gianpetro, G-a-i-l G-i-a-n-p-e-t-r-o. I live at 1024 South Evergreen. I'm opposing it based on aesthetics also. The surrounding community is one and two-story

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homes, some professional buildings, limited professional buildings also one and two stories. Even the trees in that area are probably about 50 feet tall, so this will tower and loom 50 feet above even the vegetation that's there.

So, I think it will be unsightly. I, too, have not experienced any problems with my cell phone carrier. I have Verizon. I don't know what the other people in the community have but I have Verizon. I have not experienced any problems in my home. So, I oppose it based on the aesthetics of it.

CHAIRMAN LORENZINI: Thank you. Anybody else on this side of the room? Yes, sir, would you come forward? State your name, spell it, and address please.

MR. HALLORAN: My name is Fred Halloran, and I own the property at 1009 South Evergreen and 1015 South Evergreen. I've been there in Arlington Heights for 25 years and this proposed cell tower is right up against my property. I'm asking the Committee to deny this request for a variation for the following reasons.

I believe firmly that the property value will decrease considerably on Evergreen Street if this tower is present. I mean I can only imagine someone coming trying to buy two lots, and the first thing out of their mouths would be I'd love to give you your asking price but I can only pay you half because that 100-foot cell tower is looking right at me.

South Evergreen Avenue is 90 percent residential. I own the majority of the professional buildings that's on Evergreen Street. We have a privacy fence on South Evergreen. There are bushes on our property. Some are 20 feet, some are almost 60 feet tall, and when I look over into the property on the southwest corner of Arlington Heights Road, all I see are trucks and boats and piles of abandoned tires. To think that a 100-foot cell tower would go there, it would make that corner look not just like a junkyard, but I would say it would look like the worst corner in Arlington Heights. I mean the only corner in the northwest suburbs that I think looks anywhere near as bad is probably on Route 12 as you go through the old section of Des Plaines. I think that's just not in the interest of the Village of Arlington Heights.

Additionally, on a personal note, myself and the other doctor on South Evergreen have a plan and we've actually started talking to the Village about this to actually take down our commercial building and to build a condominium building on that site. It's almost a three-acre site, with the hopes of turning Evergreen Avenue into a completely residential area. It would almost be impossible to build a four or five-story condominium building on that site with hopes of selling condominium units if the potential buyers have to look out their window and look at a 100-foot cell tower.

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You know, it's not just the ugliness of it but it's the potential exposure to this non-ionizing radiation that these towers emit. I know there's a lot of debate about whether that radiation is harmful or not, but I know if I were going to buy a home and there was a cell tower there, I would look elsewhere.

I guess to conclude, all I would ask each of you on this Committee is what would you vote if this cell tower was going to be put in your neighbor's yard? Thanks for your time.

CHAIRMAN LORENZINI: Thank you. Anybody else on this side of the room who want to comment? Statements? Okay. If not, we'll go back to the Commissioners for final deliberation. Let's start --

COMMISSIONER JENSEN: Just a -- hold on one second.

CHAIRMAN LORENZINI: Go ahead.

COMMISSIONER JENSEN: Just a follow-up question. People have indicated they don't really have any cell phone issues. Is data a different matter?

MR. STAPLETON: Yes, data is becoming a very important matter. That's why the federal government is releasing additional spectra to cover data, and that's part of what the long-term use of this site would be in addition to voice and the data that's being handled now is that future need for data.

COMMISSIONER JENSEN: So, these people could be getting good telephone service but at some point may not be able to get the full range of data service? Is that possible?

MR. NAJEEB: That is correct, that's exactly what's happening now as well as in the future it will be both. As someone had just mentioned, you are planning to convert to a condominium, that means that, you know, a lot more users in the area. What that means is you might see the signal, when we say there is no signal, it does not mean that you don't see a signal in your phone. You might see full bars as well sometimes, but you cannot access to the network because you exceeded the limit and no user can access the network. That's what it means.

For voice it's a different thing, and for data it's totally different. When it comes to data, you don't want to, when you do video and it keeps on browsing it, you'll just quit it. So, that's what happens when signal is weak, then your speed will be decreased.

COMMISSIONER JENSEN: So, we've had some speculation, this is not really a question, it's more of a comment. We've had some speculation that property values would decline because we have this big tower there. But it seems to me that it's equally likely that if you wanted to buy a place and you couldn't get any data services, you might find that your property values drop.

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MR. NAJEEB: Exactly, that's what I was about to say, that if I go to a house, the first thing I would check is if the signal is coming on. And the next thing, I would download something and check what is the speed I'm getting. That's what the next generation is going to look at. If they are not getting the signal, for example, if I'm staying in a room and if I'm not able to download, I don't want to come outside my house and download a movie and go back in and watch it. That's not practically possible.

COMMISSIONER JENSEN: Yes, I live in this area and I must admit that it's a very ugly corner. I don't live very far from that corner. That corner needs some help, and I don't how many decades it will take for the Village to get around to straightening out the strip malls and other strange things that are on this corner and down Arlington Heights Road, and you live in that area as well. But I'm having a little trouble standing in the way of this project when it looks like we're asking people to wait decades.

I do agree with Commissioner Dawson. I think the Village needs to put together some kind of a committee of Staff and experts and set some standards and work through this issue as promptly as possible. I know that's going to take some time, and I can't see voting against this project just because we are unprepared to deal with the present let alone the future. So, I guess I'm more strongly in favor of voting for this project at this point, but I would urge the Village to, you know, take it upon itself to resolve this issue and set better standards based on the reality of today rather than whenever that 75-foot standard was set.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: I'm supportive that we need to make sure that all the residences are covered with data, and we can't just say, you know, not in my backyard. But I would like to see what the other mobile carriers' coverage is in this area before we go ahead and set a precedence and, you know, not have all the information. So, you know, I am taking the residents' word for it that they're getting coverage in their homes. You're only representing one carrier here. I'm supportive but I would like to reserve voting on this until we have more information about other carriers' coverage.

MR. STAPLETON: I would just like to --

CHAIRMAN LORENZINI: No. Commissioner Ennes? That was just a statement she made, she didn't have a question.

COMMISSIONER ENNES: Okay. While I'm leaning in this direction, I would like more input from Staff in regard to what our goal here is, whether it's 75-foot or 100, whether 100 is the way things are going and we might need to adjust our code. But my other concern is before I would in any way vote positively on this, we need to have this other part of this plan which is the landscaping plan for

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curbs, for parking islands. We need to have that be part of this proposal and I wouldn't support it until we have that.

MR. STAPLETON: In your drawings that you should have in front of you, you do have a landscaping plan around it. It's LE2.1.

MS. Bhide: That is just the plan for around the site.

MR. STAPLETON: That's for around the site.

MS. Bhide: We're looking for an overall landscape plan for the site.

COMMISSIONER ENNES: We're talking about the property, and talking about the owner.

MR. STAPLETON: Okay. That, we can do that. Just as another point --

CHAIRMAN LORENZINI: No, enough said.

MR. STAPLETON: Well, it was a question that was brought up and there's a question that --

COMMISSIONER ENNES: No, it's not a question. That's a comment.

MR. STAPLETON: No, but can I address the questions that the residents brought up? They made some statements that are false.

CHAIRMAN LORENZINI: Okay, go ahead.

MR. STAPLETON: A resident brought up that he's 170 feet from the tower. The nearest home in that district to the tower is 249.1-foot, that's to the nearest site. Regarding the fence that's adjacent to the property that was brought up, that there's a fence between our property and the adjoining property, the Village had asked us to improve that fence because that fence is deteriorating and it hasn't been taken care of. That's one of the other requirements that we have been asked to do, was presented, was to take care of that fence. Am I correct in that statement? Yes.

CHAIRMAN LORENZINI: Okay, very well.

MR. STAPLETON: So, I mean, we're just trying to, we're willing to do that.

CHAIRMAN LORENZINI: Okay. Commissioner Green?

COMMISSIONER GREEN: I am not supporting this project at this time. There is missing information, I agree with Commissioner Ennes here. If we were to have a positive vote on this, we have to see what the improvements to the site would be, the landscape, the parking stalls and everything else that go along with it. So, at this point, I agree we need more information, we need more of a plan than just one carrier to tell us what we think we should have. So, I am not in favor of this project at this time.

CHAIRMAN LORENZINI: Thank you. Commissioner Cherwin?

COMMISSIONER CHERWIN: I'm not in favor of it as well.

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I'll just reiterate my statements from earlier which is I think that we need to come up with a more comprehensive guide to how we're going to approach these. As I think you can tell by this hearing, there's a lot of uncertainty. There's great reasons for putting a tower in this area and there's also big concerns for putting a tower in this area. I'm not against necessarily towers here, I'm not necessarily against towers near residential areas. I'm just against making decisions without enough information to be prudent. So I do not support it.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I agree, I can't support it unless we have further information. So, at this particular point in time, I'm going to vote against it.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: Well, I wouldn't suggest that we come to a vote. I will suggest that we continue it because one of the requirements was a proper layout plan for the property. So, I would say that it needs to be continued until you finish your discussions with IDOT and we have, and the owner has investigated costs associated with the revisions that Staff is requiring. So, in that time, I would hope that while those things are going on, Staff can come back to us next time with more of an idea and maybe we use one of our meetings like we did with the windmills, for example, to get a better understanding of what is required.

Like Commissioner Warskow stated, I thought, my recollection when we did the antenna tower on Euclid, I could be wrong, we had more data on what the cell phone coverage was in the area from various providers. There's a lot more data, and I feel like Staff needs to come up with suggestions to petitioners on what kind of data needs to be brought before us, because I don't feel, just like we stated before, we have a comprehensive understanding of what the need is in this area.

So, like I stated before, I'm not against it, I think we need to continue it. You've got some work you've got to do, Staff has some work they've got to do, and then we'll all meet back here and go through this again because, you know, it's just been fun.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: I think the tower is in the wrong place, at least from the Comprehensive Plan that we have been working on and developing and it goes contrary to what we've been trying to do for that neighborhood. The encouragement that I would give you would be to try to work something out with Northwest Community Hospital. I know you've said no, but you know, never say never. That just seems to be the more logical place to aggregate the antennas rather than in some sort of haphazard way.

MR. STAPLETON: As I said, we're 0.3 mile just from the

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hospital now.

CHAIRMAN LORENZINI: Excuse me, sir, it's not your turn.

COMMISSIONER DROST: But I mean I'm just looking for aggregation, you know, where you have to have like kind items, you know. It's tough.

COMMISSIONER DAWSON: Can I just quickly, one thing I forgot. Could we get more of an understanding later, not tonight, of what a stealth tower looks like? Because I just tried to do a quick little Google search and it's not, there's like a whole different kind of stealth tower.

MS. BHIDE: We'll get you more information.

COMMISSIONER DAWSON: I think we need to understand what that is.

CHAIRMAN LORENZINI: Okay. My comment I think is a lot simpler than everybody else's. I just don't think a 100-foot tall in a residential area belongs there. I agree with the Staff that it shouldn't be approved. That's my comment. Any motions at this point?

COMMISSIONER JENSEN: One question or clarification. We've got a proposal before us but we want to make the landlord who's been sort of grandfathered in without the right kind of landscaping and so forth upgrade his property. Do we have the authority to do that when we're looking at a small part of that property?

MS. BHIDE: Right, but it is a special use. They are leasing a 30 by 30 foot area, but it is a special use on that property. So, yes.

COMMISSIONER JENSEN: So, we could then have the authority to have the entire piece of property basically upgraded in terms of landscaping as Commissioner Ennes and Commissioner Green asked for. So, this could be a way to get that done.

MS. BHIDE: That is my understanding, yes.

COMMISSIONER JENSEN: Well, I certainly would support what Commissioner Dawson has suggested. I wouldn't want to vote this down. I would want to have the folks come back and take another pass through this when we have a lot more information.

CHAIRMAN LORENZINI: Any motion?

COMMISSIONER DAWSON: I'll make a motion to continue.

COMMISSIONER JENSEN: I'll second.

COMMISSIONER DAWSON: I don't know if what that motion needs to state though. I need some help, Latika. Do I just need to state that I make a motion to continue until Petitioner has complied with all the requirements of Staff relative to the information of the site plan?

MS. BHIDE: Sure. Do we need a date? I mean does

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there have to be a date, specific date?

COMMISSIONER DAWSON: I don't think we can because they have to talk to IDOT. They have to put together a plan. They have to do costs. I mean I think we just say when Petitioner has all the information, they come back.

MS. Bhide: Okay.

COMMISSIONER JENSEN: And I'll second it.

CHAIRMAN LORENZINI: Do we take a roll call or any further discussion? Any other comments? Then we take a roll call on the continuance.

MS. Bhide: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Yes.

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. Bhide: Commissioner Green.

COMMISSIONER GREEN: No.

MS. Bhide: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: No.

MS. Bhide: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MS. Bhide: Commissioner Cherwin.

COMMISSIONER CHERWIN: No.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: No.

MS. Bhide: The motion carries.

CHAIRMAN LORENZINI: Motion carries, okay. So, I guess we'll notify them about the continuance.

MS. Bhide: Yes, I will communicate with them.

MR. STAPLETON: Okay, thank you. Thank you for your time.

CHAIRMAN LORENZINI: Okay. That's it. Any other business? Can you take the rest of, excuse me, could you take your discussions outside? Out in the hall please.

Any other business, Latika?

MS. Bhide: No.

CHAIRMAN LORENZINI: No? Anybody else? Do we have a motion to adjourn?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

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CHAIRMAN LORENZINI: We're adjourned. Good night,
thank you.

(Whereupon, the public hearing on the above-
mentioned petition was adjourned at 10:40 p.m.)

Key issues post first Plan Commission hearing – T-Mobile, 1000 S. Arlington Heights Road

- **Parking spaces**: The Code parking requirement is 16 spaces. Per the parking counts and staff observation, there are significantly more vehicles on site. At the Plan Commission hearing, the petitioner stated that they are working with the property owner to remove vehicles from the site.
- **Landscape screening**: IDOT approval will be required as some landscaping will be located within the IDOT ROW. The applicant would prefer not to locate the landscaping on the property as it would result in a loss of parking space/s.
- **Possible location at Northwest Community Hospital**: This was raised by the Plan Commission at the hearing on May 13, 2015. The T-Mobile RF engineer explained that they could not locate on the hospital building due to it being well outside (approx. 0.60 miles from ring center) of the desired coverage area and they were only give a variance of 0.50 miles from the ring center. In addition, our RF engineer also stated (see attached) that T-Mobile cannot locate at the Hospital as a result of the Hospital being 0.37 miles from another T-Mobile location which would not achieve their desired coverage.
- **Other T-Mobile locations**: The petitioner has provided information regarding other T-Mobile antenna locations and the height at which the antenna is located.
- **Stealth Design**: Staff had asked the petitioner to evaluate and provide a response on whether they would consider a stealth mount application at this location. The petitioner has responded that this was not provided as an option due to the need to increase the tower height to at least 125 feet when using a stealth design in order to adequately accommodate for co-locators.
- **Timing**: The petitioner is claiming the 150 day shot clock requirement. T-Mobile first started the process when they submitted an actual application on March 24, 2015. Therefore, even with continuance and waiting for the petitioner's responses, the process has taken 92 business days.

Bhide, Latika

From: Bhide, Latika
Sent: Thursday, July 30, 2015 11:05 AM
To: Bhide, Latika
Subject: FW: Proposed Wireless Tower @ 1000 Arlington Heights Rd.
Attachments: image001.jpg

From: Robert Stapleton [REDACTED]
Sent: Monday, June 08, 2015 11:39 AM
To: Ward, Robin
Cc: Brad Shaver; Jonathan Stapleton; Pete Aimaro
Subject: Proposed Wireless Tower @ 1000 Arlington Heights Rd.

Robin,

We previously spoke on the phone about a proposed cell tower at 1000 S. Arlington Heights Road. When we spoke together we raised some concerns concerning what we felt to be unfair treatment and you asked that we provide these instances to you via email.

We felt that there were a couple of main issues that we wanted to bring up to you. First was related to the plan commissions concern related to parking. We have agreed that there were too many vehicles on the property and have been assured by the landowner that he is taking immediate action to remove unnecessary vehicles on the property. We believe that we will be below the required threshold in the near future based on these efforts, however this is one additional item that we wanted to bring up concerning the parking issue which is that we only feel believe there to be a loss of 4 parking spaces which is where the actual tower and compound would go. The plan commission however, believes there to be 8 total parking spaces lost due to our construction easement which originally was being showed as going through 4 parking spaces. This has since been changes to more accurately read "temporary construction access" which will only be used during the building of the location. We'd like to note that this is an unmanned location and is rarely visited by technicians.

The second issue that we'd like to discuss is related to the landscaping requests that have been made of us by the plan commission. They have requested significant amounts of landscaping upgrades, including building parking islands as a condition of our possible approval as well as have asked for us to take it a step further complete landscaping around the perimeter of the parcel which requires us to go through IDOT and receive their requirements as well as future approval. If these requirements are being asked of our landlord then the same should be asked of the operators of the properties on the adjacent corners. We and the landlord has agreed to complete any necessary landscaping requests in an effort to not only make the parcel more presentable but also to receive approval of this cell tower. We have sent updated landscaping plans to our contact, Latika Bhide, on 5/29 but still have not heard back whether our proposed changes are acceptable. We would also like to bring up that we feel we are being subjected to zoning enforcement since we are the only parcel in that vicinity that is being required to adhere to these zoning requirements.

The commission has stated that there is a need for additional wireless services in Arlington Heights and may need a comprehensive review but they stated they cannot proceed with such a review without being asked by the Village Board. We began this process in December and we are now it to the seventh month of this process. Accordingly, the process has exceeded or will be exceeding the 180 day process as defined by the FCC regarding the permitting of new wireless placements. So we need to come to agreement how the process will move forward.

Thank you for your time.

Robert Stapleton, President

Bhide, Latika

From: Bhide, Latika
Sent: Thursday, July 30, 2015 11:05 AM
To: Bhide, Latika
Subject: FW: Proposed Wireless Tower @ 1000 Arlington Heights Rd.

From: Ward, Robin
Sent: Wednesday, June 17, 2015 3:04 PM
To: Robert Stapleton
Cc: Brad Shaver; Jonathan Stapleton; Pete Aimaro; Perkins, Charles; Enright, Bill; Bhide, Latika
Subject: RE: Proposed Wireless Tower @ 1000 Arlington Heights Rd.

Bob --

As promised, I have met with Village Staff to discuss your proposed cell tower at 1000 S. Arlington Heights Road.

In your June 8 email, you raised two issues - parking and landscaping. With regard to both, the revised plans you submitted to Latika on May 29 are generally acceptable. We do want to point out, however, that the plans show landscaping on IDOT property. In order for you to put any landscaping on IDOT property, you need written permission from IDOT. In the alternative, you can move the landscaping so that it is not on IDOT's property, which may result in the loss of a parking space. Putting the landscaping on private property would be easier to maintain and eliminate the need to obtain permission, including a perpetual agreement, from IDOT.

You also expressed a belief that you are being treated differently by being required to bring the property into compliance with the Village Code, specifically for landscaping purposes. The Village usually requires non-compliant properties to be brought into compliance when, like you, they are before the Village for zoning approvals.

You expressed concerns about the length of time the process has taken. Your Plan Commission application was submitted on March 24, 2015 and the Plan Commission hearing was scheduled less than 60 days after the submission. The FCC's 150 day clock does not begin to run until a complete application has been received. The Village is still well within the FCC time period.

At the Plan Commission hearing, you stated that Northwest Community Hospital was not interested in letting you put your antenna on their roof. Do you have written documentation from them stating that? Can you also explain, in more detail, why the hospital roof is not a good location?

As to your propagation map, for each site, can you add the height of the tower as well as at what height on each tower the T-Mobile antenna is located?

Finally, have you considered putting up a stealth mount antenna application? If so, can you explain why such an option is not being pursued?

If you let me know when you will be able to get the Village this information, we will let you know what date you can be scheduled to go back to the Plan Commission.

Bhide, Latika

From: Bhide, Latika
Sent: Thursday, July 30, 2015 11:06 AM
To: Bhide, Latika
Subject: FW: Proposed Wireless Tower @ 1000 Arlington Heights Rd.
Attachments: CH73218I_Zoning_05132015.pptx

From: Brad Shaver [REDACTED]
Sent: Tuesday, June 30, 2015 1:02 PM
To: Ward, Robin; Robert Stapleton
Cc: Jonathan Stapleton; Pete Aimaro; Perkins, Charles; Enright, Bill; Bhide, Latika
Subject: RE: Proposed Wireless Tower @ 1000 Arlington Heights Rd.

Hi Robin,

We are still waiting on one item from T-Mobile related to the tower heights and T-Mobile heights on each of those towers. Once we receive those from T-Mobile we will forward them over to you, however we did want to address your remaining comments beforehand in an effort to keep this project moving.

First, related to the suggestion on whether or not to go through IDOT for landscaping or to take up additional parking spaces to install our landscaping we believe that it would be better to continue to go through IDOT, once conditionally approved by the plan commission since this is allow the parcel to keep as many parking spaces available as possible since this seems to be a very important issue related to our parcel.

Secondly, related to the 150 day shot clock we are under the understanding that the shot clock begins when we first started the process which was on or around December 14, 2014 where we provided initial information to Latika in order to schedule the Plat and Subdivision meeting which we had on January 14, 2015.

Another issue brought up was concerning Northwest Hospital, specifically why we could not place our antennas on their buildings. At the Plan commission meeting this issue was brought up and we explained as did the T-Mobile RF engineer that we could not locate on this building due to it being well outside (approx. 0.60 miles from ring center) of the desired coverage area were we are only give a variance of 0.50 miles from the ring center. In addition, our RF engineer explained on page 4 of the attached the PowerPoint presentation T-Mobile's also cannot location at the Hospital as a result of the Hospital being 0.37 miles from another T-Mobile location which would not achieve their desired coverage.

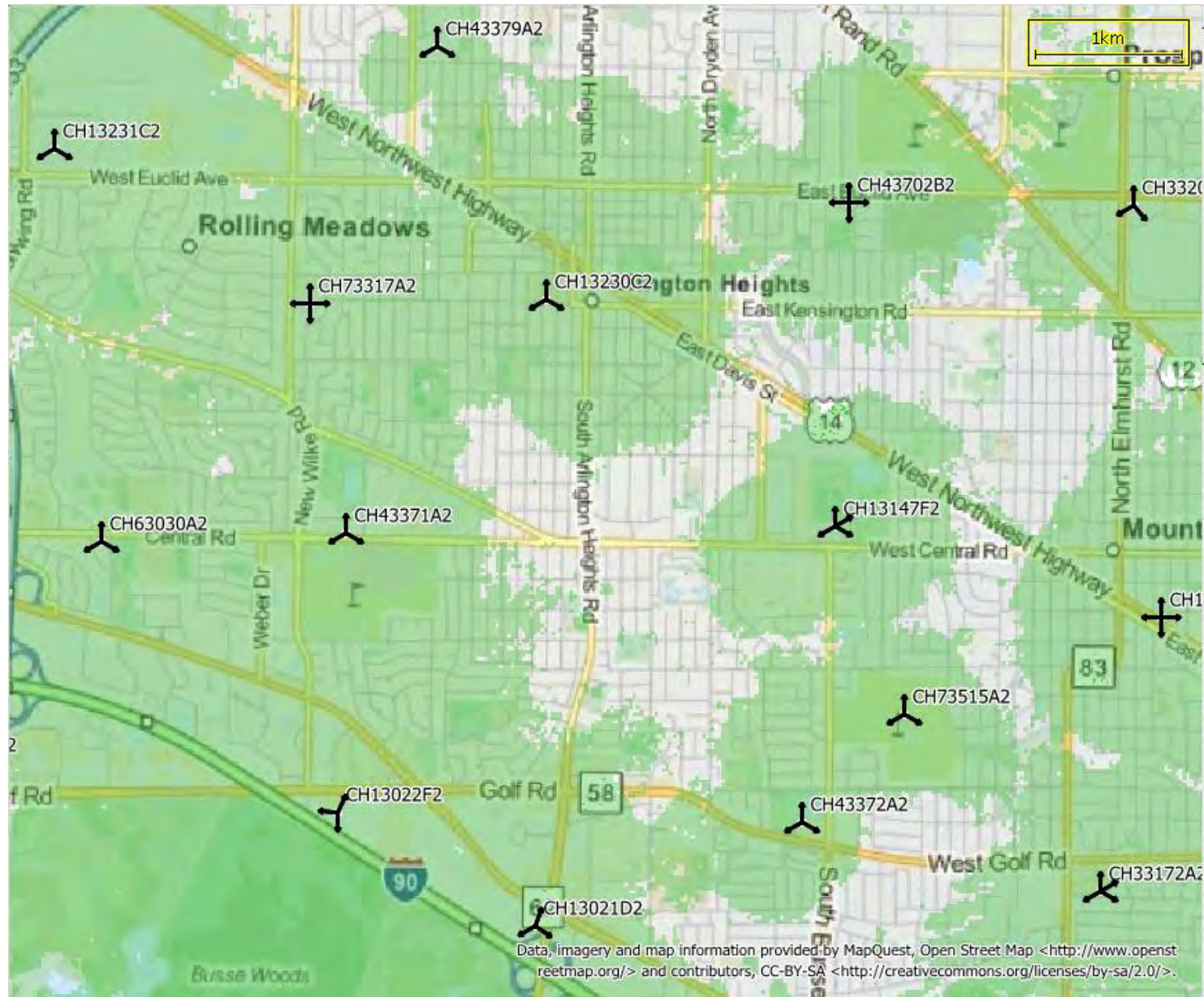
The last item that we wanted to address today concerned the possibility of a stealth design, which was not originally provided as an option due to our need to increase the tower height to at least 125 feet with a stealth design in order to adequately accommodate for co-locators and as a result limit the amount of future towers needed in the community. We did not offer the stealth option from the start since we were already being challenged on our height of 100 feet.

As I mentioned above, we are still attempting to secure the surround T-Mobile tower heights as well as their height on each tower and will send those over to you once they have been received. We believe that aside from that request we have provided answers to each of your previous concerns or questions. If there are items that we missed please let us know so that we can respond to them in a timely manner.

Thanks,

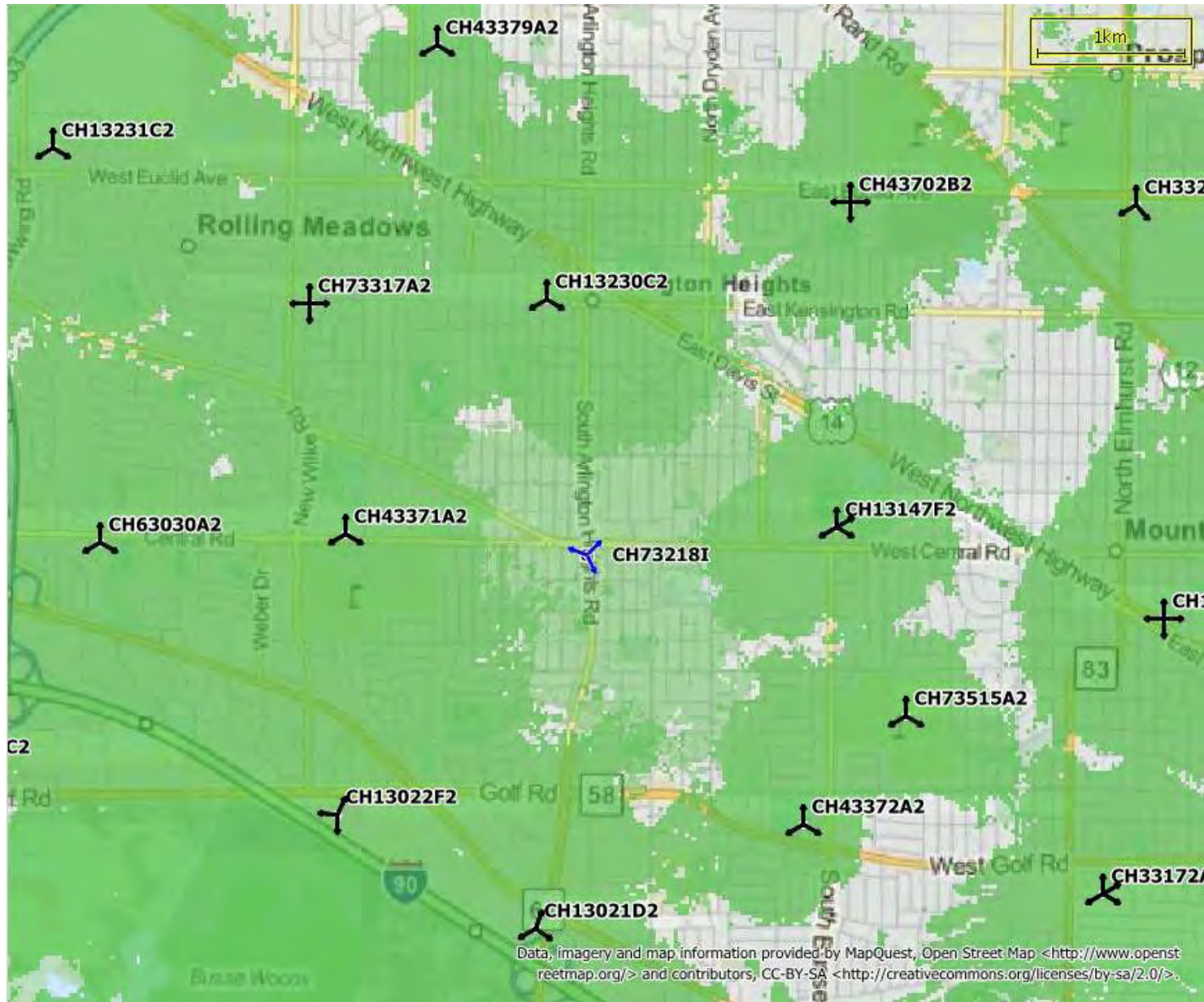
Bradley Shaver

T-Mobile Existing Coverage



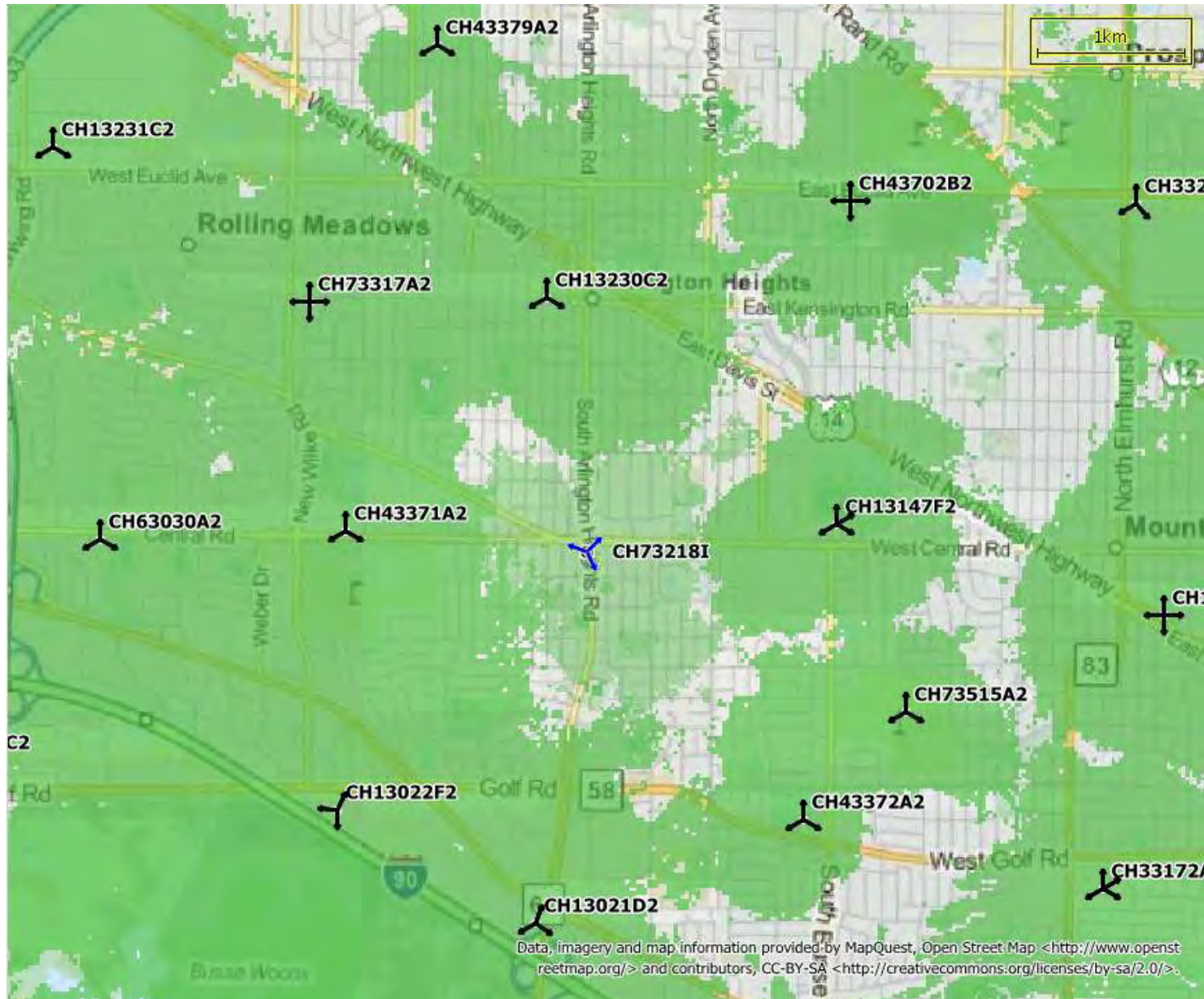
Indoor coverage without New Site

T-Mobile Proposed Coverage



Indoor coverage with New Site at 100FT

T-Mobile Proposed Coverage



NSD Scope and Existing Co-location options

The purpose of this search ring is to provide the in-building coverage with in 0.5 mile radius from search ring center located at the intersection of E. Cypress St and S. Pine Ave. There are no existing towers close to search ring center for co-location options and the roof-tops in the area are too short (less than 60ft) to meet the coverage objective. The Build to Suit (BTS) candidate provided is at good location and that can provide better in-building coverage in the desired area, as well as assist in off-loading the T-Mobile on-air sites CH43371A and CH13147F.

Moorings Senior Center is located on east of search ring center and is close to T-Mobile on-air site CH13147F, approx. 0.72 miles, move over the rooftop is less than 60ft and therefore is in-sufficient to fill the coverage gap. T-Mobile already has better coverage at this location and selecting this location will not cover the area on north west of the search ring center.

North-western community hospital at 800 Central Rd is also very close to T-Mobile on-air site CH43371A. Approx. 0.37 miles, therefore can't be considered as viable option.

Existing Site Locations

Neighboring Sites	Address	Structure Type
❖ CH13230C	55 South Vail, Arlington Heights, ILLINOIS - 60005	Rooftop
CH73317A	121 S. Wilke, Arlington Hts., ILLINOIS - 60005	Rooftop
CH43379A	800 W. Oakton, Arlington Heights, ILLINOIS - 60004	Rooftop
CH13231C	3400 W EUCLID AVE, ARLINGTON HEIGHTS, ILLINOIS - 60005	Rooftop
❖ CH43371A	1610 W. Central, Arlington Heights, ILLINOIS - 60005	Monopole
CH63030A	3201 Central Rd, Rolling Meadows, ILLINOIS - 60008	Water-Tank
CH13022F	1701 W Golf Rd., Rolling Meadows, ILLINOIS - 60008	Rooftop
CH13021D	2340 S. Arlington Heights Rd., Arlington Heights, ILLINOIS - 60005	Rooftop
CH43372A	1768 Golf Rd., Mount Prospect, ILLINOIS - 60056	Monopole
CH33172A	720 Dulles Road, Des Plaines, ILLINOIS - 60016	Water-Tank
CH73515A	600 S. See Gwun Avenue, Mount Prospect, ILLINOIS - 60056	Monopole
❖ CH13147F	1700 West Central Rd, Mount Prospect, ILLINOIS - 60056	Monopole
CH43702B	1903 E. Euclid, Arlington Heights, ILLINOIS - 60004	Steeple
CH33209A	55 East Euclid, Mount Prospect, ILLINOIS - 60056	Rooftop
CH13146A	112 NW HWY, Mount Prospect, ILLINOIS - 60056	Water-Tank

❖ Neighboring sites close to search ring center.

Used Cases – Stats of recently On-Air sites

T-Mobile is currently building new sites in Chicago market and remarkable increase in traffic is notice in the area with new sites. Apart from the increased in in-building coverage, the voice and data traffic increased for both 3G and 4G technologies.

Area level stats on some of the recently on-air sites are provided below:

- The new site CH92024A is located at 3301 S. Laramie drive, Cicero, IL 60804 and got on-air on 03/31/2015. The 3G voice traffic remain stable, 3G Data traffic increased by 12.13%, 4G - LTE Voice (VoLTE) traffic increased by 16.31% and 4G - LTE Data traffic increased by 11.56%.
- The new site CH92023A is located at 3344 W. Cermak Rd, Chicago, IL 60623 and got on-air on 03/31/2015. The 3G voice traffic increased by 2.99%, 3G data traffic is increased by 16.25%, 4G - LTE Voice (VoLTE) traffic increased by 23.87% and 4G - LTE Data traffic increased by 13.90%.

Bhide, Latika

From: Bhide, Latika
Sent: Tuesday, June 30, 2015 5:01 PM
To: Brad Shaver [REDACTED]
Cc: Ward, Robin; Robert Stapleton [REDACTED]; [REDACTED] Pete Aimaro [REDACTED] Perkins, Charles; Enright, Bill
Subject: RE: Proposed Wireless Tower @ 1000 Arlington Heights Rd.

Good afternoon Mr. Shaver,

Thank you for your email response dated June 30, 2015 to Ms. Robin Ward regarding the Special Use for the T-Mobile Wireless Antenna Tower at 1000 S. Arlington Heights Road.

You indicate in your email, that you are still waiting on information regarding tower heights and the T-Mobile heights on each of these towers. To be scheduled on the July 22, 2015, Plan Commission agenda, we require this information by this coming Thursday (July 2, 2015).

Also, the legal notification requirements to be on the Plan Commission agenda on July 22, 2015, must be completed by this coming Tuesday, July 7, 2015. This includes a mailing a notice to all property owners within 250 feet of the subject property, measured from the property line and excluding any right-of-ways and a Public Hearing Sign that must be posted on private property facing adjacent roadway(s) (i.e. if corner lot, one sign must be provided facing each adjacent roadway). Additionally, staff needs to send the legal notice to the newspaper, which, due to the short week must be sent this Thursday (July 2, 2015).

If you have any questions, please feel free to contact me at (847) 368-5223.

Regards,

Latika Bhide, AICP, LEED Green Associate
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
T: 847.368.5223
F: 847.368.5988

From: Brad Shaver [mailto:[REDACTED]]
Sent: Tuesday, June 30, 2015 1:02 PM
To: Ward, Robin; Robert Stapleton
Cc: Jonathan Stapleton; Pete Aimaro; Perkins, Charles; Enright, Bill; Bhide, Latika
Subject: RE: Proposed Wireless Tower @ 1000 Arlington Heights Rd.

Hi Robin,

We are still waiting on one item from T-Mobile related to the tower heights and T-Mobile heights on each of those towers. Once we receive those from T-Mobile we will forward them over to you, however we did want to address your remaining comments beforehand in an effort to keep this project moving.

First, related to the suggestion on whether or not to go through IDOT for landscaping or to take up additional parking spaces to install our landscaping we believe that it would be better to continue to go through IDOT, once conditionally approved by the plan commission since this is allow the parcel to keep as many parking spaces available as possible since this seems to be a very important issue related to our parcel.

Bhide, Latika

From: Brad Shaver [REDACTED]
Sent: Wednesday, July 01, 2015 1:34 PM
To: Bhide, Latika
Cc: Ward, Robin; Robert Stapleton; [REDACTED]; Pete Aimaro; Perkins, Charles; Enright, Bill
Subject: RE: Proposed Wireless Tower @ 1000 Arlington Heights Rd.
Attachments: APC IL1204 - T-Mobile RAD Centers.png

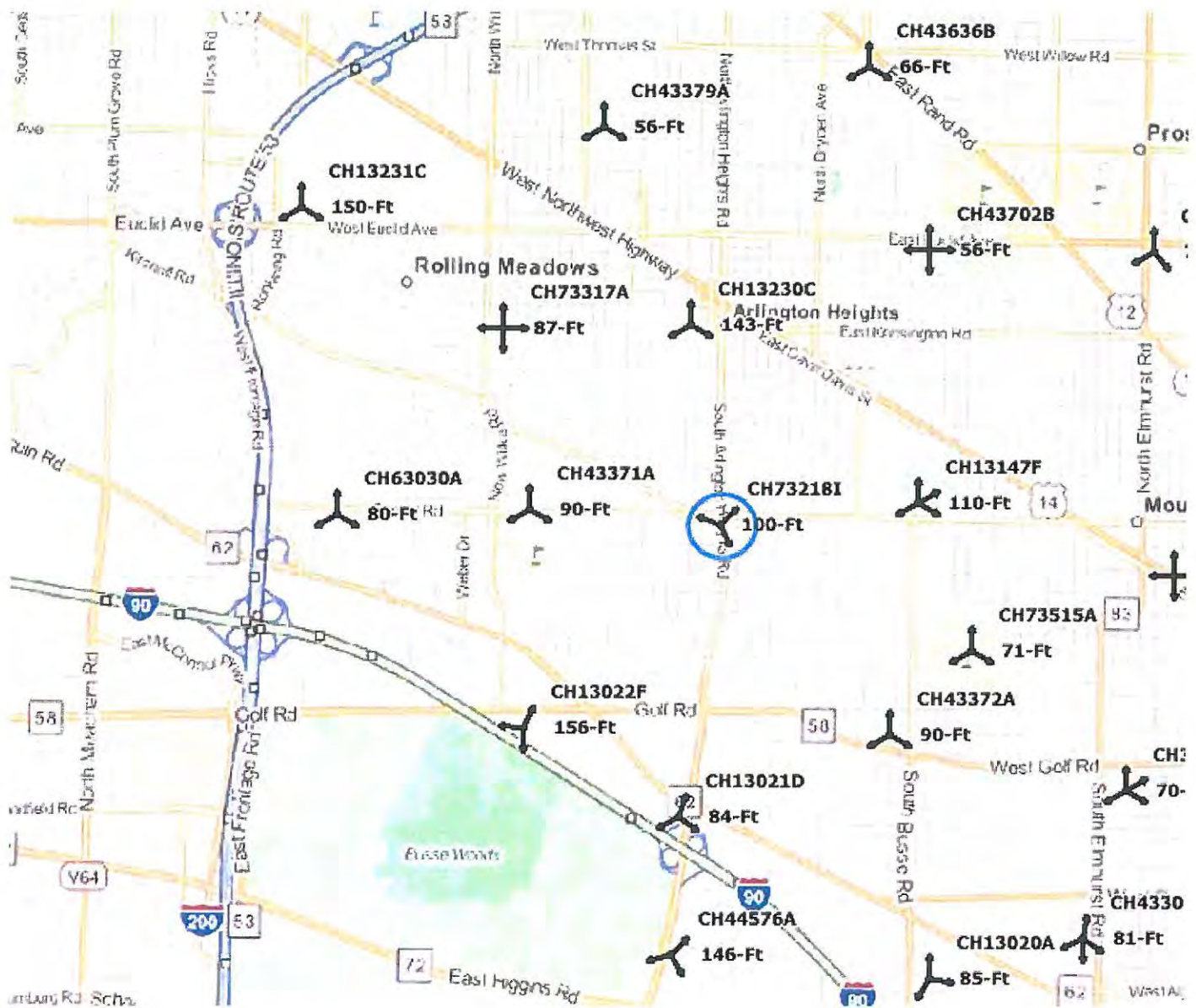
Hi Latika,

Thank you for the additional information below. We did receive a response today from T-Mobile concerning the height of their antennas at the surrounding locations. I have attached a file which shows the information as well as provided it below.

I would like to confirm that with this information we will be on the July 22nd hearing as we will post the necessary signs as well as send out all of the public notifications to the same local residents as the last time.

If there is anything else that we need please let me know.

Node IDENTITY	Latitude	Longitude	Height-(Ft)
CH13020A	42.03095041	-87.9580146	85
CH13021D	42.04320399	-87.984212	84
CH13022F	42.04990674	-88.0005561	156
CH13146A	42.062392	-87.933354	92
CH13147F	42.06771501	-87.96012	110
CH13230C	42.08136905	-87.9838866	143
CH13231C	42.09016496	-88.0243426	150
CH33172A	42.04567842	-87.9381136	70
CH33209A	42.08746751	-87.9360242	73
CH43301B	42.03422484	-87.942197	81
CH43371A	42.06694469	-88.0001259	90
CH43372A	42.04972259	-87.9624968	90
CH43379A	42.09668237	-87.9931122	56
CH43636B	42.10157579	-87.965715	66
CH43702B	42.08741389	-87.9592389	56
CH44576A	42.0325552	-87.9848022	146
CH63030A	42.06628888	-88.0200944	80
CH73317A	42.080875	-88.0032472	87
CH73515A	42.05633055	-87.95425	71



Thanks,

Brad

Bradley Shaver

National Wireless
Ventures, LLC.

505 N. Lake Shore Drive, Suite 2109
Chicago, IL 60611

From: Bhide, Latika [mailto:lbhide@vah.com]

Sent: Tuesday, June 30, 2015 5:01 PM

To: Brad Shaver

Cc: Ward, Robin; Robert Stapleton; [REDACTED]; Pete Aimaro; Perkins, Charles; Enright, Bill

Subject: RE: Proposed Wireless Tower @ 1000 Arlington Heights Rd.

Good afternoon Mr. Shaver,

Bhide, Latika

From: Pete Aimaro [REDACTED] >
Sent: Wednesday, July 22, 2015 10:44 AM
To: Bhide, Latika
Subject: Re: Proposed Wireless Tower @ 1000 Arlington Heights Rd.

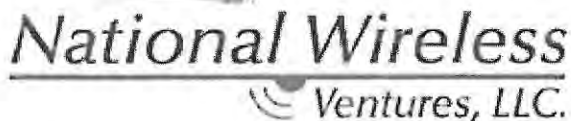
Importance: High

Just in case we need it. I added the distances of the neighboring sites to the proposed location.

Node IDENTITY	Latitude	Longitude	Height & Distance
CH13020A	42.03095041	-87.9580146	85ft 2.67 mi
CH13021D	42.04320399	-87.984212	84ft 1.57 mi
CH13022F	42.04990674	-88.0005561	156ft 1.52 mi
CH13146A	42.062392	-87.933354	92ft 2.46 mi
CH13147F	42.06771501	-87.96012	110ft 1.06 mi
CH13230C	42.08136905	-87.9838866	143ft 1.10 mi
CH13231C	42.09016496	-88.0243426	150ft 2.81 mi
CH33172A	42.04567842	-87.9381136	70ft 2.61 mi
CH33209A	42.08746751	-87.9360242	73ft 2.73 mi
CH43301B	42.03422484	-87.942197	81ft 2.94 mi
CH43371A	42.06694469	-88.0001259	90ft 1.01 mi
CH43372A	42.04972259	-87.9624968	90ft 1.45 mi
CH43379A	42.09668237	-87.9931122	56ft 2.22 mi
CH43636B	42.10157579	-87.965715	66ft 2.58 mi
CH43702B	42.08741389	-87.9592389	56ft 1.84 mi
CH44576A	42.0325552	-87.9848022	146ft 2.32 mi
CH63030A	42.06628888	-88.0200944	80ft 2.04 mi
CH73317A	42.080875	-88.0032472	87ft 1.56 mi
CH73515A	42.05633055	-87.95425	71ft 1.50 mi

Thank You,

Pete Aimaro
505 N. Lake Shore Drive Suite 2109
Chicago, IL 60611
[REDACTED]
[REDACTED]


National Wireless
Ventures, LLC.

From: Pete Aimaro [REDACTED]
Date: Tuesday, July 21, 2015 3:23 PM
To: "Bhide, Latika" <lbhide@vah.com>
Subject: Re: Proposed Wireless Tower @ 1000 Arlington Heights Rd.

Hi Latika,

Here are the following sites you requested info on. Please note that these sites are outside of the search ring T-Mobile provided us.

- CH13020A 1660 Kenneth Dr. Mount Prospect. Lattice Tower. 2.67 miles from proposed.
- CH43301B 1699 Wall St. Mount Prospect. Rooftop. 2.94 miles from proposed.
- CH43636B 1432 E rand Rd. Prospect Heights. Lattice Tower. 2.58 miles from proposed.
- CH44576A 25 NW Point Blvd. Elk Grove Village. Rooftop. 2.32 Miles from proposed.

Thank You,

Pete Aimaro
505 N. Lake Shore Drive Suite 2109
Chicago, IL 60611
[REDACTED]
[REDACTED]

National Wireless
Ventures, LLC.

From: <Bhide>, Latika <lbhide@vah.com>
Date: Wednesday, July 15, 2015 4:40 PM
To: Pete Aimaro [REDACTED]
Subject: RE: Proposed Wireless Tower @ 1000 Arlington Heights Rd.

Pete,

I was combining the information for the T-Mobile antenna heights at the various nodes and the existing site information,. There are a few sites for which I do not have a street address. Could you please let me know the address and structure type (monopole, roof mounted, etc.) for the following sites:

- CH13020A
- CH43301B
- CH43636B
- CH44576A

Thank you,

Latika Bhide, AICP, LEED Green Associate
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Road
T: 847.368.5223
F: 847.368.5988

Bhide, Latika

From: Pete Aimaro <[REDACTED]>
Sent: Wednesday, July 15, 2015 11:10 AM
To: Bhide, Latika; Ward, Robin
Cc: Brad Shaver; Mike Stevens; Robert Stapleton
Subject: Re: Proposed Wireless Tower @ 1000 Arlington Heights Rd.
Attachments: IL1204 - Parking - 01.jpg; IL1204 - Parking - 02.jpg; IL1204 - Parking - 03.jpg; IL1204 - Parking - 04.jpg; IL1204 - Parking - 05.jpg; IL1204 - Parking - 06.jpg; IL1204 - Parking - 07.jpg; IL1204 - Parking - 08.jpg; IL1204 - Parking - 09.jpg; IL1204 - Parking - 10.jpg; IL1204 - Parking - 11.jpg

Hi Latika,

I wanted to give you an update on the Auto Tech parking status. We stopped by the property yesterday and did a parking count. We counted a total of 21 cars on the property including employee vehicles. Please see the attached photos from our visit.

Thank You,

Pete Aimaro
505 N. Lake Shore Drive Suite 2109
Chicago, IL 60611
[REDACTED]


National Wireless
Ventures, LLC.

From: <Bhide>, Latika <lbhide@vah.com>
Date: Tuesday, July 7, 2015 3:22 PM
To: Pete Aimaro <[REDACTED]>
Cc: Brad Shaver <[REDACTED]>, Mike Stevens <[REDACTED]>
Subject: RE: Proposed Wireless Tower @ 1000 Arlington Heights Rd.

Thank you.

From: Pete Aimaro <[REDACTED]>
Sent: Tuesday, July 07, 2015 3:21 PM
To: Bhide, Latika
Cc: Brad Shaver; Mike Stevens
Subject: Re: Proposed Wireless Tower @ 1000 Arlington Heights Rd.

Latika,

The signs are up. Please see attached photos.

Thank You,

Pete Aimaro
505 N. Lake Shore Drive Suite 2109
Chicago, IL 60611
[REDACTED]







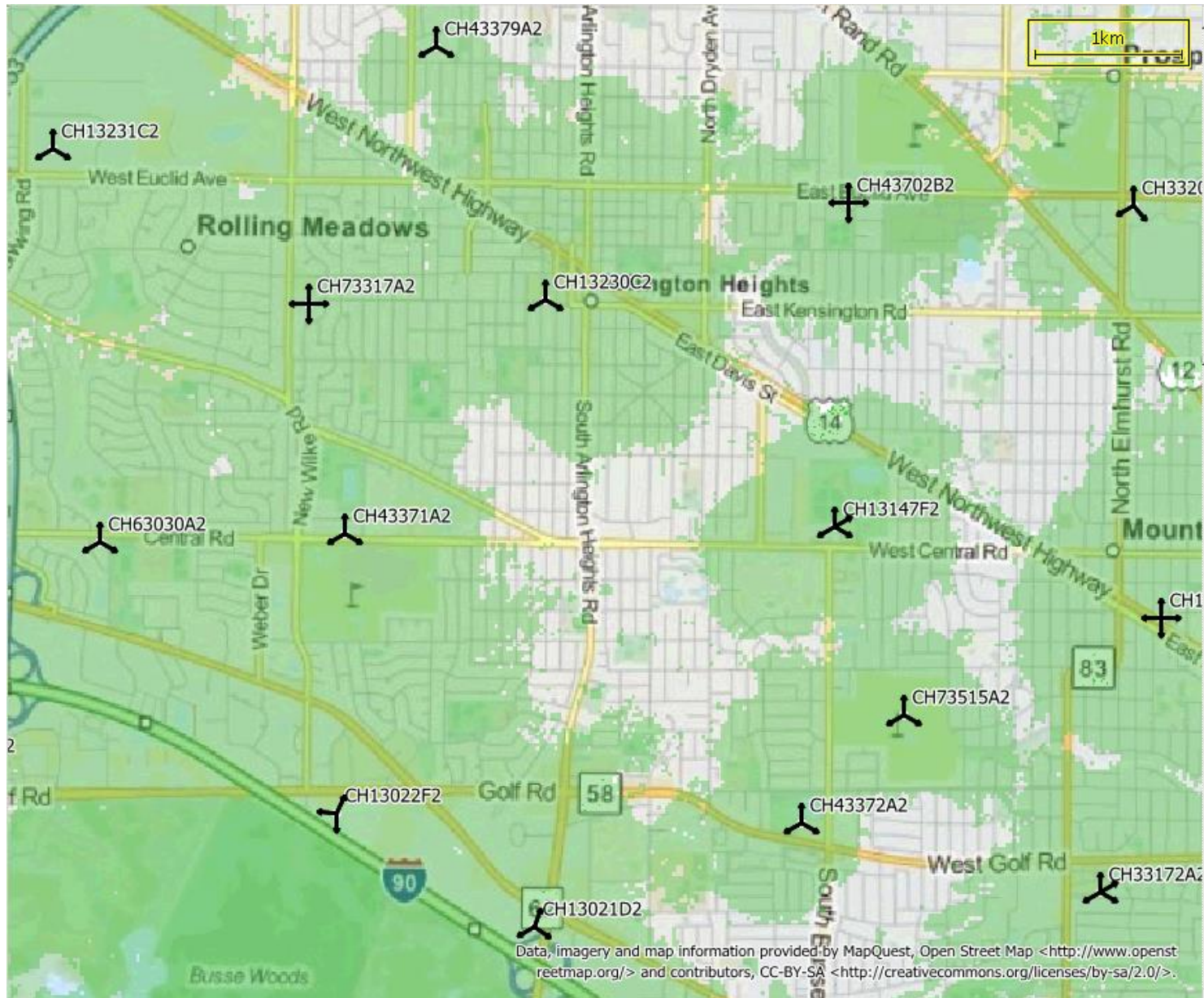






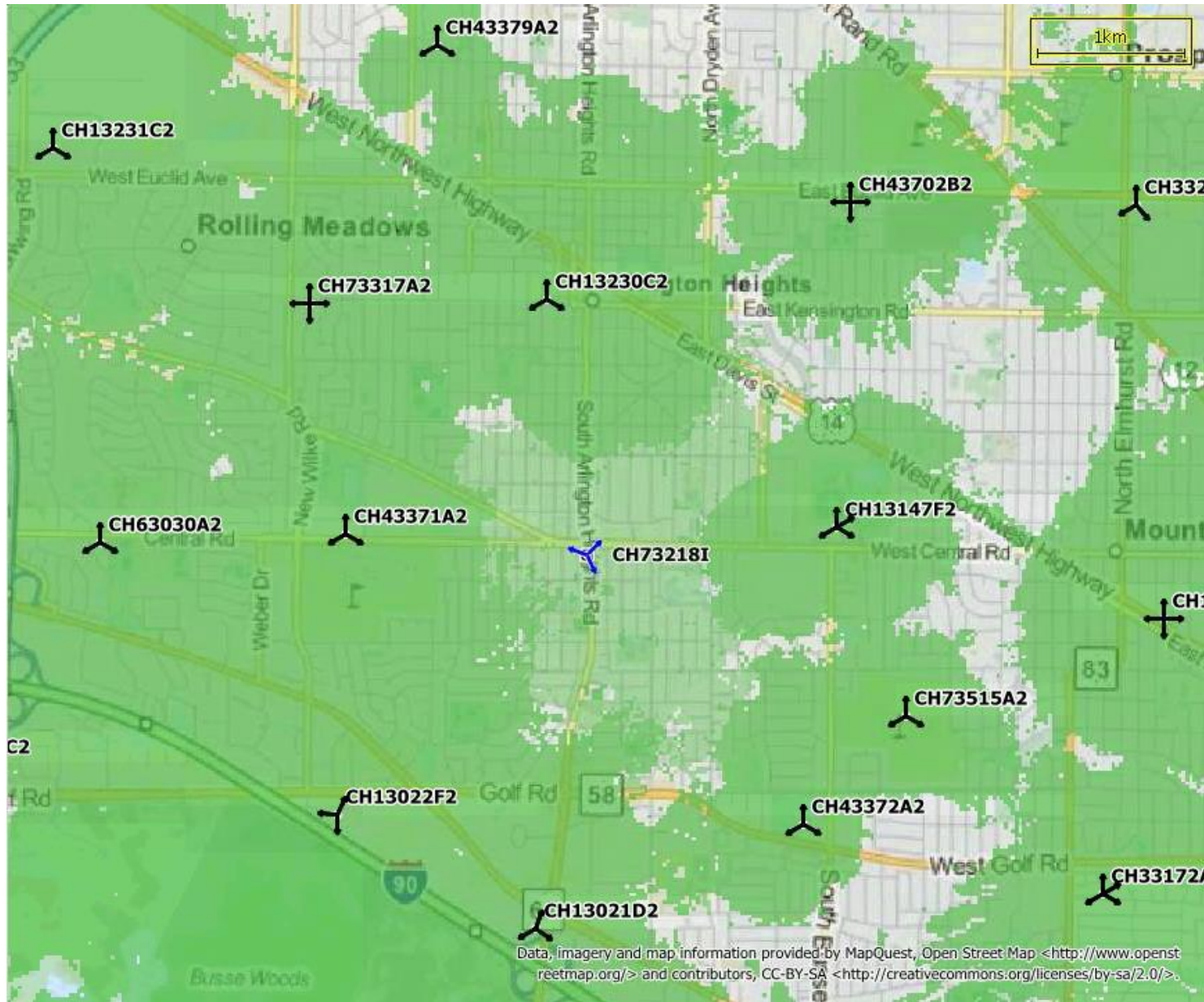
T-Mobile
1000 S. Arlington Heights Road
Prepared by: The Village of Arlington Heights
Department of Planning & Community Development
January 2015

T-Mobile Existing Coverage



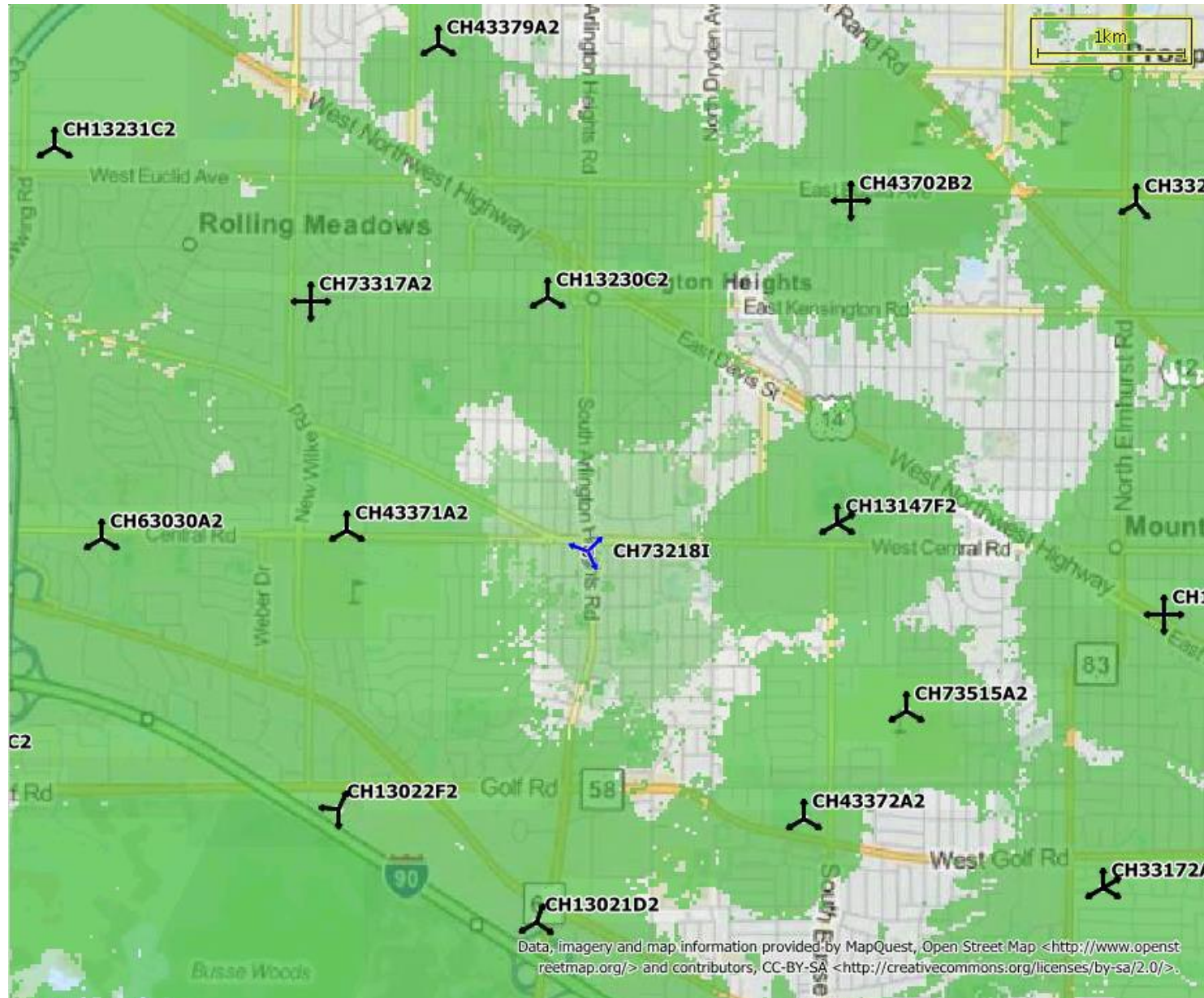
Indoor coverage without New Site

T-Mobile Proposed Coverage



Indoor coverage with New Site at 100FT

T-Mobile Proposed Coverage



NSD Scope and Existing Co-location options

The purpose of this search ring is to provide the in-building coverage with in 0.5 mile radius from search ring center located at the intersection of E. Cypress St and S. Pine Ave. There are no existing towers close to search ring center for co-location options and the roof-tops in the area are too short (less than 60ft) to meet the coverage objective. The Build to Suit (BTS) candidate provided is at good location and that can provide better in-building coverage in the desired area, as well as assist in off-loading the T-Mobile on-air sites CH43371A and CH13147F.

Moorings Senior Center is located on east of search ring center and is close to T-Mobile on-air site CH13147F, approx. 0.72 miles, move over the rooftop is less than 60ft and therefore is insufficient to fill the coverage gap. T-Mobile already has better coverage at this location and selecting this location will not cover the area on north west of the search ring center.

North-western community hospital at 800 Central Rd is also very close to T-Mobile on-air site CH43371A. Approx. 0.37 miles, therefore can't be considered as viable option.

Existing Site Locations

Neighboring Sites	Address	Structure Type
❖ CH13230C	55 South Vail, Arlington Heights, ILLINOIS - 60005	Rooftop
CH73317A	121 S. Wilke, Arlington Hts., ILLINOIS - 60005	Rooftop
CH43379A	800 W. Oakton, Arlington Heights, ILLINOIS - 60004	Rooftop
CH13231C	3400 W EUCLID AVE, ARLINGTON HEIGHTS, ILLINOIS - 60005	Rooftop
❖ CH43371A	1610 W. Central, Arlington Heights, ILLINOIS - 60005	Monopole
CH63030A	3201 Central Rd, Rolling Meadows, ILLINOIS - 60008	Water-Tank
CH13022F	1701 W Golf Rd., Rolling Meadows, ILLINOIS - 60008	Rooftop
CH13021D	2340 S. Arlington Heights Rd., Arlington Heights, ILLINOIS - 60005	Rooftop
CH43372A	1768 Golf Rd., Mount Prospect, ILLINOIS - 60056	Monopole
CH33172A	720 Dulles Road, Des Plaines, ILLINOIS - 60016	Water-Tank
CH73515A	600 S. See Gwun Avenue, Mount Prospect, ILLINOIS - 60056	Monopole
❖ CH13147F	1700 West Central Rd, Mount Prospect, ILLINOIS - 60056	Monopole
CH43702B	1903 E. Euclid, Arlington Heights, ILLINOIS - 60004	Steeple
CH33209A	55 East Euclid, Mount Prospect, ILLINOIS - 60056	Rooftop
CH13146A	112 NW HWY, Mount Prospect, ILLINOIS - 60056	Water-Tank

❖ Neighboring sites close to search ring center.

Used Cases – Stats of recently On-Air sites

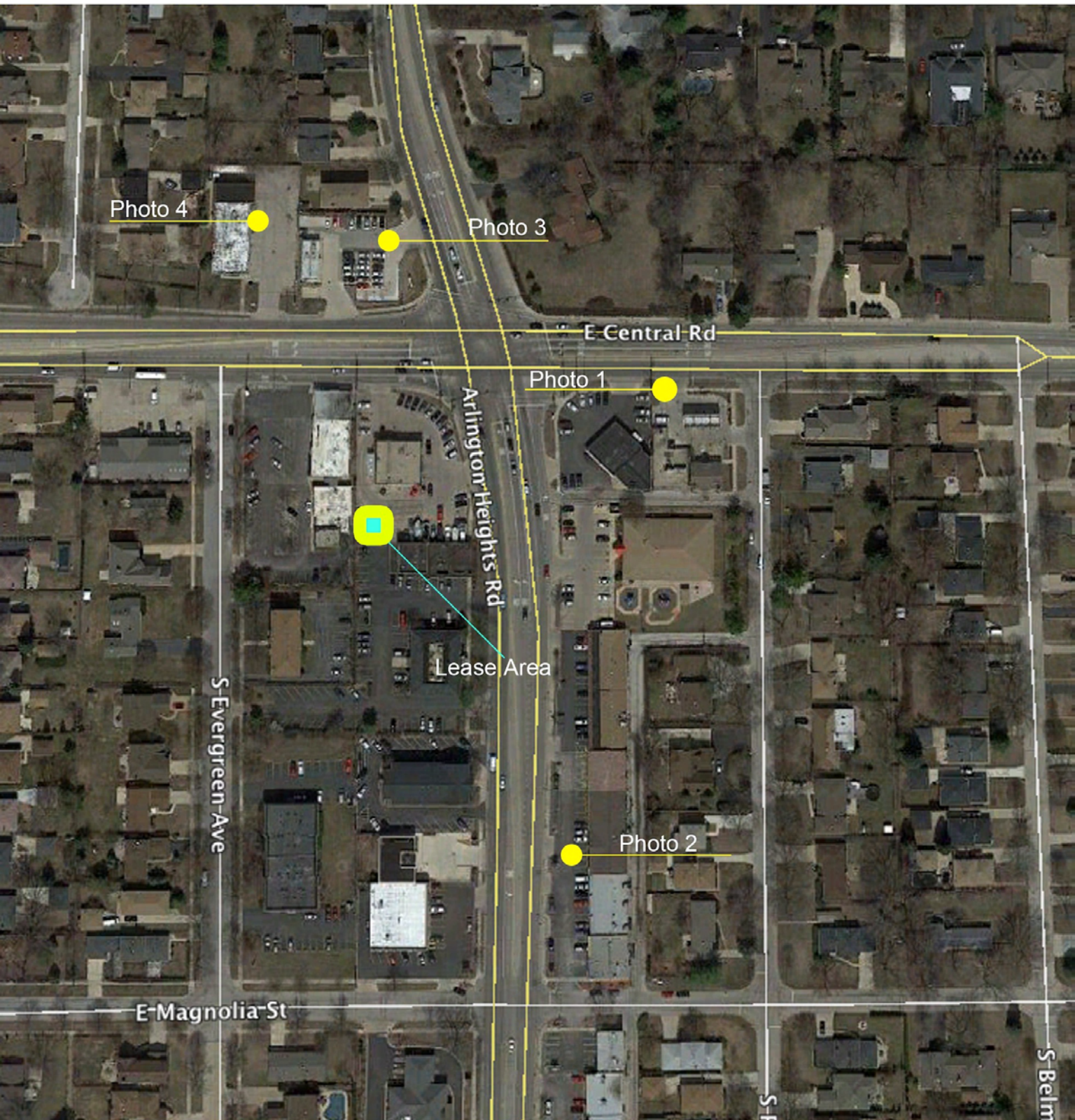
T-Mobile is currently building new sites in Chicago market and remarkable increase in traffic is notice in the area with new sites. Apart from the increased in in-building coverage, the voice and data traffic increased for both 3G and 4G technologies.

Area level stats on some of the recently on-air sites are provided below:

- The new site CH92024A is located at 3301 S. Laramie drive, Cicero, IL 60804 and got on-air on 03/31/2015. The 3G voice traffic remain stable, 3G Data traffic increased by 12.13%, 4G - LTE Voice (VoLTE) traffic increased by 16.31% and 4G - LTE Data traffic increased by 11.56%.
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IL1204 - Auto Tech

1000 Arlington Heights Rd. Arlington Heights, IL
Photo Simulation of Proposed 100' Monopole



APC IL1204 - Before
View Looking West



APC IL1204 - After
View Looking West
100 Ft. Monopole



APC IL1204 - Before
View Looking North



DISCLAIMER: This photo simulation is an artists depiction of a future installation.

APC IL1204 - After
View Looking North
100 Ft. Monopole



APC IL1204 - Before
View Looking South



APC IL1204 - After
View Looking South
100 Ft. Monopole



APC IL1204 - Before
View Looking South



APC IL1204 - After
View Looking South
100 Ft. Monopole



T-Mobile

April 7, 2015

Village of Arlington Heights

Attn: Zoning Board of Appeals/Planning Commission

**RE: Installation and Operations of a Wireless Communication Facility
Located at 1000 S. Arlington Heights, IL
Site ID IL1204**

This letter is to propose that the Village of Arlington Heights approve of a Special Use Permit for cellular antennas on the property at the above address, which is in the B-2 zoning district.

1. The proposed Special Use will not affect the goals and policies of the Comprehensive Plan, but rather will provide enhanced data capacity and wireless infrastructure to the surrounding community.
2. The FCC states that wireless antennas will not be detrimental to or endanger the public health, safety, comfort or general welfare.
3. The proposed site will merge with the existing emergency services network per FCC guidelines. As a result, location based E-911 services will be improved for the surrounding community.
4. The proposed Special Use will use adequate utilities that already exist and will not affect road access, drainage or other necessary facilities.
5. The proposed Special Use will not affect ingress or egress of the property.
6. The proposed use will fit in with the immediate commercial surroundings of the neighborhood and will provide a service needed by residents in that area of the community. This is also shown in the submitted propagation and coverage maps.
7. Since the proposed leased area will be screened with wood fencing, it will not be injurious to the use or enjoyment of other properties in the neighborhood.

Sincerely,

Peter Aimaro
Project Manager
National Wireless Ventures, LLC.
815-409-2740

RECEIVED
APR 07 2015
PLANNING COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-003
 Petitioner: Peter Aimaro
National Wireless Ventures

 Owner: Anthony Discepolo
2725 W GLENLAKE ST
CHICAGO, IL 60659
 Contact Person: Peter Aimaro
 Address: 828 Grand Blvd. Joliet, IL

 Phone #: 815-409-2740
 Fax #: _____
 E-Mail: paimaro@nwv.me

P.I.N.# 08-09-207-008
 Location: 1000 S. Arlington heights Rd.
 Rezoning: _____ Current: B-2 Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: X For: Wireless Facility
 Land Use Variation: _____ For: _____

 Land Use: _____ Current: Auto Shop
 Proposed: Cell Tower
 Site Gross Area: 22,054 SF
 # of Units Total: _____
 1BR: _____ 2BR: _____ 4BR: _____

(Petitioner: Please do not write below this line)

DO EXISTING STRUCTURES, IF ANY, MEET MINIMUM REQUIREMENTS OF THE FOLLOWING:

YES NO

- | | | | |
|----|-------|-------|-----------------------|
| 1. | _____ | _____ | VILLAGE BUILDING CODE |
| 2. | _____ | _____ | PRESENT ZONING USE |
| 3. | _____ | _____ | REQUESTED ZONING USE |
| 4. | _____ | _____ | SUBDIVISION REQUIRED |
| 5. | _____ | _____ | SIGN CODE |

6. GENERAL COMMENTS:

ALL CODES AND ORDINANCES OF THE
 VILLAGE SHALL BE ADDRESS AT THE
 PLAN REVIEW STAGE. NOT ENOUGH
 DETAILED INFORMATION. DP

RECEIVED

APR - 1 2015

PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

Director _____

Date _____

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-003
Petitioner: Peter Aimaro
National Wireless Ventures
Owner: Anthony Discepolo
2725 W GLENLAKE ST
CHICAGO, IL 60659
Contact Person: Peter Aimaro
Address: 828 Grand Blvd. Joliet, IL
Phone #: 815-409-2740
Fax #: _____
E-Mail: paimaro@nwv.me

P.I.N.# 08-09-207-008
Location: 1000 S. Arlington Heights Rd.
Rezoning: _____ Current: B-2 Proposed: _____
Subdivision: _____
of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: X For: Wireless Facility
Land Use Variation: _____ For: _____
Land Use: _____ Current: Auto Shop
Proposed: Cell Tower
Site Gross Area: 22,054 SF
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

INSPECTIONAL SERVICES

NO COMMENTS

RECEIVED

APR - 8 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Paul BNA
Director

4/7/15
Date

Memorandum

To: Latika Bhide, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works 
Date: April 3, 2015
Subject: 1000 S. Arlington Heights Road, P.C. #15-003

With regard to the proposed preliminary plat of subdivision and variation, I have the following comments:

1. A maintenance agreement should be provided. Often these remote areas are not maintained and become an eyesore after a few years. Maintenance agreement should dictate who will be responsible for maintaining the area.
2. The landscape area needs to be properly defined by curb or retaining wall block so mulch does not wash away. Soil for planting area needs to be properly replaced for health of arborvitae.

Thank you for the opportunity to comment on the plans. If you have any questions, please feel free to contact me.

C: file

LF

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APR - 7 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-003
 Petitioner: Peter Aimaro
National Wireless Ventures
 Owner: Anthony Discepolo
2725 W GLENLAKE ST
CHICAGO, IL 60659
 Contact Person: Peter Aimaro
 Address: 828 Grand Blvd. Joliet, IL
 Phone #: 815-409-2740
 Fax #: _____
 E-Mail: paimaro@nwv.me

P.I.N.# 08-09-207-008
 Location: 1000 S. Arlington heights Rd.
 Rezoning: _____ Current: B-2 Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: X For: Wireless Facility
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: Auto Shop
 Proposed: Cell Tower
 Site Gross Area: 22,054 SF
 # 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 _____ X _____

Sanitary Sewer _____ X _____

Storm Sewer _____ X _____

b. Surface Improvement

Pavement _____ X _____

Curb & Gutter _____ X _____

Sidewalks _____ X _____

Street Lighting _____ X _____

c. Easements

Utility & Drainage _____ X _____

Access _____ X _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____ b. IDOT _____

c. ARMY CORP _____ d. IEPA _____

e. CCHD _____

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 _____

_____ TBD: ENSURE POSITIVE DRAINAGE

_____ N/A

_____ N/A

_____ X _____

_____ X _____

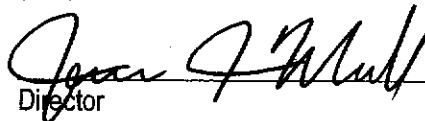
_____ X _____

_____ X _____

GENERAL COMMENTS ATTACHED No further comments at this time.

PLANS PREPARED BY: W-T COMMUNICATIONDATE OF PLANS: 2-23-15

Director


3/30/15
 Date



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 15 - 003

Project Name National Wireless Ventures for T-Mobile

Project Location 1000 S. Arlington Heights Rd.

Planning Department Contact Latika Bhide

General Comments

No comments at this time.

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APR - 2 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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

Date 04/02/15 Reviewed By: LT. Andrew Larson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

National Wireless Ventures for T-Mobile
1000 S. Arlington Heights Road
Special Use

Round 1 Review Comments

03/26/2015

1. Character of use:

The character of use should not be problematic.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code.

3. Present traffic problems?

There are no traffic problems.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems.

6. General comments:

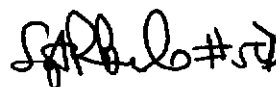
-Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

-Barriers such as fencing, etc should be erected to deter access, theft and trespassing to site after tower is built

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #50

Supervisor's Signature

RECEIVED

APR - 1 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

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Petitioner: Peter Aimaro
National Wireless Ventures

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2725 W GLENLAKE ST
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PUD: _____ For: _____
Special Use: X For: Wireless Facility
Land Use Variation: _____ For: _____

Land Use: _____ Current: Auto Shop
Proposed: Cell Tower
Site Gross Area: 22,054 SF
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

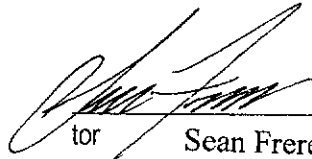
No comments at this time.

RECEIVED

MAR 26 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT


Environmental Health Officer
Sean Freres, LEHP
3/26/15 Date


tor Sean Freres
3/26/15 Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 15-003
 Petitioner: Peter Aimaro
National Wireless Ventures
 Owner: Anthony Discepolo
2725 W GLENLAKE ST
CHICAGO, IL 60659
 Contact Person: Peter Aimaro
 Address: 828 Grand Blvd. Joliet, IL
 Phone #: 815-409-2740
 Fax #: _____
 E-Mail: paimaro@nwv.me

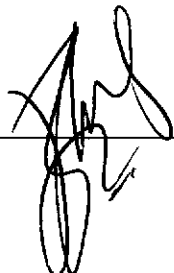
P.I.N.# 08-09-207-008
 Location: 1000 S. Arlington heights Rd.
 Rezoning: _____ Current: B-2 Proposed: _____
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: X For: Wireless Facility
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: Auto Shop
 Proposed: Cell Tower
 Site Gross Area: 22,054 SF
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

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

Comments:

Please see attached

 4/8/15 Date

Planning Department Comments (PL15-003, 1000 S. Arlington Heights Road, Round 1)

7. Owner Signature is required on the Application form.
8. The property is zoned B-2, General Business District. The Plan Commission must review and the Village Board must approve:
 - A Special Use for a Wireless Antenna Tower in the B-2 district.

A written justification has been provided for the special use. However, the justification must specifically address the following special use criteria:

- That said special use is deemed necessary for the public convenience at this location.
- That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
- That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

Additionally, the following standards are considered when determining whether approval of an application for a commercial antenna structure is in the public interest:

- The petitioner must demonstrate that there is not technically suitable space available on an existing tower or structure within the geographic area to be serviced.
- A landscaping plan shall be submitted that demonstrates substantial screening of the antenna and related structures from adjacent land uses. Screening must consist of a well-maintained masonry wall of brickwork of stonework, solid wood fence, densely planted compact hedge or berm and hedge.

The Staff Development Committee is not supportive of this Special Use request. The Land Use Goals of the Village's Comprehensive Plan state that "incompatible zoning should be avoided"; a 100 foot tall monopole would be incompatible with the residential uses to the west. Also, as stated in #11 below, based on staff observation at the site, there is not adequate parking available on this site. The loss of 8 parking spaces (4 spaces indicated as striped on the plan and 4 spaces on the south side of the building) would further negatively affect the site.

9. The Plan Commission must review and the Village Board must approve the following variations:
 - Chapter 28, Section 6.13, from the requirement that fences in the side and rear yard not exceed five feet to allow a 6 foot tall fence.

Please provide a written justification for the zoning variation above by responding to the following criteria:

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.
- b. The plight of the owner is due to unique circumstances.
- c. The variation, if granted, will not alter the essential character of the locality.

10. The Building Code Review Board must review and the Village Board must approve the following variation:
 - a. Chapter 23, Section 203, Restrictions, from the requirement that ground base antenna cannot exceed 75 feet above the grade level to allow 100 feet tall monopole.

Please coordinate with Charles Craig, Assistant Building Official for requirements for the BCRB hearing. The BCRB hearing must be held prior to the Plan Commission hearing.

11. The Code required parking for this site is as follows:

Use	CODE USE	SF/ Employees/Bays	PARKING CALC (SF)	PARKING RATIO (1:X)	PARKING REQUIRED
Autotech Repair	Automobile Service Station	4 service bays, 4 employees	NA	3/bay + 1/Employee	16
Total					16
<i>Total Provided</i>					23
Surplus / (Deficit)					7

Based on the parking calculation above, the site meets the Code required number of parking spaces on site. However, as stated in #12 below, based on staff observation at the site, the parking at the site is not adequate.

12. Parking counts for the site are required. Parking counts should be provided for peak times on two weekdays and a Saturday. When staff visited the site on April 8, 2015, there were 42 cars, 1 trailer and 2 truck cabs in the parking lot. Several vehicles were tandem parked – 2 cars in depth. The proposed loss of 8 parking spaces (4 spaces indicated as striped on the plan and 4 spaces on the south side of the building) will further negatively affect the site. Also, not all parking spaces are striped.



13. The existing parking does not meet the requirements of the Ordinance for landscaping. The ends of all parking rows must include a landscape island equal in area to one parking space. Provide landscape islands at the ends of all parking rows.

Similarly, all paved service areas abutting a residential district or street or off-street parking areas containing more than four parking spaces, must be effectively screened on each side adjoining or fronting on any property situated in a residence district or any institutional premises or adjoining any public way by a well-maintained wall, fence, densely planted compact hedge designed to provide year round opacity or berm and hedge. Provide a 3' high screen along Central Avenue and Arlington Heights Road.

A landscape plan for the entire site must be provided delineating the required landscaping.

14. The proposed wood fence is 6 foot in height and will need a variation from Chapter 28, Section 6.13, from the requirement that fences in the side and rear yard not exceed five feet.
15. The fence along the west property line is in poor condition. It is recommended that the fence is replaced or repaired.
16. What is the height of the platform/base station for the monopole?

National Wireless Ventures for T-Mobile
1000 S. Arlington Heights Road
PC 15-003
April 8, 2015

Landscape Issues

- 1) Indicate the size (at time of planting) of the proposed Mission Arborvitae on sheet LE-2.1.
- 2) Provide a 3' high drought/salt tolerant screen along Central Avenue and Arlington Heights Road in order to buffer the parking lot along the street frontage (Chapter 28, section 6.15-1.2a). Providing a 3 foot high screen may require IDOT's approval for landscaping located in the IDOT right-of-way.
- 3) The ends of all parking rows must include a landscape island, which contains a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). Provide landscape islands at the ends of all parking rows.
- 4) Along the west property line, the existing 6 foot high wood fence is in poor condition. It is recommended that the fence be replaced.

RECEIVED

APR - 8 2015

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

1. BUILDING

Comment: All Codes and ordinances of the village shall be addressed at the plan review stage. Not enough detailed information.

Response: Please describe what detailed information is missing so that we can provide.

1A. INSPECTIONAL SERVICES

No comments

2. PUBLIC WORKS

Comment: A maintenance agreement should be provided. Often these remote areas are not maintained and become an eyesore after a few years. Maintenance agreement should dictate who will be responsible for maintaining the area.

Response: We note that this agreement is within the executed lease between the landlord and APC Tower.

Comment: The landscape area needs to be properly defined by curb or retaining wall block so mulch does not wash away. Soil for planting area needs to be properly replaced for health of arborvitae.

Response: This will be addressed within the landscaping portion of the construction drawings.

3. ENGINEERING

No comments

4. FIRE DEPARTMENT

No comments

5. POLICE

Comment: Lighting should be up to Village of Arlington Heights Code.

Response: It is our understanding that no lighting is required.

Comment: Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. Emergency contact cards can be filled out at the Village of Arlington Heights website (vah.com). This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

Response: National Wireless Ventures, LLC is the agent and please reach out to Bob Stapleton at 847-833-5448.

Comment: Barriers such as fencing, etc. should be erected to deter access, theft and trespassing to site after tower is built.

Response: This will be adhered to during the construction phase via a temporary fence which will be erected at the end of each construction day.

6. HEALTH DEPARTMENT

No comments

7. PLANNING DEPARTMENT

Comment: Owner Signature is required on the Application form.

Response: This has been completed and provided to Jurisdiction on 4/9/15.

Comment: The property is zoned B-2, General Business District. The Plan Commission must review and the Village Board must approve: A Special Use for a Wireless Antenna Tower in the B-2 district.

Response: We are aware of these needs and have a ZBA Public hearing Scheduled.

Comment: A written justification has been provided for the special use. However, the justification must specifically address the following special use criteria:

Response: See below

a. That said special use is deemed necessary for the public convenience at this location.

The proposed use will fit in with the immediate commercial surroundings of the neighborhood and will provide a service needed by residents in that area of the community. This is also shown in the submitted propagation and coverage maps. The special use is necessary to provide existing and new wireless customers with expanded coverage and data capacity in a constantly growing network. Please refer to the submitted coverage and propagation maps. The proposed site will merge with the existing emergency services network per FCC guidelines. As a result, location based E-911 service will be improved for the surrounding community.

b. That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.

The FCC states that wireless antennas will not be detrimental to or endanger the public health, safety, comfort or general welfare. Approval of this special use would not endanger the health of the community as the facility will operate within the FCC public safety guidelines.

c. That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

The proposed Special Use will not affect the goals and policies of the Comprehensive Plan, but rather will provide enhanced data capacity and wireless infrastructure to the surrounding community. The proposed facility will operate and comply with the regulations and guidelines set forth by the village specified in the ordinance for this particular use.

Comment: The Plan Commission must review and the Village Board must approve the following variations: Chapter 28, Section 6.13, from the requirement that fences in the side and rear yard not exceed five feet to allow a 6 foot tall fence. Please provide a written justification for the zoning variation.

Response: We will alter the plans to provide a 5 foot instead of the 6 foot tall fence as originally provided.

Comment: The Building Code Review Board must review and the Village Board must approve the following variation: Chapter 23, Section 203, Restrictions, from the requirement that ground base antenna cannot exceed 75 feet above the grade level to allow 100 feet tall monopole. Please coordinate with Charles Craig, Assistant Building Official for requirements for the BCRB hearing. The BCRB hearing must be held prior to the Plan Commission hearing.

Response: BCRB meeting scheduled for 4/30/15.

Comment: The Code required parking for this site is as follows....

Response: We need to confirm how many service bay's but believe that there are only 2 or 3 bays, which would lower the total need.

Comment: Parking counts for the site are required. Parking counts should be provided for peak times on two weekdays and a Saturday. When staff visited the site on April 8, 2015, there were 42 cars, 1 trailer and 2 truck cabs in the parking lot. Several vehicles were tandem parked – 2 cars in depth. The proposed loss of 8 parking spaces (4 spaces indicated as striped on the plan and 4 spaces on the south side of the building) will further negatively affect the site. Also, not all parking spaces are striped.

Response: Parking counts were provided on 4/9/15. Also we only believe that 4 total parking spaces will be lost as the footprint only takes of 4 parking spots.

Comment: The existing parking does not meet the requirements of the Ordinance for landscaping. The ends of all parking rows must include a landscape island equal in area to one parking space. Provide landscape islands at the ends of all parking rows

Response: We believe that if this is the requirement then why hasn't the jurisdiction enforced this code violation in the past. We also believe that this should be taken up with the land owner as this is outside of our lease area and does not pertain to our application related to a cell tower.

Comment: The proposed wood fence is 6 foot in height and will need a variation from Chapter 28, Section 6.13, from the requirement that fences in the side and rear yard not exceed five feet.

Response: We will alter the plans to provide a 5 foot instead of the 6 foot tall fence as originally provided. We will not pursue a variation of Chapter 28 Section 6.13 as a result.

Comment: The fence along the west property line is in poor condition. It is recommended that the fence is replaced or repaired.

Response: We have advised the landlord of this request.
The height of the base station is 5 foot.

7A. PLANNING DEPARTMENT/LANDSCAPING

Comment: Indicate the size (at time of planting) of the proposed Mission Arborvitae on sheet LE-2.1.

Response: Between 3-5 foot at time of planting.

Comment: Provide a 3' high drought/salt tolerant screen along Central Avenue and Arlington Heights Road in order to buffer the parking lot along the street frontage (Chapter 28, section 6.15-1.2a). Providing a 3 foot high screen may require IDOT's approval for landscaping located in the IDOT right-of-way.

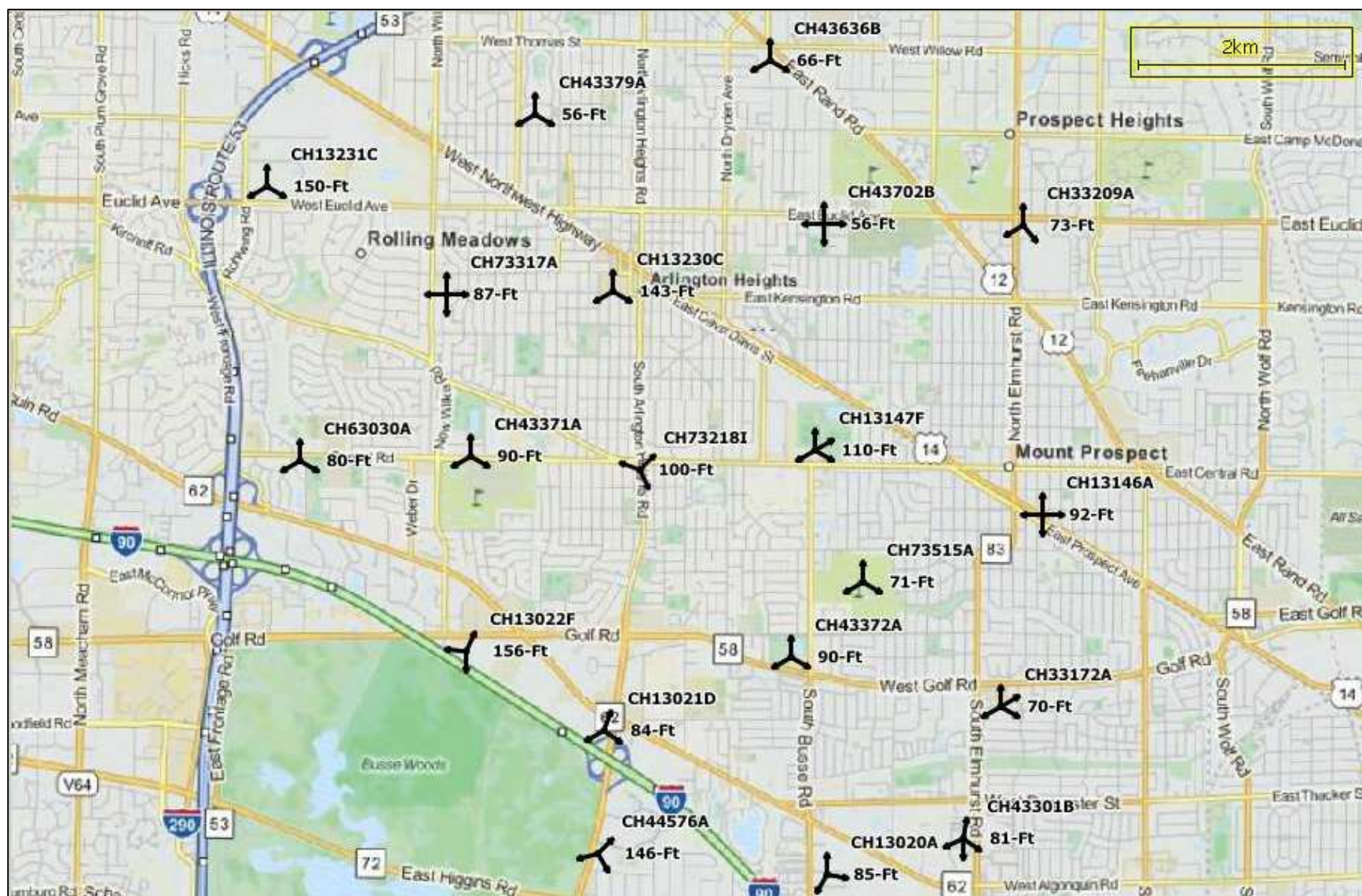
Response: This will be provided assuming that IDOT will approve and we have told by the Jurisdiction not to contact IDOT until we get recommended after the first hearing date.

Comment: The ends of all parking rows must include a landscape island, which contains a 4" caliper shade tree (Chapter 28, section 6.16-1.2b). Provide landscape islands at the ends of all parking rows.

Response: We believe that if this is the requirement then why hasn't the Jurisdiction enforced this code violation in the past. We also believe that this should be taken up with the land owner as this is outside of our lease area and does not pertain to our application related to a cell tower.

Comment: Along the west property line, the existing 6 foot high wood fence is in poor condition. It is recommended that the fence be replaced.

Response: We have advised the landlord of this request.



CH13021D	2340 S. Arlington Heights Rd., Arlington Heights, ILLINOIS - 60005	Rooftop	84 FT
CH13022F	1701 W Golf Rd., Rolling Meadows, ILLINOIS - 60008	Rooftop	156 FT
CH13146A	112 NW HWY, Mount Prospect, ILLINOIS - 60056	Water-Tank	92 FT
CH13147F	1700 West Central Rd, Mount Prospect, ILLINOIS - 60056	Monopole	110 FT
CH13230C	55 South Vail, Arlington Heights, ILLINOIS - 60005	Rooftop	143 FT
CH13231C	3400 W Euclid Avenue, Arlington Heights, ILLINOIS - 60005	Rooftop	150 FT
CH33172A	720 Dulles Road, Des Plaines, ILLINOIS - 60016	Water-Tank	70 F
CH33209A	55 East Euclid, Mount Prospect, ILLINOIS - 60056	Rooftop	73 FT
CH43371A	1610 W. Central, Arlington Heights, ILLINOIS - 60005	Monopole	90 FT
CH43372A	1768 Golf Rd., Mount Prospect, ILLINOIS - 60056	Monopole	90 FT
CH43379A	800 W. Oakton, Arlington Heights, ILLINOIS - 60004	Rooftop	56 FT
CH43702B	1903 E. Euclid, Arlington Heights, ILLINOIS - 60004	Steeple	56 FT
CH63030A	3201 Central Rd, Rolling Meadows, ILLINOIS - 60008	Water-Tank	80 FT
CH73317A	121 S. Wilke, Arlington Hts., ILLINOIS - 60005	Rooftop	87 FT
CH73515A	600 S. See Gwen Avenue, Mount Prospect, ILLINOIS - 60056	Monopole	71 FT

PLAN COMMISSION PROJECT TIMELINE

Project Name: Peter Aimaro, National Wireless Ventures, LLC on behalf of T-Mobile
PC Number: PC 15-003
Location: 1000 S. Arlington Heights Road
Requested Action: A Special Use Permit for a Wireless Antenna Tower

	Date	# of Business Days
Plat and Sub Committee Meeting	1-14-2015	
Awaiting Petitioner PC Application	3-24-2015	48 days
PC Application Submittal Date	3-24-2015	
1 st Round Department Comments	4-11-2015	14 days
Petitioner's Response	4-17-2015	5 days
PC Hearing* (Continued)	5-13-2015	36 days from application date
PC Hearing*	7-22-2015	48 days from 1 st PC hearing
Village Board	8-03-2015	7 days
Village Board Ordinance Adoption	8-17-201	10 days

Note:

* Legal notice; State Statute requires 15 to 30 days' notice.

Since a variation from Chapter 23 is being requested, the PC hearing was scheduled after the Building Code Review Board hearing on April 30, 2015.



Item: Replacement of 3/4-Ton Utility Truck - Public Works

Department: Public Works

BACKGROUND

The approved budget for the period ending December 31, 2015 includes \$43,000 for the replacement of one 3/4-Ton Utility Truck for the Public Works Department. The current vehicle is used by the Sewer Unit of Public Works on a daily basis and is 12 years old. Fleet Unit personnel have inspected the current vehicle and deemed it in need of replacement. If this award is approved, the existing vehicle will be sold at auction per Village requirements.

The replacement vehicle comes with a utility box rather than the typical pickup truck bed. The utility box allows for storage and organization of the Sewer Unit's tools and equipment.

The proposed replacement vehicle would be purchased through the Suburban Purchasing Cooperative (SPC) a joint purchasing program for local communities. The SPC represents 143 municipalities in a six County Area of Northern Illinois and is administered through the Northwest Municipal Conference, the Dupage Mayors & Managers Conference, and the South Suburban Mayors & Managers Conference of the Will County Government League. Currie Motors of Frankfort, IL is this year's winning bidder. The Village has worked with Currie Motors in the past and found them to be acceptable.

RECOMMENDATION

It is recommended that the Village Board award the bid to Currie Motors of Frankfort, Illinois in the amount of \$32,261 for the purchase of one F-350 3/4-Ton Utility Truck for the Public Works Department and authorize the execution of the necessary contracts.

Item:	Replacement of 3/4-Ton Utility Truck - Public Works
Bid Opening Date:	Suburban Purchasing Cooperative Joint Bid
Account Numbers:	621-9003-572.50-05 (VH95-02)
Total Budget for Specific Item:	\$43,000
Bid Amount:	\$32,261



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

Department: Public Works

BACKGROUND

The budget for the fiscal period ending December 31, 2015 includes \$350,000 for the purchase of road salt used for Snow & Ice Control Operations. The Village recently received our sodium chloride purchase confirmation letter from the State's Department of Control Management Services (CMS). CMS conducts the Statewide Salt Bid for all municipalities to participate in. The Village received a confirmation price from Morton Salt at a cost of \$77.06/ton. This year, the Village was able to choose a renewal option at a not-to-exceed 10% increase in price. Our vendor submitted a price that was the same price paid in the 2014-2015 season.

On April 6, 2015, the Village awarded an option to purchase an additional 1,000 tons from our supplemental salt vendor, at a price of \$74.52/ton. Because this was a very attractive price, Staff recommended this supplemental purchase which filled our salt dome and allowed the Village to reduce our State contract purchase to 4,400 tons.

The State contract allows for a purchase of a minimum of 80% of our allotted 4,400 tons, up to a maximum purchase of 120%.

RECOMMENDATION

It is recommended that the Village Board award a contract to Morton Salt Company, Inc. of Chicago, Illinois for the purchase of 4,400 tons of Sodium Chloride (Road Salt) at a unit cost of \$77.06/ton, for a total cost of \$339,064 and authorize the execution of the necessary agreements. The bidder has been determined to be responsible and has worked successfully with the Village in the past.

Bid Section

Item:	Sodium Chloride (Road Salt) Purchase - State Contract
Bid Opening Date:	Central Management Services - State Contract

Account Numbers:	101-7101-531.31-90
Total Budget for Specific Item:	\$350,000
Bid Amount:	\$339,064



Item: Ordinance - Sale of Surplus Property

Department: PW/Legal

An Ordinance Authorizing the Sale of Surplus Personal Property Owned by the Village of Arlington Heights
(Vehicles/Equipment)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Sale of Surplus Property	Ordinance

**AN ORDINANCE AUTHORIZING THE SALE
OF SURPLUS PERSONAL PROPERTY OWNED
BY THE VILLAGE OF ARLINGTON HEIGHTS**

WHEREAS, the Village of Arlington Heights is a home rule unit pursuant to Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, the Village of Arlington Heights is the owner of certain equipment, which property was purchased for use by various Village departments; and

WHEREAS, in the opinion of at least three-fourths of the corporate authorities of the Village of Arlington Heights, it is no longer necessary or useful to or in the best interests of the Village of Arlington Heights, to retain ownership of said property,

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

SECTION ONE: Pursuant to its home rule authority and the Illinois Municipal Code (65 ILCS 5/11-76-4), the President and Board of Trustees of the Village of Arlington Heights hereby find that it is no longer necessary, appropriate, or in the best interest of the Village of Arlington Heights that it retain title to the property hereinafter described and that said property is no longer required or profitable to the Village of Arlington Heights.

SECTION TWO: Pursuant to the aforementioned section, the Village Manager is hereby authorized and directed to dispose of the following described property in whatever manner considered most advantageous to the Village:

ASSET #	YEAR	MAKE	MODEL	SERIAL NUMBER	ESTIMATED VALUE
1016	2002	Chevrolet	K2500	1GCHK24U72E257779	\$3,000.00
1222	2001	Bobcat	Skid Steer	51444884	\$2,500.00
1223	2001	Bobcat	Skid Steer	51444885	\$2,500.00
1224	2001	Bobcat	Skid Steer	51444886	\$2,500.00
1226	2001	Bobcat	Skid Steer	51444887	\$2,500.00
1234	2003	Ford	F250	1FTSF31L33EA32563	\$3,000.00
1235	2003	Ford	F350	1FDSF34F63EA32588	\$3,000.00

SECTION THREE: The Village Manager is hereby authorized to dispose of the property provided that the sale price is not less than the estimated minimum value.

SECTION FOUR: Upon the sale of the aforementioned property, the Village Manager is hereby authorized and directed to convey and transfer title, if applicable, to the property to the purchaser.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage by a vote of at least three-fourths of the corporate authorities and approval in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 8th day of September, 2015.

Village President

ATTEST:

Village Clerk



Item: Resolution - 4th Amendment to Agreement - Nokia Siemens

Department: Planning & Community Development

BACKGROUND

Previously representatives of Nokia Siemens contacted the Village requesting a partnership to help address the problem of increasing wireless needs by the general population. In August 2011, the Village entered into an agreement with Nokia Siemens for a one-year "real world" study of wireless technology.

The wireless antenna systems are approximately 9" X 12" in size and have been installed at the top of several light poles in Downtown Arlington Heights. Nokia Siemens has been bringing customers to Downtown Arlington Heights from around the world to view and test this technology.

Each year since 2011, Nokia Siemens requested and the Village approved a one-year extension to the Agreement. Nokia Siemens is now requesting a fourth one-year extension.

There are a number of benefits that should be considered with this request. By extending the partnership with Nokia Siemens, the Village will continue working with an existing large business in Arlington Heights to assist them in their business growth. Other potential benefits include being viewed as a leader on the cutting edge of technology, additional promotion of the community by Nokia Siemens to their customers and partners from around the world, and potentially increased business from visitors that Nokia Siemens brings to Downtown Arlington Heights to view this technology.

Nokia Siemens paid the Village \$10,000 per year for this test and has agreed to pay an additional \$10,000 for the one-year extension.

RECOMMENDATION

It is recommended that the Village Board adopt the Resolution Approving a Fourth Amendment to the Agreement between the Village and Nokia Siemens Network and authorize execution of the Amendment to the Agreement for a one-year extension.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
4th Amendment	Resolution
4th Amendment - signed by Nokia Siemens	Agreement

**A RESOLUTION APPROVING A FOURTH AMENDMENT TO AN
AGREEMENT WITH NOKIA SIEMENS NETWORKS US LLC**

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

SECTION ONE: A certain fourth amendment to an agreement by and between the Village of Arlington Heights, and Nokia Siemens Networks US LLC, dated August 18, 2015, allowing Nokia to mount wireless antenna systems on to a number of light poles in the Downtown District in order to perform a wireless technology study, a true and correct copy of which is attached hereto, be and the same is hereby approved.

SECTION TWO: The Village President and Village Clerk are hereby authorized and directed to execute said agreement on behalf of the Village of Arlington Heights.

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

AYES:

NAYS:

PASSED AND APPROVED this 8th day of September, 2015.

ATTEST:

Village President

Village Clerk

AGREEMENTRES: Nokia Siemens Wireless Broadband 4th Amendment

FOURTH AMENDMENT TO THE AGREEMENT BETWEEN THE VILLAGE OF ARLINGTON HEIGHTS AND NOKIA SOLUTIONS and NETWORKS US LLC

THIS THIRD AMENDMENT to the Agreement between the Village of Arlington Heights and Nokia Solutions and Networks US LLC is made and entered into as of this 18th day of August, 2015, by and between the Village of Arlington Heights, ("Village"), and Nokia Solutions Networks US LLC ("NSN").

In consideration of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Village and NSN hereby agree as follows (new language is highlighted and language to be deleted is struck out:

Section One: Paragraph 1 of the Amended Agreement shall be amended to read as follows:

1. NSN will use approximately nine 30' light poles owned by this Village for this trial. These light poles are located in downtown Arlington Heights, south of Northwest Highway, north of Sigwalt Street, between Highland Avenue and Arlington Heights Road. NSN will have installed on the light poles the equipment necessary for the trial. This Amended Agreement will expire on August 31, 2016. (Remainder of section to remain as is.)

Section Two: Paragraph 8 of the Amended Agreement shall be amended to read as follows:

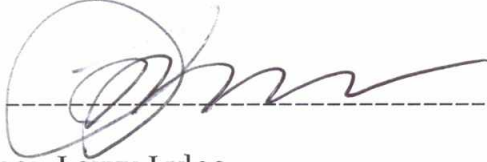
8. NSN will compensate the Village for the usage of Village assets and power usage for the trial equipment through payment to the Village in the amount of \$10,000. One payment of \$5000 shall be due on or before September 30, 2015, and the other payment of \$5000 shall be due on or before January 31, 2016.

Section Three: All other terms of the Agreement remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Amendment to Agreement as of the first written above.

Nokia Solutions and Networks US LLC

Village of Arlington Heights

By: 

By: _____

Name: Larry Lyles

Name: _____

Title: Senior Legal Counsel

Title: _____

By: 

Name: Genevieve A. Silveroli

Title: Vice President and Secretary



Item: Ordinance - Chapter 30 - Westgate Sign Variations

Department: Planning/Legal

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Sign Variation - Westgate Park & Shop	Ordinance

AN ORDINANCE GRANTING
VARIATIONS FROM CHAPTER 30 OF
THE ARLINGTON HEIGHTS MUNICIPAL CODE

WHEREAS, the Village of Arlington Heights has received a request from Mike Schwartz, owner of the Westgate Park & Shop retail center, located at 1531-1711 West Campbell Street, for variations from Chapter 30, Sign Regulations, of the Arlington Heights Municipal Code; and

WHEREAS, the Design Commission conducted a public meeting on June 9, 2015, Design Commission File #14-049, and has reviewed the request and provided its recommendations to the President and Board of Trustees; and

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

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

SECTION ONE: That the following variations from Chapter 30 of the Arlington Heights Municipal Code are granted:

1. A variation from Section 30-302a, to allow two ground signs with a separation distance of 300 feet, in lieu of the 800 feet of separation required between two ground signs,
2. A variation from Section 30-303c, to allow a ground sign with 60 square feet of signable area, and
3. For the new multi-tenant sign to be installed within three years, a variation from Section 30-305a to permit the changeable copy directly under Walgreen's name instead of on the lower portion of the sign

for the property legally described as:

Parcel 1: That part of the West 600 feet of the Southwest $\frac{1}{4}$ of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian, lying South of the center line of Campbell Avenue described as follows to wit: beginning at the point of intersection of the center line of Campbell Avenue and the West line of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian, thence running South 351 feet along the West line of said section; thence East a distance of 600 feet on a line parallel to the center line of Campbell Avenue, thence North on a line parallel to the West line of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian, a distance of 351 feet to the center line of Campbell Avenue; thence West along the center line of Campbell Avenue 600 feet to the point of beginning (excepting those parts thereof falling in Wilke Road and Campbell Avenue) in Cook County, Illinois.

Parcel 2: That part of the Southwest $\frac{1}{4}$ of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian, described as follows: beginning at the intersection of the center line of Campbell Avenue with the East line of the West 600 feet of the Southwest $\frac{1}{4}$ of Section 30; thence East along the center line of Campbell Avenue 58.28 feet more or less to the East line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30; thence South along the East line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30, 351 feet; thence West parallel to the center line of Campbell Avenue 58.63 feet more or less to the East line of the West 600 feet of said Southwest $\frac{1}{4}$; thence North along the East line of the West 600 feet, 351 feet to the place of beginning, (excepting that part thereof falling in Campbell Avenue) in Cook County, Illinois.

P.I.N. 03-30-317-011-0000

and commonly described as the Westgate Park & Shop retail center, located at 1531-1711 West Campbell Street, Arlington Heights, Illinois.

SECTION TWO: Approval of variations 1 and 2 shall be in substantial compliance with the drawing prepared by Doyle General Sign Contractors, dated August 12, 2015, consisting of one sheet, copies of which are on file with the Village Clerk and available for public inspection.

SECTION THREE: That the variations from Chapter 30 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. The second sign, which is the pole sign facing Campbell Street, is limited to 40 square feet of text within the 60 square feet of sign face.

2. No later than three years after the adoption of this Ordinance, the existing Walgreens sign shall be replaced with a new multi-tenant sign substantially similar to the drawing prepared by Doyle General Sign Contractors dated August 11, 2014 or a new multi-tenant monument sign substantially similar to the drawings prepared by the Village of Arlington Heights Planning and Community Development Department dated November 26, 2014.

3. No later than three years after the adoption of this Ordinance, the second ground sign facing Campbell Street shall be removed in its entirety.

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

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

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

AYES:

NAYS:

PASSED AND APPROVED this 8th day of September, 2015.

Village President

ATTEST:

Village Clerk

MiscOrdinances:Sign Variation – Westgate Park and Shop



Item: Ordinance - Chapter 13 - Class "B" and "BB" liquor licenses

Department: Manager/Legal

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

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

AN ORDINANCE AMENDING CHAPTER 13 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE

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

SECTION ONE: That Section 13-502 of the Municipal Code of Arlington Heights, pertaining to the number of liquor licenses, is hereby amended to increase the number of Class "B" liquor licenses authorized and to decrease the number of Class "BB" liquor licenses authorized with the amended entry for Class "B" and "BB" licenses to read as follows:

CLASS OF LICENSE	ANNUAL LICENSE FEE	NUMBER OF LICENSES AUTHORIZED
B	\$3,700.00	35
BB	\$2,700.00	2

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

AYES:

NAYS:

PASSED AND APPROVED this 8th day of September, 2015.

Village President

ATTEST:

Village Clerk

Liquor License Ordinances.B increase - BB decrease



Item: Permit Fee Waiver - Arlington Heights Park District

Department: Building & Health Services

Background

The Arlington Heights Park District is requesting a waiver of all applicable Planning and Building permit fees and/or all applicable Village review fees related to the 2016 Heritage Tennis Club Improvement Project for the Arlington Heights Park District.

Recommendation

In keeping with prior practices, Staff supports the waiver of permit fees for our sister agency with the exception of any out of pocket fees, such as meters, backflow devices etc.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Fee Waiver Request

Type

Correspondence



August 5, 2015

Mr. Randall Recklaus
Village Manager
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005

Re: Request for Waiver of Fees – Heritage Tennis Club Improvements

Dear Mr. Recklaus:

The Village of Arlington Heights Design Commission will be reviewing the application for the 2016 Heritage Tennis Club Improvement Project for the Arlington Heights Park District. The construction project is tentatively scheduled to begin in March 2016 (pending Village approvals and bid process.)

The project will include detention work planned for the site, increasing the number of the parking spaces, building a 1,600 s.f. addition/ multipurpose room on the north side of the facility, extensive improvements to the locker room and lounge areas (including additional viewing windows to the indoor courts) and ADA improvements such as access to the facility and the indoor courts and accessible restrooms/ locker rooms.

A complete set of site improvements and construction documents/ building plans will be forthcoming to the Village within the next month for review.

Following prior practice, the Arlington Heights Park District respectfully requests the waiver of all applicable Village of Arlington Heights Planning and Building Permit fees and/or all applicable Village review fees related to this project. The Park Board of Commissioners and staff appreciate your assistance on this matter.

If you need any additional information, please feel free to contact me at (847)506-7125. Thank you again for your continued cooperation and support.

Sincerely,

Cathy A. Puchalski, CPRP
Superintendent of Special Facilities

CC: Steve Scholten, Executive Director, Arlington Heights Park District
Steve Hautzinger, Design Planner, Village of Arlington Heights
Jim Tinaglia, Tinaglia Architects, Arlington Heights



Item: Permit Fee Waiver - Arlington Heights Memorial Library

Department: Building & Health Services

Background

The Arlington Heights Memorial Library is requesting a waiver of the building permit fees for a project to replace some galvanized piping in the basement area of the building. The work is scheduled to be completed in early September.
(Note: Permit is in review)

Recommendation

Staff recommends that the Village Board grant a waiver of the building permit fees for this project.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Fee Waiver Request

Type

Correspondence



► adding value in your life

August 26, 2015

Mr. Randy Recklaus
Village Manager
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

Dear Randy,

The library will be undertaking a project to replace some galvanized piping in the basement area of the building scheduled to begin in early September. As the library is a governmental entity in the Village, I am requesting a waiver for the building permit fees.

I thank you for your consideration and ask that you respond to Gary Leclair, GLEclair@ahml.info. He is coordinating the project for the library.

Kind regards,

A handwritten signature in dark ink, appearing to read "Jason F. Kuhl". The signature is fluid and cursive.

Jason F Kuhl
Executive Director

c: Gary Leclair



Item: Bond Fee Waiver - St. Edna Craft Fair

Department: Building & Health Services

Background

St. Edna's is requesting a waiver of the bond fee requirement for their upcoming raffle to be held during their Craft Fair on Saturday, October 24, 2015. Tickets will be sold from 9:00am-1:30pm the day of the event, with the drawing at 2:00pm.

Recommendation

Staff recommends that the Village Board grant a waiver of the bond fee requirement to St. Edna's for their upcoming Craft Fair.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Bond Fee Waiver Request

Type

Correspondence

St. Edna Church

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

August 11, 2015

To the Village Board of Arlington Heights:

St. Edna Church will hold a raffle in conjunction with our Craft Fair on Saturday, October 24, 2015. As a church and not-for-profit organization, we request a raffle bond waiver for this event. We appreciate your consideration of this request.

Thanking you in advance,



Patricia K. Freeman
Business Manager



Item: Ordinance - Special Use Permit - Wireless Antenna Tower

Department: Planning/Legal

An Ordinance Granting a Special Use Permit for a Wireless Antenna Tower and a Variation from Chapter 28 of the Arlington Heights Municipal Code
(T-Mobile wireless antenna tower at 1000 S. Arlington Heights Road)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Special Use Permit - Wireless Antenna Tower - T-Mobile	Ordinance

**AN ORDINANCE GRANTING A
SPECIAL USE PERMIT FOR A WIRELESS ANTENNA TOWER
AND A VARIATION FROM CHAPTER 28 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, on July 22, 2015, pursuant to notice, the Plan Commission of the Village of Arlington Heights, in Petition Number 15-003, conducted a public hearing on a request for a special use permit for a wireless antenna tower and a variation from the Zoning Ordinance, for the property located at 1000 South Arlington Heights Road, Arlington Heights, Illinois, which property is located in a B-2 General Business District; and

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

WHEREAS, the President and Board of Trustees hereby find that the proposed establishment of a wireless antenna tower in that location will be desirable for the public convenience and that such facility will be compatible with other uses in the vicinity of the site,

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

SECTION ONE: That a special use permit for a wireless antenna tower in a B-2 General Business District is hereby granted for the property legally described as:

That part of Lot 191 lying West of the following described line: beginning at a point on the North line of said Lot 191 7.95 feet West of the Northeast corner of said lot; thence South to a point in the South line of said lot, said point being 20 feet West of the Southeast corner of said lot in R.A. Cepek's Arlington Highlands, being a subdivision of parts of Sections 4 and 9 in Township 41 North, Range 11, East of the Third Principal Meridian, according to the plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on January 28, 1926, as Document 288597, in Cook County, Illinois, bounded and described as follows: Beginning at a point on the North line of said Lot 191, distant 49.41 feet East of the Northwest corner thereof (said point of beginning also being the most

Westerly corner of Parcel #0112 as condemned by the Department of Transportation of the State of Illinois in Court Case 94 L 50196); thence (the following three courses being along the Westerly boundary of said parcel #0112) S69-12'-47°East, for a distance of 53.31 feet to a point of curve; thence Southeasterly on the arc of a circle convex to the Northeast and having a radius of 40 feet, for a distance of 38.66 feet to a point of tangency; S13-49'-53° East, on a line tangent to the last described arc of a circle for a distance of 82.45 feet to a point on the present Westerly line of Arlington Heights Road; thence S00-40'-17°West, along the last described line for a distance of 65.73 feet to a point on the South line of said Lot 191; thence S89-31'56° West, along the last described line, for a distance of 138.52 feet to the Southwest corner of said Lot 191, thence N01-16'-55° West, along the West line of said Lot 191, for a distance of 193.83 feet to the Northwest corner of said Lot 191; thence S89-51'-22° East, along the North line of Lot 191, for a distance of 49.41 feet, to the point of beginning, all in Cook County, Illinois.

PIN: 08-09-207-008

and commonly described as 1000 South Arlington Heights Road, Arlington Heights, Illinois.

SECTION TWO: That a variation from Chapter 28, Section 6.13, Fences, to allow a fence around the perimeter of the antenna tower that is between six and eight feet high, with the exact height to be determined after consultation with and the agreement of Village Staff, is hereby granted.

SECTION THREE: That the wireless antenna tower shall be constructed in compliance with all Village Codes and in substantial conformance with the following plans submitted by the Petitioner:

The following plans dated November 11, 2014, with revisions through August 28, 2015, have been prepared by W-T Communication Design Group, LLC:

Title Sheet, consisting of sheet T-1;

Existing Overall Plan, consisting of sheet C-1;

New Overall Plan, consisting of sheet C-2;

Enlarged Compound Plan, consisting of sheet C-3;

Elevations, consisting of sheet A-1;

Landscaping Details, consisting of sheet L-1;

Landscaping Details & Notes, consisting of sheet L-2;

Concept Landscaping Plan, consisting of one sheet,

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

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

1. The landscape screening shall be installed completely on private property in substantial compliance with the approved plan.

2. The number of platforms/carriers allowed on the antenna shall be limited to two.

3. Prior to the issuance of a building permit, the Petitioner shall provide a letter from Northwest Central Dispatch indicating that the proposed frequencies are compatible with Village and other public and private telecommunication frequencies.

4. Prior to the issuance of a building permit, the Petitioner shall submit any State and/or Federal approvals.

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

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

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

AYES:

NAYS:

PASSED AND APPROVED this 8th day of September, 2015.

Village President

ATTEST:

Village Clerk

SPECIALUSE:T-Mobile Wireless Antenna Tower



Item: Police Station Feasibility Study Final Report

Department: Planning & Community Development

Background

In the fall of 2014 the Village Board selected FGM Architects who specialize in Police Station and law enforcement architectural design to prepare a Police Station Feasibility Study for Arlington Heights. The objective was to hire an architectural firm to prepare a Feasibility Study for utilizing the current Police station site and Municipal Campus including Village Hall. Schematic concept plans have been developed providing a "best fit" police station option on the existing Municipal Campus. The overriding goal is to determine whether a new Police Station meeting modern day standards could be feasibly developed upon the existing Municipal Campus. Since commencing the study, the consultants have completed a series of multi day meetings with Police command staff and department divisions to evaluate current operations, needs, and objectives. FGM Architects have also conducted a series of meetings with the Police Station Committee.

The Police Station Committee consists of the following representatives:

Thomas Glasgow - Village Trustee

James Tinaglia - Village Trustee

Charles Witherington-Perkins-Director of Planning & Community Development

Diana Mikula - Assistant Village Manager

Gerald Mourning - Chief of Police

Nick Pecora - Police Captain

Tom Kuehne - Director of Finance

Cris Papierniak - Assistant Director of Public Works

Steve Hautzinger - Design Planner

On October 10, 2014 the Village Board Committee-of-the-Whole met and provided input on the project goals and questions that must be answered as part of the scope of work.

On January 20, 2015 the Board met and reviewed the programmatic space needs analysis prepared by FGM Architects and reviewed conceptual site plans. This meeting with the Board was one of several "check in" points in the process to obtain input from the Village Board.

On May 26, the Village Board reviewed five different concept plans for placement of a new Police Station at the current site on Sigwalt Street.

Final Report

After significant discussion and presentation by FGM Architects at the May 26 meeting, the Board concurred with the Police Station Committee and FGM Architects, that the preferred option was option C. Since the May meeting, FGM Architects has prepared the attached final report for consideration by the Village Board.

For ease of review, the following sections are highlighted:

Section 1: Executive Summary, page 3.

Section 9: Recommendations, page 153. Section 9 pulls together all of the concept plans as proposed in option C along with the detailed budget for this proposed option.

Pages 135-136: Provide a comparison of the construction cost for option C with other community's' Police Stations and also in comparison with the 2010 study.

It is anticipated that a very brief presentation would be made summarizing option C, along with any questions from the Village Board. At the conclusion, it is suggested that the Village Board accept the final Police Station Study.

Recommendation

It is recommended that the Village Board accept the final Police Station Feasibility Study and authorize proceeding with implementation of Option C.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

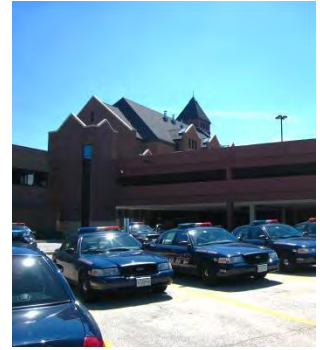
ATTACHMENTS:

Description	Type
Police Department Feasibility Study Part One	Report
Police Department Feasibility Study Part Two	Report

FGM ARCHITECTS

ARLINGTON HEIGHTS POLICE DEPARTMENT FEASIBILITY STUDY

FINAL DRAFT COPY



VILLAGE OF ARLINGTON HEIGHTS

FEASIBILITY STUDY



SUBMITTED TO:

Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499

FGM Architects Inc.

1211 West 22nd Street
Oak Brook, Illinois 60523
Phone: 630.574.8300
Fax: 630.574.9292

August 12, 2015
FGM # 14-1933.01

1211 W. 22nd Street, Suite 705
Oak Brook, Illinois 60523-2109
630.574.8300 PHONE 630.574.9292 FAX
fgmarchitects.com

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Village Board of Trustees**Mayor**

Thomas W. Hayes

Trustee

Carol J. Blackwood

Trustee

Joseph C. Farwell

Trustee

Thomas Glasgow

Trustee

Robin LaBedz

Trustee

Bert Rosenberg

Trustee

John Scaletta

Trustee

Mike Sidor

Trustee

Jim Tinaglia

Administration**Village Manager**

Randall Recklaus

Police Department Task Force

Charles Witherington-Perkins, Director of Planning and
Community Development, Task Force Chairperson

Thomas Glasgow, Trustee

James Tinaglia, Trustee

Diana Mikula, Assistant Village Manager

Gerald Mourning, Chief of Police

Tom Kuehne, Director of Finance

Nick Pecora, Police Captain

Cris Papierniak, Assistant Director of Public Works

Steve Hautzinger, Design Planner

FGM Architects Team

Raymond Lee, Principal-in-Charge, Planner/Programmer

Louise Kowalczyk, Project Designer

Ryan Rathman, Project Manager

Carol Sente, Client Advocate

Consolidated Consulting Engineers, MEP Engineering

McCluskey Engineering, Structural Engineering

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SECTION 1 EXECUTIVE SUMMARY

Introduction

The Village of Arlington Heights commissioned FGM Architects to prepare a feasibility study for a police station. The assessment includes verification of the space needs requirements of the Police Department, review of a previously developed existing building condition report, development of preliminary site and floor plans and project budgets. The study will provide the Village with the information necessary to make an informed decision on how to best address the long term facility needs of the Police Department.



Historical Data

The Arlington Heights Police Department is located at 200 E. Sigwalt Street in Arlington Heights and is part of the Municipal Campus which includes the Village Hall and Fire Station 1. The Existing Building is 37,435 s.f. and was constructed in 1978 for a staff of 92 police employees. Today, the Police Department has 139 employees. The Police Department is out of space and the building no longer meets the needs of the Police Department.

The potential growth of the Department is modest and largely dependent on the growth of the community from re-development and initiation of new police programs. It is anticipated that the Police Department will grow by 11-12 staff members in the future.



Project Goals

The primary goal of the study is to determine whether a new police station, meeting modern day standards, can feasibly be developed upon the existing municipal campus. Other study goals include:

- Ensure duplicity is taken advantage of. Promote the use of shared spaces to the greatest extent possible. Spaces can be shared with the Village Hall if it can be done effectively, i.e. if the building is connected to the Village Hall.
- Develop a solution that is secure. Safety of the officers is paramount; this issue supersedes cost.
- Make sure the police department has a highly functional building where they can do their job efficiently.
- Evaluate the site for maximum benefit and efficiency. The solution should utilize the entire site. No existing site feature is sacred.

Additional information on the project goals is discussed in Section 3.

Overview of the Study Process

This study provides the Village with recommendations on how to solve the facility needs of the Police Department. Some of the issues to be reviewed during the study process include:



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- Is the 2010 Space Needs Study completed still valid based on changes in employment and policing methodology?
- What is the best option for providing a police station on the Municipal Campus?

Police Department Task Force

To facilitate the development of this study, the Village established a multi-disciplinary Task Force to monitor progress and provide guidance.

Analysis of Space Needs

FGM's task was to verify if the previously developed space needs analysis from 2010 was still valid. The verification work began with a review of current operations of the Police Station obtained through a series of interviews and discussions with staff and review of information provided by the Police Department.

FGM observed how staff members operate within the existing facility and conducted with an in-depth tour of the station to gain further insight into operational issues and space needs.

All information was gathered and then summarized into a projection of space requirements called Program Statements. The Program Statements, located in Section 4, of this report, are the final product of the space needs verification portion of the study.

While this study was performed in a very collaborative manner with Police Department staff members, FGM consistently reviewed space requests and operating assumptions to ensure that the recommended space size allotments reflect accurate needs rather than wants.

Analysis of Existing Police Station

FGM's team, including structural, mechanical, and electrical engineers, reviewed the 2010 Existing Facility Analysis to understand the existing building and site implications relative to the potential options to be studied. The team conducted field surveys to re-validate the findings of the previous study, verify opportunities and obstacles and fully understand how the Municipal Campus functions.

Space Needs Analysis Summary

In our review of the 2010 Space Needs Analysis, the findings indicate that many of the spaces previously identified are still valid. However there were also a number of updates made due to changes in police methodology, spaces that were extraneous or missing from the program.

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The 2010 Space Needs Analysis identified 76,469 s.f. of space required for the Police Department.

The current analysis identifies 72,656 s.f. of space is required which reduces the programmatic needs by over 3,800 s.f. from the previous study. See Section 4 for additional information regarding the space needs requirements.

Existing Condition Analysis Summary

The condition of the existing police station has not changed significantly since the prior study was completed in 2010. Very little work has been performed to the building other than routine maintenance and some cosmetic upgrades. The major building issues still remain and include:

Architectural Issues

- Roof and windows are beyond their useful life
- Facility is not handicap accessible
- Facility is not compliant with current codes
- Building finishes are marginal to deficient
- Range is not up to current standards
- Public vs. private areas are not secured

Structural Issues

- Facility is not an essential structure per code
- Condition of certain floor slabs and foundation walls is marginal
- Facility will not accept vertical expansion

Mechanical Issues

- HVAC systems and controls are beyond their useful life
- HVAC systems have no extra capacity.

Electrical Issues

- Electrical systems are beyond their useful life
- Back-Up emergency power is limited
- Emergency generator is near the end of its useful life

Plumbing & Fire Protection

- Plumbing systems have no extra capacity and lack backflow preventers
- Sprinklers System are at a minimum in the facility

Due to the cost of repairs and upgrades necessary to the existing police station and to maximize the use of the current site, FGM does not recommend remodeling and expanding onto the current facility, but instead recommends a complete replacement. This is consistent with the 2010 study findings. The pros and cons to reuse the existing building were evaluated, with the cons heavily outweighing the pros, leading to this recommendation. See Section 5 for additional information.

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Site and Building Concept Summary

In order to answer the question and determine if a new police station meeting modern day standards can feasibly be developed on the existing municipal campus, FGM analyzed the current site and developed potential concepts.

Utilizing information from the Space Needs Analysis, FGM began developing potential site diagrams and program stacking arrangements to show how the space needs of the Police Department can be accommodated on the existing site.

A series of Initial Site and Building Concept diagrams were studied and reviewed with the Committee. The concepts that had the best potential for maximizing use of the site and being the most functional for the police department were identified and a Refined Site and Building Concept was developed.

The Refined Site and Building Concept is a 2-story building with a lower level and a police squad car parking garage to the north. The program elements and all the functional requirements were reviewed with the Police Department in order to develop a floor plan layout with the most efficient first floor footprint. Functions that could potentially be located off-site were also identified. Developing this efficient footprint was critical to accommodating the police facility on the site. The concept also incorporates ideas including efficiently stacked floor plates, shared police vehicular access with the Fire Department and maximizing parking for the entire campus. There was, however, no east-west access across the back of the site.

To develop the final site and building concepts, FGM worked very closely with the Committee to further refine the site layout, and look for efficiencies to save space and reduce the budget.

The site was made more efficient by reconfiguring the Sally Port and Police Garage to gain east/west access. Parking concepts were refined and options studied. Off-site facilities owned by the Village were identified for potential use, including the fourth floor of the Village Hall, the Fire Training Facility, and the Public Works Annex site.

Five final Site and Building Concepts were developed:

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Option A

- 70,500 square foot Police Station
- 2-Story + Basement
- 10,360 s.f. Indoor Parking Garage w/ Parking Deck above
- Parking Totals of 465-496
- 4th Floor of Village Hall for Storage
- Fire Academy for Police Storage
- Off-Site Impound Lot

Option B

- 70,500 square foot Police Station
- 2-Story + Basement
- 10,360 s.f. Indoor Parking Garage w/ Future Parking Deck above
- Parking Totals of 437-468
- 4th Floor of Village Hall for Storage
- Fire Academy for Police Storage
- Off-Site Impound Lot

Option C (Preferred Option)

- 70,500 square foot Police Station
- 2-Story + Basement
- 10,360 s.f. Indoor Parking Garage (No Parking Deck above)
- Parking Totals of 437-468
- 4th Floor of Village Hall for Storage
- Fire Academy for Police Storage
- Off-Site Impound Lot

Option D

- 70,500 square foot Police Station w/ 2,240 s.f. Unfinished
- 2-Story + Basement
- 10,360 s.f. Indoor Parking Garage
- Parking Totals of 437-468
- 4th Floor of Village Hall for Storage and Fire Arms Training Simulator (FATS)
- Fire Academy for Police Storage
- Off-Site Impound Lot

Option E

- 68,260 square foot Police Station (second floor is reduced)
- 2-Story + Basement
- 10,360 s.f. Indoor Parking Garage (No Parking Deck above)
- Parking Totals of 437-468
- 4th Floor of Village Hall for Storage and Fire Arms Training Simulator (FATS)
- Fire Academy for Police Storage
- Off-Site Impound Lot

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Option C has been identified as the preferred concept because it incorporates all the core needs of the Police Department within the Police Station, keeps all the Training functions together, and meets the parking requirements of the Municipal Campus.

For additional information, see Sections 6 and 7.

Budget Summary

Budgets are provided for the five concepts, Options A-E are described in Section 7. A low-high budget range was provided as no actual design work has been completed. Utilizing the low-high averages for each option, the conceptual construction budgets varied from \$26,492,423 to \$28,167,366.

Option C is the recommended Option. This concept provides a highly functional facility while taking advantage of utilizing other Village owned assets to reduce the overall construction cost. The low-high average cost for Option C is in the middle of the construction budget cost range for all concepts provided at \$27,207,605.

To the construction budgets, other costs need to be incorporated for a projected total project budget. These costs include furniture, fixtures & equipment, moving costs, design fees and contingency funds.

The Village has a goal of ensuring the new Police Station is not "overdone" and that the project costs are reasonable. To verify this, the estimated construction costs were compared to other police stations of similar size. The analysis shows the conceptual construction budget for the proposed Arlington Heights Police Station is very much in line with the cost of other police stations constructed in the area. See Section 8 for additional information.

A project goal established by the Village is the project needs to be less costly than the project identified in 2010. When the 2010 project is compared to the recommended Concept C Budget, we find that there is a significant cost savings. See Section 8 for additional information.

A summation of cost saving measures is provided in Section 8.

Recommendations

Based upon the findings of this study, FGM recommends the Village of Arlington Heights pursue a project consisting of constructing a new police station located on the existing Municipal Center site based on Option C as identified in Section 9.

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Concept C meets all of the pertinent goals established by the Village for this project. The project can be developed on the Municipal Campus with few compromises, and takes full advantage of the site and other Village assets, including the 4th floor of the Village Hall, the Fire Academy and the Public Works Annex. By utilizing other Village owned assets, the size of the new police station was reduced. The cost to modify the Village owned assets is lower than the cost of new construction, thereby reducing the project costs. The concept design is highly functional, secure and provides all of the spaces required for modern day policing. Option C has been identified as the preferred concept because it incorporates all the core needs of the Police Department within the Police Station, keeps all the Training functions together, and meets the parking requirements of the Municipal Campus.

Additional information regarding the recommendation is discussed in Section 9.

This study is to be utilized as a starting point and is intended to provide the Village of Arlington Heights with the necessary information to make an informed decision on which direction they should take to address the space needs of the Police Department. It is in no way intended to be a final design or budget for the Arlington Heights Police Station.

**SECTION 2
PROJECT UNDERSTANDING
AND METHODOLOGY****Overview of Study Process**

For over 25 years, FGM Architects has provided consulting and architectural design services to police departments and has worked with over 50 police agencies, often on multiple projects. FGM brings a vast amount of knowledge and understanding to this project through previous experience but understands that each agency has its own unique challenges and goals. Therefore, there is no cookie-cutter project or client and we must work with Police Department staff members to understand the operational issues of the Arlington Heights Police Department.

The purpose of the study is to provide the Village with the information necessary to make an informed decision on how to best address the facility needs of the Police Department. The Village is seeking recommendations and would like answers to the following questions:

1. Is the 2010 Space Needs Study still valid based on changes in employment and policing methodology?
2. What is the best option for providing a police station on the Municipal Campus? There are many options that need to be explored including: renovating and expansion of the existing police station, utilizing portions of the existing Village Hall for police functions, building new, etc.
3. What are the best solutions for providing public, staff and police department parking?
4. Does offsite storage for police vehicles and equipment make sense?
5. What will the various solutions for keeping the police station on the Municipal Campus cost?
6. What will it cost to relocate the Police Department temporarily if the chosen solution keeps the police station on the Municipal Campus?
7. How much will it cost to build a new police station on a new site?
8. If the police station is moved to a new site, how much will it cost to demolish the existing police station and restore the site, or renovate the building for lease to another user?

Police Department Task Force

To facilitate the development of this study, the Village established a Task Force to monitor progress and provide guidance. The Task Force was multi-disciplinary and consisted of Village Trustees, and Village and Police Department Staff.

Space Needs Analysis

FGM task was to verify if the previously developed 2010 Space Needs Analysis was still valid. The verification work began with a review of current operations of the Police Department which was

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obtained from information provided and through a series of interviews and discussions with staff. The information provided included:

- Police Department Reports
- Staffing Data
- Staff Organization and Functional Organization Charts
- Fleet Information
- Parking Data
- Aerial Photographs of Potential Village Owned Assets

The interviews consisted of a series of meetings with Police Department and maintenance staff meeting individually or in groups and included the following:

- Command Staff (Police Chief and Captains)
- Captain of Administrative Services Division
- Captain of Patrol Division
- Captain of Criminal Investigations
- Evidence Technicians
- Evidence Property Management
- Facility Maintenance

FGM observed how staff members operate within the existing facility and were provided with an in-depth tour of the station to gain further insight into operational issues and space needs.

All information was gathered and then summarized into a projection of space requirements called Program Statements. The Program Statements were then reviewed with the Police Department and Police Station Task Force and revised as necessary. The Program Statements, located in Section 4 of this report, are the final product of the space needs verification portion of the study.

While this study was performed in a very collaborative manner with staff members, FGM consistently reviewed space requests and operating assumptions to ensure that the recommended space size allotments reflect accurate needs rather than wants.

Analysis of Existing Police Station

FGM's team, including structural, mechanical, and electrical engineers reviewed the 2010 Existing Facility Analysis to understand the existing building and site implications relative to the potential options to be studied. The team conducted field surveys to re-validate the findings of the previous study, verifying opportunities and obstacles and fully understanding how the Municipal Campus functions.

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Site and Building Concept Development

In order to answer the question and determine if a new police station meeting modern day standards can feasibly be developed on the existing municipal campus, site concept development began by analyzing the current site.

Utilizing information from the Space Needs Analysis, FGM began developing potential site diagrams and program stacking arrangements to show how the space needs of the Police Department could be accommodated on the existing site.

A series of Initial Site and Building Concept diagrams were studied and reviewed with the Committee. The concepts that had the best potential for maximizing use of the site and being the most functional for the police department were identified and a refined site and building concept was developed.

To develop the final site and building concepts, FGM worked very closely with the Committee to further refine the site layout and look for efficiencies. Parking concepts were refined and options studied. Off-site facilities owned by the Village were identified for potential use, including the fourth floor of the Village Hall, the Fire Training Facility, and the Public Works Annex located at Davis and Gregory Streets.

Budgeting Methodology

When the site and floor plan layouts were completed, budgets were developed for the project. The initial budgets developed provide for a good quality municipal structure subject to 365/24/7 use with an appearance that will be complementary to the other buildings on the Municipal Campus without being "overdone" as identified in the project goals. Budgets for this project are located in Section 8.

FGM has an extensive database of cost information and used cost per square foot estimates as the budgeting methodology for the conceptual budgets. To verify budgets, FGM also consulted with local area builders. Because no actual design work has been performed, a budget range is provided for construction costs as well as a Total Project Budget.

**SECTION 3
PROJECT GOALS AND
QUESTIONS TO BE
ANSWERED****Goals**

For every project, it is important to establish clear goals which will be utilized to guide the decisions throughout the project. The following goals were developed with the Police Station Task Force as well as with the Village Board of Trustees.

1. The primary goal of this part of the process is to determine whether a new police station meeting modern day standards can feasibly be developed upon the existing municipal campus.
2. Develop a cost effective solution that maximizes the budget and is not "overdone". The budget should be less than what was proposed in 2010 which is believed to be too high.
3. Understand this is a utilitarian building and is used 24 hours a day, 7 days a week and needs to stand up to the wear and tear necessary for a police station.
4. Ensure duplicity is taken advantage of. Promote the use of shared spaces to the greatest extent possible. Spaces can be shared with the Village Hall if it can be done effectively, i.e. if the building is connected to the Village Hall.
5. Develop a solution that is secure. Safety of the officers is paramount. This issue supersedes cost.
6. Complement the existing campus architecture, remembering that the building is a police station and design a cost effective solution. The building needs to be presentable from all sides and the front needs to be complementary to the exiting Village Hall and Fire Station
7. Make sure the police department has a highly functional building where they can do their job efficiently.
8. Design the police station to be flexible for future changes.
9. Provide adequate workout facilities dedicated to the Police Department.
10. Provide a firing range within the police station that is safe, functional and meets the needs of the department.
11. Evaluate the site for maximum benefit and efficiency. The solution should utilize the entire site. No existing site feature is sacred.
12. Covered parking should be provided for marked patrol vehicles.
13. Maximize the size of the parking garage.

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**SECTION 3
PROJECT GOALS AND
QUESTIONS TO BE
ANSWERED****Questions to be Answered**

To allow for an informed decision making process, it is important to identify the questions the Village requires answers to as part of this study. The following questions were identified from meetings with the Police Station Task Force and the Village Board of Trustees. A brief answer to each question has been provided in *red italic* type.

1. Is the 2010 Space Needs Study still valid based on changes in employment and policing methodology?

Many of the spaces previously identified are still valid, however there were a number of updates made due to changes in police methodology, spaces that were extraneous or were missing from the program.

The 2010 Space Needs Analysis identified 76,469 s.f. of space required for the Police Department

Our analysis reduced the programmatic needs by over 3,800 s.f. to 72,656 s.f. See Section 4 for additional information.

2. Will the Police Station fit on the Municipal Campus site in an effective and safe manner that will meet the needs of the Police Station, Village Hall, and Fire Station.

Yes, the police station will fit on the Municipal Campus and will meet the needs of the Village. See Sections 6 and 7 for additional information.

3. What is the best option for providing a police station on the Municipal Campus?

- a. Re-validate previous study conclusion of renovating and adding an addition onto the existing police station

We concur with the previous study, renovating and adding an addition onto the existing police station is not a good option. See Section 5 for additional information

- b. Review utilizing portions of the existing Village Hall for police functions

We reviewed the Village Hall for accommodating potential police functions and found we can use it for long term evidence storage, records storage and for the Firearms Training Simulator. We also reviewed utilizing other Village Owned property which can be converted at a low cost

- c. Tear down the existing police station and build new

We believe this is the best option for this site. See Section 5 for additional information.

- d. Other options as identified during the course of the study

Other options were not reviewed as it was not necessary.

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4. What are the best solutions for providing public, staff and police department parking?

The existing site and adjacent parking lots are sufficient for the parking required. In our parking analysis, we determined that the Municipal Campus requires a minimum of 410 parking spaces. Without adding onto the existing parking deck, the site can accommodate 430 spaces. See Section 4 for additional information.

5. What can be moved off site to the Public Works Annex? Does offsite storage for police vehicles and equipment make sense?

We have identified approximately 1,500 s.f. of storage needs that can be located off site which includes Long Term Evidence Storage, Records Storage, Indoor Vehicle, and Equipment Storage which will not significantly affect the efficiency of police operations

Seized vehicles will also be located off site.

There is the potential to locate the Firearms Training Simulator to the 4th floor of the Village Hall.

See Section 7 for additional information.

6. What is the best method for keeping long term evidence?

We are recommending locating long term evidence storage on the fourth floor of the Village Hall. See Section 7 for additional information.

7. Is a connection to the Fire Department beneficial?

No physical connection is necessary. We are proposing utilizing the existing drive between the Police and Fire Station which aids operational efficiency for the Police Department

8. What will the various solutions for keeping the police station on the Municipal Campus cost?

See Section 8 for cost information

9. What will it cost to relocate the Police Department temporarily if the chosen solution keeps the police station on the Municipal Campus?

We have determined that the Police Department will need approximately 20,000 s.f. to operate temporarily by utilizing neighboring police department facilities for some functions and sacrificing the use of locker rooms during the construction period.

Therefore, utilizing current market rates, we have included in the conceptual budgets \$1.30M - \$1.53M for temporary facilities. See Section 8 for additional information

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10. How much will it cost to build a new police station on a new site?

It is not necessary to develop this cost because the Police Station will fit on the Municipal Campus

11. If the police station is moved to a new site, how much will it cost to demolish the existing police station and restore the site, or renovate the building for lease to another user?

It is not necessary to develop this cost because the Police Station will fit on the Municipal Campus

12. Is the existing site suitable for a new building? There are reports that the soil conditions may be suspect.

The Village commissioned Soil and Material Consultants (SMC) to provide a soils analysis. In SMC's Report, dated March 13, 2015, their findings indicate the site is suitable for constructing a building utilizing conventional foundation systems. A copy of the report is in the Appendix

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**SECTION 4
SPACE NEEDS ANALYSIS****Summary of Analysis**

FGM's task was to verify if the previously developed 2010 Space Needs Analysis for the Arlington Heights Police Department was still valid.

The 2010 study was performed by a team comprised of FGM Architects and McClaren Wilson & Laurie (MWL). MWL specializes in the planning of Police Stations and is based in Phoenix, Arizona. They led the development of the 2010 Space Needs Analysis. The verification of the 2010 Space Needs Analysis has been performed by FGM's in-house team of police experts

Since the 2010 Study was completed, there have been significant changes to the operations of the Arlington Heights Police Department. The most significant of the changes have involved staffing. Prior to completion of the 2010 Study, the Police Department had 114 sworn police officers and 36 civilian employees for a total staff of 150. Due to the economic recession, which began in 2008, the Police Department had to reduce their staff.

The total staff of the Arlington Heights Police Department currently consists of 109 sworn police officers and 30 civilian employees for a total staff of 139.

The potential growth of the Department is modest and largely dependent on the growth of the community from re-development and initiation of new police programs. Future Re-development of areas and potential operational changes at Arlington Park, which would include off track betting and slot machines will cause an increase in service for the Police Department.

New programs include changes in police operations, such as increased cybercrime programs, evidence processing capabilities, training requirements and social services for victims and crisis counseling. New programs, depending on the type, will potentially require additional training and potentially additional staff. In either case, additional work space will likely be required.

Demographic diversification includes ethnic and age population changes. There is a growing multi-ethnic middle class presence and an increased number of senior living developments in the Village which may affect police service requirements but the magnitude is unknown at this time.

The overall staff growth may include as many as 6 additional sworn police officers and 4-6 civilian employees. The potential growth has been factored into the space needs analysis. In our review of the 2010 Space Needs Analysis, our findings

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Sally Port Exterior

indicate that many of the spaces previously identified are still valid. However there were a number of updates made due to changes in police methodology, spaces that were extraneous or were missing from the program.

The 2010 Space Needs Analysis identified 76,469 s.f. of space required for the Police Department.

The current analysis reduced the programmatic needs by over 3,800 s.f. to 72,656 s.f.

See the Space Needs Program Comparison spreadsheet attached to this section for detailed information.

Summary of Why More Space is Necessary

Many factors contribute to the need for additional space and the major points are as follows:

- The Village has grown since 1978.
- Many spaces in the police station are inadequate and no longer meet the needs of the Police Department.
- Police operations have changed since the existing building was constructed in 1978 and more space is now required.



Sally Port Interior

The population, employment and traffic within the Village has grown significantly since 1978 which has necessitated growth of the Police Department.

In 1978 the Police had a total staff of 92 police employees. Today, the Police Department has 139 employees and the staff is projected to grow in the future to over 150 employees.

Many of the current spaces in the police station are now inadequate. Changes in policing, including rules, regulations and procedural issues can influence space requirements. Some examples include:

- **Sally Port:** This is a dedicated secure garage where prisoners are securely brought into the police station. The current sally port is utilized for many different functions, including prisoner transfer, general maintenance and storage of many different items. A sally port is intended to be a dedicated secure space providing a transfer point from a patrol car to a holding area which is safe for both the arresting officer and the arrestee. This is very difficult to achieve when the space is used for other functions.
- **Holding Cells:** The Illinois Department of Corrections governs the design of holding cells. The holding cells within the police station are an older design and do not meet the



Holding Cells

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Patrol Sergeants



Evidence Packaging



Evidence Storage

current requirements. The cells have bars which are not considered to be safe for staff or detainees.

- **Workspace Size:** There are many examples throughout the building of very small and congested workspaces. A good example of a congested work area is where the Patrol Sergeants are located. This workspace is very small for the number of staff working and for the interactions that need to take place in this area.
- **Locker Rooms:** Since 1978, many changes have taken place that affect the storage requirements for police officers. Lockers are now used to store a multitude of items, including training manuals, bullet proof vests, specialized protective equipment, weapons, flashlights, radios and uniforms. This has necessitated a need for larger lockers which increases the overall size of locker rooms.

Police Operations have changed significantly since 1978. There have been many operational changes and "best practices" established. These include:

- **Evidence Collection and Forensic Services:** This work is becoming more sophisticated and the courts are relying more heavily on scientific evidence. In addition to the growth of the unit, there are more tools and tests available today to study evidence which require more space.
- **Cybercrime:** Computer crime is increasing at an alarming rate. We expect to see further changes related to computer investigations and forensics. While cybercrime investigations is constantly evolving, space needs to be allocated for potential new methodology and equipment.
- **Evidence Storage:** The regulations for evidence retention has been significantly influenced due to mandated legislative changes. For example, in 2004, the State of Illinois changed the statutes to require any evidence from a murder case to be kept forever. Evidence retention schedules are greatly increasing the need for evidence storage space.
- **Training Needs:** Current best practices have police officers training more often utilizing many different techniques. A regular routine consisting of a mixture of classroom instruction, simulated scenario based training, defensive tactics and live fire weapons training are considered the best practice for training today.

The current police station occupies approximately 37,435 s.f. The Police Department is also utilizing approximately 3,000 s.f. on the 4th floor of the Village Hall. Comparing the required needs with the current station, a severe shortage of space exists as the space

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needs analysis demonstrates that significantly more space is required.

Differences Between Current and 2010 Space Needs Analysis

When reviewing the 2010 Space Needs Analysis, we found the methodology used for determining “net” space is similar. Net spaces are actual spaces identified for specific functions, i.e.: an office or training room.

We differ in how we determine the space necessary for a complete building. To obtain the total area required for a building, area needs to be added to the net area requirements for circulation (corridors and stairs), structure, mechanical, electrical systems and wall space. The 2010 Study utilizes percentage of net area for circulation, structural design factors and restrooms & mechanical systems. Our methodology assigns sizes to as many spaces as possible, such as toilet and mechanical rooms, and then utilizes a percentage of net area only for circulation and wall space. The percentage of net areas utilized were calculated from completed Police Stations. While the methodology difference is subtle it affected the total area requirements.

The following are highlights of some of the differences between the 2010 Analysis and the current validation study.

Patrol Bureau – The Patrol Sergeants office area was originally programmed so each Sergeant had a desk. In the current program each desk is shared by two Sergeants. This reduced the size of the workspace by over 800 square feet.

Evidence Collection – Forensic Services – The Alternative Light Room was eliminated saving 300 square feet. Use of alternative light is often performed in the field and can be performed in any dark room. A dedicated room is not necessary.

Canine – The Sergeants and Officers workstations were removed as they can share workstations with the Patrol Bureau. A dog kennel was also determined not to be required. Almost 400 square feet of program space was removed.

Traffic Bureau – A Traffic Bureau open office work area was added into the program for the Animal Welfare, Parking Enforcement and Traffic Enforcement Officers. This added 480 square feet to the program.

Support Bureau – In general, offices were removed for positions where tasks are performed by other individuals. For example, the Training function is now performed by the Administrative Sergeant, so a separate office is not required. We also removed much of the

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file storage from individual offices and placed them into a central file storage room which is more efficient and allows for offices to be smaller. Overall, these changes resulted in a savings of over 600 square feet.

Evidence Property Management – The area for Moveable Worktables was eliminated. We believe this area was inadvertently doubled up with the open floor area. This resulted in a savings of 378 square feet.

Firearms Range Management and Training – For the range, we are including in the program a 30' wide range which will allow for modern day firearms training utilizing props, close quarter and lateral movement exercises. We believe the previous program also showed a 30' wide range, but included a separate area for the bullet trap which is not necessary in modern range trap design. To provide state of the art training, we added in a Firearms Training Simulator room which allows for scenario based training in a virtual setting. In modern police training, it has been recognized that a combination of "live fire" and scenario based training is the most effective methodology for training officers. Overall, we added 628 square feet to the program.

I.D./Lockup – The changes in this area included the addition of a Line Up and Viewing Room which is utilized by Cook County. We also added a Bond-Out Vestibule which allows the release of a detainee in a secure fashion away from the main public entrance. The use of a Bond-Out Vestibule has been very common in the past 10 years. The addition of both areas added 340 square feet to the program.

Records Bureau – The workstations for Light Duty personnel and Volunteers are now included within the Records Clerks Open Office. We have programmed the open office to have eight desks. The work area for Red Light Camera Review has also been removed from the program. The changes resulted in a space reduction of 500 square feet.

Criminal Investigations – The most notable change in this area is combining the Adult Investigators and Juvenile Investigators together into one open office work area. While this saves some space, the major benefit is that it allows for greater exchange of information and a more productive working situation as both units work closely together. Another change made is in the size of the interview rooms. In 2013, the National Institute of Justice (NIJ) released recommendations for interview rooms which also included an increase in size. Overall, the changes in the Investigations office and Interview Rooms added 80 square feet.

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Community Services – Many of the work functions have been incorporated from separate spaces into an open office work area with six desks. This resulted in a savings of 370 square feet.

Staff Support Areas – A Multi-Purpose Room/Backup EOC was added that can hold up to 30 persons in a classroom setting. This space will be used for a wide variety of events including Major Case Assistance Team (MCAT) events, Major Case Evidence Technician events, training and potentially during emergencies. This space with the associated support spaces added 1,255 square feet.

Locker/Fitness Areas – The major changes in the locker rooms include combining the Command Staff and General Sworn Locker areas for both males and females which will reduce overall plumbing needs. Instead of four locker areas, we have two. We also adjusted the locker sizes to a larger size designed specifically for Police use. We also added in the building program a Defensive Tactics Training Room which is currently located on the 4th Floor of the Village Hall. Overall, the changes resulted in an addition of approximately 1,400 square feet.

Warm Storage – In this area, Northern Illinois Police Alarm System (NIPAS) storage was eliminated. Staff members assigned to NIPAS are required to have their gear with them as they respond directly to the incident area. They no longer come to the police station, to pick up and change into their gear. This results in a savings of 683 square feet.

Summary

With the updates to the space needs program due to changes in police methodology, the Department's operational changes and removing extraneous space, the programmatic needs were reduced by over 3,800 s.f. to 72,656 s.f.

SECTION 4

ANALYSIS OF SPACE NEEDS - PARKING ANALYSIS

Parking Analysis

As part of the needs analysis, it is necessary to determine the parking requirements for the entire municipal campus, which includes the Village Hall, Police Station and Fire Station. To perform this analysis, we reviewed projected parking requirements for each facility and then compared the requirements to actual parking counts.

Summary of Findings

The total number of existing parking spaces for the Municipal Campus is 441 spaces. This includes Lot O (Arlington Heights Road and Sigwalt Street) and the two lots across the street from the Police and Fire Stations.



Site Plan Showing Municipal Campus Parking

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Projected parking needs for the Municipal Campus is as follows:

Police Department**Department Vehicles**

Department Vehicles	71
Spare Vehicles	<u>10</u>
Total Department Vehicles	81

Staff Parking

Required Parking Spaces at Peak Demand	110
Take Home Vehicles	<u>(7)</u>
Total Staff Parking Required	103

Public

Visitors	10
Community and Training Room Parking	<u>30</u>
Total Public Parking Required	40

Total Police Parking Required 228

Village Hall

Department Vehicles 20

Staff Parking 84

Public

Visitors	20
Board Room	30
Community Room	<u>20</u>

Total Village Hall Parking Required 174

Fire Department

Department Vehicles -

Staff Parking 9

Public 3

Total Fire Department Parking Required 2

TOTAL PARKING REQUIRED 414

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Actual Parking Usage: The Police Department conducted parking counts between November 14 - 19, 2015 at 9:30 am, 2:30 pm, and 6:00 pm. The parking count data is attached at the end of this section. The following is a summary of some of the study findings:

- Daily fee parking is not fully utilized and at least 29 to 30 spaces were available.
- Maximum peak capacity taking the worst case scenario of different days and hours, would show 317 spaces occupied with 124 spaces (28%) available.
- Employee parking had a peak capacity at 2:30 pm on Wednesday, November 19 with 114 spaces occupied and 7 available. However, at that time 27 spaces were available in the Police lot and 19 spaces available in Lot O on Sigwalt Street.
- Peak occupancy of the Municipal Campus occurred on Wednesday, November 19 at 2:30 pm when 66% of the Municipal Campus parking spaces were occupied, and 149 (34%) available.
- On Wednesday, November 19 during the peak employee parking demand, Lutheran General Hospital held a meeting in the Village Hall Community meeting rooms with 30-35 attendees. The meeting ran from 9:00 am to 4:00 pm and impacted all day parking.
- Visitor parking on levels 2, 3, and Lot O had minimal usage during the day.

It is important to note that the parking counts were conducted over three days and represent a snapshot in time reflecting the occupancy of the garage at that particular time. Other meetings and events at different occasions may have different impact on the available parking.

Recommendation

The 441 parking spaces currently available for the Municipal Campus has served the Village well. From reviewing the projected parking needs and actual data, it suggests that the actual number of parking spaces required can be reduced significantly. This, however, would be contradictory to the Village's goal of maximizing the parking on the site. Therefore through discussions with the Village Task Force, a target for the minimum number of parking spaces is 410, and 430 or more would be preferred.

**SECTION 4
ANALYSIS OF SPACE NEEDS -
TEMPORARY POLICE
FACILITY NEEDS****Space Needs Requirements for Temporary Police Facility**

In order to re-build the police station on the Municipal Campus, it will be necessary to temporarily relocate the Police Department for the duration of construction, which may be as long as two years.

As the temporary facility is likely to be leased space, it is advantageous to the Village to only provide the space necessary to provide essential services locally to save money. It is common for Police Departments which are undertaking construction projects to arrange with neighboring Departments the ability to use their facilities when required. This includes utilizing lock-up, interview rooms and other facilities.

FGM worked with the Arlington Heights Police Department to identify the minimum requirements for a temporary police facility. The Department reviewed all aspects of operations and weighed the temporary functional inefficiency versus costs. When the exercise was completed, the space needs requirements for the temporary facility were identified to be 19,685 s.f. with 194 parking spaces. See the Space Needs Program for Temporary Facility spreadsheet attached to this section for detailed information.

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**SECTION 4
SPACE NEEDS ANALYSIS -
ATTACHMENTS**

Following this page are the attachments referenced in Section 4.

- | | |
|---|------------|
| 1. Police Department Space Needs Program | Pages 1-12 |
| 2. Municipal Campus Parking Survey | Page 1 |
| 3. Space Needs Program for Temporary Facility | Pages 1-12 |

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Village of Arlington Heights Police Department Space Needs Program		FGM ARCHITECTS		June 24, 2015 FGM #: 14-1933.01	
Room/Area/Space		Sq. Ft.	Notes	2009 Study	2014
PUBLIC ENTRY / PUBLIC ACCESS AREAS					
Entry Vestibule		80		80	
Lobby		600	Provide seating for (8)	600	
Reception Counter		64		64	
Citizen Report Rooms (3) required		160	Provide seating for (4) with counter for fingerprinting	320	
Public Fingerprinting Alcove		25	Incorporate into one of the Citizen Report Rooms above	-	
Community Meeting / Training Room		1,440	Room to seat (50) in classroom format	1,440	
Credenza Storage Counter		-	Long counter storage cabinets to support Community Meeting / Training room	100	
Audio/Visual Equipment		150	Closet for Audio/Visual Equipment	25	
Table and Chair Storage		150		200	
Public Toilets		-	Men's Toilet: 2 toilets, 2 urinals and 2 lavs. Women's Toilet: 4 Toilets and 2 lavs.	470	
Public Entry / Public Access Areas Sub-Total		2,669		3,299	
Circulation, Wall, and Mechanical Shaft Space		667		990	
PUBLIC ENTRY / PUBLIC ACCESS AREAS TOTAL		3,336		4,289	
OPERATIONS SUPPORT - FRONT DESK					
Counter Positions		360	Reception positions for (2) and service areas	300	
Camera Monitor Center		140	CCTV monitoring area	140	
Printer/Copier		30	Located in Counter Positions	-	
Files		36	Located in Counter Positions	-	
Operations Support - Front Desk Sub-Total		566		440	
Circulation, Wall, and Mechanical Shaft Space		142		132	
OPERATIONS SUPPORT - FRONT DESK TOTAL		708		572	
POLICE ADMINISTRATION					
Chief of Police Office		250	Desk, credenza, conference table for (4), bookcases	250	
Closet		-		16	
Administrative Services Captain		225	Desk, credenza, conference table for (4), bookcases	225	
Closet		-		16	
Legal Advisor		120	Position was eliminated	-	
Flexible Office Space		180	(1-2) "L" shaped workstation(s) with guest seating	180	
Chief's Administrative Assistant		120	"L" shaped workstation	120	
Administrative Services Administrative Assistant		120	"L" shaped workstation	120	
Administrative Waiting		108	Guest seating for (4)	100	
Administrative Conference Room		288	Conference Seating for (14-16) with credenza	420	
Coffee Area		25		25	
Toilet		64	Area allocated for in Staff Support Areas	-	
Secure Files		80	Allow for (10) 42" wide lateral files	200	

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Village of Arlington Heights Police Department Space Needs Program		FGM ARCHITECTS June 24, 2015 FGM #: 14-1933.01	
Room/Area/Space	Sq. Ft.	2009 Study	2014
Administrative Storage Room	56	56	56
Copy/Workroom	30	30	120
Coat Closet	16	16	16
Police Administration Sub-Total	1,622	1,622	1,864
Circulation, Wall, and Mechanical Shaft Space	406	406	652
POLICE ADMINISTRATION TOTAL	2,028	2,028	2,516
PATROL DIVISION			
Patrol Division Captain	225	225	225
Closet	16	16	16
Administrative Assistant	120	120	120
Patrol Bureau			
Patrol Commander's Offices (3) required	504	480	480
Watch Office			
Patrol Sergeants Workstations	1,440	560	560
Operations Supervisor	120	120	120
Conference/Counseling Room	120	120	120
Equipment Issue	150	150	150
Support Spaces			
Mud Room	100	100	100
Duty Bag Storage	655	500	500
Report Writing			
Officer Desks	450	450	450
Juvenile Lounge	80	100	100
Juvenile Toilet	64	80	80
Photocopy/FAX/Printer	30	-	-
Squad/Briefing Room	720	850	850
Field Training Office	120	-	-
Park Counselor	80	25	25
Patrol Bureau Sub-Total	4,978	3,896	3,896
Circulation, Wall, and Mechanical Shaft Space	1,245	1,364	1,364
PATROL BUREAU TOTAL	6,223	5,260	5,260
Evidence Collection - Forensic Services			
Supervisor Office	120	120	120
Evidence Technicians/Traffic Crash Investigation Open Office	120	120	360
Evidence Vehicle Garage	-	-	480

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Village of Arlington Heights Police Department Space Needs Program FGM ARCHITECTS June 24, 2015 FGM #: 14-1933.01			Sq. Ft.		Notes
Room/Area/Space			2009 Study	2014	
Emergency Eyewash/Shower			30	25	
Vehicle Processing Bay			-	1,296	36'x36' space, with (2) bays, includes lift and tool area
Vehicle Exam/Crime Scene Vehicles			2,000	-	See Vehicle Garage and Vehicle Processing Bay above
Evidence Triage Area			-	300	Sorting area with moveable tables and computer workstations
In-Process Evidence Storage			250	175	Provide 30 In.ft. of 2' deep shelving and large item floor storage area
Forensic Processing Lab					
Bio-Vestibule			80	-	
Dust/Superglue/Ninhydrin Work Area			250	100	Work areas with dusting chambers, sinks, and storage
Superglue Chamber			11	-	Included above
Dusting Fume Hood			30	30	
Dusting Room			-	100	
Drying Cabinets			30	150	Provide space for (2) double drying cabinets and 8' layout area
Fume Hood			30	30	
Biological Drying (medium)			180	-	See above for drying cabinets
Biological Drying (large)			120	-	See above for drying cabinets
Refrigerators			15	30	Provide space for (2) refrigerators
Alternative Source				20	Storage area
Microscopy Area				60	
Worktables and Counters				250	
Alternative Light Room			300	-	Light testing can be performed in garage space
Drug Chemistry Lab			-	220	For presumptive drug testing, include work areas for (3) technicians and fume hood
Digital /Photo Lab/Computer			400	210	(2) "L" shaped workstations, printers, and workbenches for (2) technicians
Computer Forensics				170	Provide secure office with workstations for (2) with large work surfaces
Storage				40	For storage of electronics and media within office
Future Lab			400	-	Not required
Clean Storage Equipment Room			500	350	Provide 64 In.ft. of 2' deep shelving
Dirty Equipment Storage Room				160	Provide 30 In.ft. of 2' deep shelving and open floor storage area
Forensic Lab Support Spaces					
Biological Decontamination Area			240	-	Not required
Training Room			240	-	Share with Multi-Purpose in Staff Support Area
Break Rooms			48	-	See Staff Support Area Lunchroom
Coffee Area			-	25	
Lockers			180	375	Provide (16) 3'x2' lockers for Technicians and (6) gear lockers for Arson Investigators
Washer/Dryer				100	Washer/dryer for cleaning dirty clothing items (not for pathogens)
Sleep Rooms			-	-	For quiet areas, see First Aid and Library in Staff Areas
Privacy Restroom/Shower			180	200	Provide (2) single user toilet/shower rooms
Evidence Collection Sub-Total			5,724	5,376	
Circulation, Wall, and Mechanical Shaft Space			1,431	1,613	
EVIDENCE COLLECTION TOTAL			7,155	6,989	

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Village of Arlington Heights Police Department Space Needs Program		FGM ARCHITECTS June 24, 2015 FGM #: 14-1933.01	
Room/Area/Space	Sq. Ft.	Notes	
2009 Study	2014		
Canine			
Sergeant	100	-	Not required
Police Officer	45	-	Not required
Canine Support Spaces			
Kennel	144	-	Not required
Grooming	25	25	Wash area
Storage Racks	100	-	Not required
Canine Sub-Total	414	25	
Circulation, Wall, and Mechanical Shaft Space	104	8	
CANINE TOTAL	518	33	
Traffic Bureau			
Commander	168	160	
Sergeant	120	130	
Traffic Open Office	-	480	(6) "I" shaped workstations in open office setting
Traffic Storage	-	-	See warm storage
Parking Enforcement Storage	-	-	See warm storage
Storage Room	-	-	See warm storage
Traffic Crash Investigation and Reconstruction	-	-	See Evidence Collection Open Office
Animal Welfare and Control Storage	150	-	See warm storage
Overweight Truck Enforcement Storage	-	-	See warm storage
Traffic Bureau Sub-Total	438	770	
Circulation, Wall, and Mechanical Shaft Space	110	277	
TRAFFIC BUREAU TOTAL	548	1,047	
ADMINISTRATIVE SERVICES DIVISION			
Administrative Services Captain	-	-	See Police Administration
Administrative Assistant	-	-	See Police Administration
Support Bureau			
Administrative Sergeant	130	130	Spaces to be located with Administration
Administrative Analyst	120	120	Future position
Fiscal Clerk	240	120	"I" shaped workstation
Court Liaison	-	-	See Records
Strategic Planning	120	-	
Training	120	-	Incorporated into Administrative Sergeant's work
Labor Negotiations and Grievance Resolution	120	-	

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Village of Arlington Heights Police Department Space Needs Program		FGM ARCHITECTS		June 24, 2015 FGM #: 14-1933.01	
Room/Area/Space		Sq. Ft.		Notes	
		2009 Study	2014		
Support Spaces					
Copy/Workroom		30	-	Included in Administration	
Secure Files		76	-	Located in Administrative File Room	
Coffee Area		25	-	Included in Administration	
I.T. Support					
Systems Technician		240	140	Workroom for IT staff	
Server Room		300	300	Space for up to (8) server racks, clean agent fire suppression	
Storage Area		150	150	For storage of equipment	
IDF Closets			100	Allowance for network closets throughout building	
Professional Standards & Internal Affairs					
Professional Standards & Internal Affairs Office		168	180	Provide office with (2) "L" Shaped workstations	
Interview Room		120	120	Conference Seating for (4)	
Files		60	-	Provide (1) 42" lateral file (locate in office)	
Support Bureau Sub-Total		2,019	1,340		
Circulation, Wall, and Mechanical Shaft Space		505	476		
SUPPORT BUREAU TOTAL		2,524	1,836		
Evidence Property Management					
Evidence Custodian Office			140	"L" shaped workstation with guest seating for (2)	
Evidence Packaging					
Worktable and Barcoding		126	200	(4) sets pass-thru lockers, large counter, storage for supplies, sink	
Evidence Drop Lockers		160	-	Located in Worktable and Barcoding above	
Oversize Lockers		60	60	For large temporary evidence storage	
Intake Area/Work Area		240	300	Work Area with sink	
Movable Worktables		378	-	Locate in Open Floor Area below	
Evidence Area Support Spaces					
General Evidence		1,627	1,125	High Density Storage	
Open Floor		868	400		
Money Vault		20	20		
Narcotics Storage		80	-	Located in High Density Storage above	
Firearms Storage		-	-	Located in High Density Storage above	
Long Term Evidence Storage		-	600	High Density Storage - can be located remotely	
Refrigerated Storage		-	40	Allow for (2) refrigeration units	
Destruction Holding Area		-	100	Area with shelving	
Bike Storage		-	-	See Outdoor Miscellaneous Spaces below	
Secure Storage Shed		-	-	See Outdoor Miscellaneous Spaces below	
Seized Vehicles/Impound		-	-	See Outdoor Miscellaneous Spaces below	

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Village of Arlington Heights Police Department Space Needs Program			FGM ARCHITECTS June 24, 2015 FGM #: 14-1933.01	
Room/Area/Space	2009 Study	Sq. Ft.	2014	Notes
Evidence Property Management Sub-Total	3,559		2,985	
Circulation, Wall, and Mechanical Shaft Space	712		896	
EVIDENCE PROPERTY MANAGEMENT TOTAL	4,271		3,881	
Firearms Range Management/Training				
Range Master/Armory Office	168		140	
Firing Range				
Range Staging	540		400	Area for preparation outside of range. (4) gun cleaning stations w/ storage cabinets
Range Lanes	2,700		3,150	30' wide firing range, includes trap area
Trap Area	720		-	See above
Target Storage	350		250	Storage for targets, props, etc.
Armory Storage	350		300	Ammunition and Weapons Storage
Weapons Maintenance	200		180	Weapons repair and cleaning room
Range Mechanical	-		400	Range Supply and Exhaust
Restroom	64		-	located in Staff Support Areas below
Firearms Training Simulator	-		900	Dedicated room for scenario based training
Firearms Range Management Sub-Total	5,092		5,720	
Circulation, Wall, and Mechanical Shaft Space	764		1,716	
FIREARMS RANGE MANAGEMENT TOTAL	5,856		7,436	
I.D./Lockup				
Jail Officer	240		-	Office Area located below
Office Area Support Area				
Workstation	120		120	Provide "L" Shaped workstation in secure location with files
Files	28		-	Locate in Records
Sally Port	1,000		1,200	(4) car sally port in drive through configuration
Prisoner Search and Personal Effects Lockers	64		80	Include sorting counters and double tiered lockers
Vestibule Area	80		-	
Processing Area	-		-	
Uncuffing Area	1,000		-	
Fingerprint Area	-		80	For ink fingerprinting, with sink and eyewash
Suspect Photography	-		-	Included in Live Scan below
Sobriety Testing	-		80	Allow work area for (2) Breathalyzers
Mass Arrest Cell with Mass Arrest Lobby	-		360	To hold up to (12) detainees, with detention toilet
Interview Room (1) required	-		100	Hard interview room
Booking Station	-		400	Size to allow processing of (2) detainees
Live Scan Area	-		80	Include photo area
Toilet	-		80	Single user detention grade toilet

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Village of Arlington Heights Police Department Space Needs Program		FGM ARCHITECTS		June 24, 2015 FGM #: 14-1933.01	
Room/Area/Space	2009 Study	Sq. Ft.	2014	Notes	
Janitors Closet	-	-	40	Secure storage of cleaning supplies	
Jail Storage	150	150	100		
Detention Rooms	840	840	1,000	(10) Cells total, including (2) Accessible Cells; (6) male, (4) female, (2) showers	
Sobriety Cell	140	140	-		
Padded Cell	-	-	80	Padded call with flushing floor drain	
Attorney/Client Room	-	-	-	Utilize Line Up Room below	
Line Up Room	-	-	200	Line up and viewing area	
Bond Out Vestibule	-	-	140	Bond out vestibule for release of detainees	
In-Custody Interview Area	-	-	-		
Interview Rooms (2) required	160	160	-	located in Processing Area above	
Interview Toilet Room	64	64	-	located in Processing Area above	
I.D. Lockup Sub-Total	3,886	3,886	4,140		
Circulation, Wall, and Mechanical Shaft Space	1,166	1,166	1,449		
I.D. LOCKUP TOTAL	5,052	5,052	5,589		
Records Bureau					
Records Supervisor	120	120	120	"U" shaped workstation with (2) guest chairs	
Records Clerks Open Office	800	800	640	Open office work area with (8) "L" shaped workstations	
Court Liaison	100	100	80	"L" Shaped workstation within Records Clerks open office	
Intern Workstation	-	-	-	Included in Records Clerks Open Office	
Support Spaces					
Public Counter Positions	64	64	120	Provide for (2) secure reception positions	
Officers Counter	32	32	32		
Light Duty Desks	300	300	-	Included in Records Clerks Open Office above	
Volunteer Desks	100	100	-	Included in Records Clerks Open Office above	
Red Light Review	100	100	-	Not planned for	
Copy/Workroom	130	130	150	Area with copier, shredder, work counters, storage	
Active File Storage	521	521	480	Allow for (24) 42" wide lateral files, consider high density filing system	
I.D. Lockup Files	-	-	180	Allow for (9) 42" wide lateral files, currently high density system	
Microfiche Reader	45	45	45		
Long Term Records	76	76	80	Storage for (30) bankers boxes	
Form Storage	-	-	120		
Safe	20	20	20		
Coffee Area	25	25	25		
Storage Room	300	300	200	Office supply storage	
Records Bureau Sub-Total	2,733	2,733	2,292		
Circulation, Wall, and Mechanical Shaft Space	683	683	802		
RECORDS BUREAU TOTAL	3,416	3,416	3,094		

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Village of Arlington Heights Police Department Space Needs Program		FGM ARCHITECTS		June 24, 2015 FGM #: 14-1933.01	
Room/Area/Space		Sq. Ft.		Notes	
		2009 Study	2014		
Sergeant			260		
Administrative Assistant			120		
Community Services Open Office			590	Open office with (6) "I" shaped workstations and conference table	
Safe Schools (SRO)			-	located in Community Services Open Office	
Crime Prevention		120	-	located in Community Services Open Office	
Problem Oriented Policing		120	-	located in Community Services Open Office	
Victim Services		168	180	Provide office with (2) "I" shaped workstations	
Counseling Room		120	120	Soft Seating for (3-4)	
Kid Room		80	80		
Community Services Support Areas					
Storage		200	400		
Conference Room		240	-	Share with Investigations - see Investigations Support Areas above	
Community Services Sub-Total		1,048	1,910		
Circulation, Wall, and Mechanical Shaft Space		262	573		
COMMUNITY SERVICES TOTAL		1,310	2,483		
STAFF SUPPORT AREAS					
Multi-Purpose Room / Backup EOC		-	1,000	Flexible space for (30) in classroom/conference setting	
AVV Equipment		-	25	Closet for Audio/Visual Equipment	
EOC Equipment Storage		-	80	Storage for computers, telephones, radio equipment for EOC	
Multi-Purpose Storage		-	150	Table and chair storage	
Lunchroom with Kitchenette		400	670	Break area with (4) tables of four	
Library		-	120		
First Aid Room		-	120		
Quartermaster Storage		-	150	Uniform and supply storage	
Honor Guard Storage		-	150	Uniform and equipment Storage - (15) 15"x24" lockers and (3) 36" storage cabinets	
Staff Toilets Allowance		-	1,000	Allowance for toilet rooms throughout the building	
Closet Allowance		-	200	Allowance for closets throughout the building	
Staff Support Areas Sub-Total		400	3,665		
Circulation, Wall, and Mechanical Shaft Space		100	1,100		
STAFF SUPPORT AREAS TOTAL		500	4,765		
LOCKER/FITNESS AREAS					
Male Locker Area		-	2,400	Provide (136) 30" wide lockers	
Swim Lockers		1,335	-	located in Male Locker Area	
Command Lockers		630	-	located in Male Locker Area	
Toilet/Sinks/Shower Areas		540	420	(3) toilets, (3) urinals, (4) lavs, (2) showers	
First Aid Room		120	-	located in Staff Support Areas	

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Village of Arlington Heights

Police Department

Space Needs Program

FGM ARCHITECTS

June 24, 2015

FGM #: 14-1933.01

Room/Area/Space	Sq. Ft.		Notes
	2009 Study	2014	
Female Locker Area	216	600	Provide (30) 30" wide lockers
Sworn Lockers	267	-	Located in Female Locker Area
Command Lockers	150	-	Located in Female Locker Area
Toilet/Sinks/Shower Areas	270	200	(2) toilets, (2) lavs, (1) shower
First Aid Room	120	-	Located in Staff Support Areas
Defensive Tactics Training Room	-	1,000	Mat Room
Equipment Storage	-	200	Storage for DT and training equipment
Fitness Area	1,100	1,100	
Locker/Fitness Areas Sub-Total	4,748	5,920	
Circulation, Wall, and Mechanical Shaft Space	1,187	1,776	
LOCKER/FITNESS AREAS TOTAL	5,935	7,696	
WARM STORAGE			
Bike Squad	400	250	Storage for (6) bicycles, bike racks, equipment
Storage	216		
Vehicle Garage	800		
Command Vehicle Storage	-	640	16'x40' long storage bay
Traffic and Parking Enforcement Storage	350	200	Signs and equipment
Overweight Traffic Enforcement	80	80	Signs and scales (future)
Motor Cycle Storage		200	Storage for (4) motorcycles and miscellaneous items
Storage Lockers		85	(8) 18"x24" gear storage lockers
Animal Welfare and Control Storage		80	Traps, Drugs, etc.
NIPAS			
Armored Vehicle	-	-	Not required
Storage	350	-	Not required
Armorer Room/Gun Safe	168	-	Not required
Lockers	165	-	Not required
Warm Storage Sub-Total	2,529	1,535	
Circulation, Wall, and Mechanical Shaft Space	632	461	
WARM STORAGE TOTAL	3,161	1,996	
LOADING/FACILITY MAINTENANCE			
Facility Maintenance Office	-	100	Small office with desk and phone
Facility Maintenance	108	150	Public Works maintenance work room
Central Custodial Storage Space	150	150	
Janitor's Closet Allowance	-	150	For Janitorial storage throughout building
Loading Dock Area	-	-	Covered Area with dock leveler
Delivery Storage Room	-	150	For temporary holding of deliveries

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Village of Arlington Heights Police Department Space Needs Program			FGM ARCHITECTS June 24, 2015 FGM #: 14-1933.01	
Room/Area/Space	2009 Study	Sq. Ft.	2014	Notes
Community Service Storage	400	-	-	Located in Community Services
General Building Storage			400	
EMA Storage	200	-	-	Not required
Loading/Facility Maintenance Sub-Total	858		1,000	
Circulation, Wall, and Mechanical Shaft Space	172		300	
LOADING FACILITY MAINTENANCE TOTAL	1,030		1,300	
MECHANICAL AND ELECTRICAL SPACES				
Emergency Generator	-	-	-	Locate outside
Mechanical Room(s)	-	1,800	-	HVAC, Plumbing and Fire Protection Equip., prefer boiler room separate from air handlers
Electrical Room	-	-	800	
Elevator	-	-	-	In circulation space allowance
Elevator Machine Room	-	-	80	
Freight Elevator	-	-	100	
Freight Elevator Machine Room	-	-	80	
Telephone Service Room	-	-	30	D-mark room
Mechanical and Electrical Spaces Sub-Total	-	2,890	-	
Circulation, Wall, and Mechanical Shaft Space	-	867	-	
MECHANICAL AND ELECTRICAL SPACES TOTAL	-	3,757	-	
NET BUILDING AREA SUB-TOTAL	60,125		69,656	
Multi-Floor Factor	3,600		3,000	Assume three floors at 1,000 sq.ft. per floor
Total Net Square Footage	63,725		72,656	
Structural Design Factor	6,372		-	Included in Circulation, Wall and Mechanical Shaft Space allowances
Restroom/Mechanical Factor	6,372		-	Included in Mechanical Electrical Spaces above
TOTAL BUILDING AREA REQUIRED	76,469		72,656	
OUTDOOR SPACES				
PARKING REQUIREMENTS				
Police				
Department Vehicles				
Department Vehicles			71	Provide covered parking for (50) shift vehicles
Spare Vehicles			10	

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Village of Arlington Heights Police Department Space Needs Program			FGM ARCHITECTS June 24, 2015 FGM #: 14-1933.01	
Room/Area/Space	2009 Study	Sq. Ft. 2014	Notes	
Total Department Vehicles		81		
Staff Parking				
Required Parking Spaces at Peak Demand		110	Peak demand is at 3:00 pm shift change	
Take Home Vehicles		(7)	Present on Campus at 3:00 pm shift change	
Total Staff Parking Required		103		
Seized Vehicles		20	Secure storage for up to (20) seized vehicles - can be remotely located	
Trailers		3	(2) target trailers and (2) speed trailers - can be remotely located	
Public				
Visitors		10		
Community and Training Room Parking		30	Parking for Community and Training functions	
Total Public Parking Required		40		
Total Police Parking Required		247		
Village Hall				
Department Vehicles		32		
Staff Parking		84		
Public				
Visitors		20		
Board Room		30		
Community Room		20		
Total Village Hall Parking Required		186		
Fire Department				
Department Vehicles		-		
Staff Parking		9		
Public		3		
Total Fire Department Parking Required		12		
MISCELLANEOUS OUTDOOR SPACES				
Plaza Entrance			With seating	
Trash Enclosure			Use existing/share with Village Hall and Fire Department	
Generator Enclosure		800	Allow area 20'x40'	
Transformer Enclosure		300		
Outdoor Staff Area		400		
Storage Building		100	For Public Works maintenance equipment	
Secure Evidence Remote Storage		200	For secure storage of hazardous items. Can combine with Storage Building above	
Bike Storage		400	Provide covered storage for 200 bikes	
(S:\Jobs\2014\14-1933a\ADMIN\1.0 Project Management & Programming\1.3 Building Program				

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MUNICIPAL CAMPUS PARKING SPACE SURVEY																
Available Vacant Parking Spaces																
Date	Day of Week	Time	Municipal Garage						Police		Lot 'O'		Employee Parking Directly Across from PD	Employee Parking Directly Across from FD	Total Vacancies All Lots Combined	
			Visitor Ground Level	Visitor Level 2	Visitor Level 3	Village Vehicle Ground Level	Village Vehicle Level 2	Daily Fee Both Ramps	Employee Parking Level 2 & 3	Lot Entire Lot	Arl Hts & Sigwalt Daily Fee	Visitor				
TOTAL NUMBER OF SPACES =			32	6	6	28	12	66	121	75	32	9	29	25		
11/14/14	Fri *	9:30 AM	32	4	6	8	4	46	39	28	18	8	10	19	222	
		2:30 PM	24	6	6	8	2	39	55	30	10	9	11	12	212	
		6:00 PM	29	6	6	8	2	51	109	29	19	7	23	20	309	
11/18/14	Tues	9:30 AM	27	6	5	4	4	35	45	30	19	8	8	22	213	
		2:30 PM	24	4	6	7	6	29	38	27	9	9	5	22	186	
		6:00 PM	7	6	6	9	2	44	90	19	25	6	19	22	255	
11/19/14	Weds	9:30 AM	17	4	6	4	3	34	12	33	21	9	8	20	171	
		2:30 PM	14	6	6	2	4	30	7	27	19	6	10	18	149	
		6:00 PM	25	6	6	6	2	46	105	27	24	9	19	22	297	
* Friday 11/14/14 = Village Employee Flex Day																
11/14 - Cook County Housing - 9am- 17 attendees																
11/18 - Fire and Police Academy Commission - 6pm - 6 attendees																
11/18 - Citizens Police Academy Graduation - 7pm - 30-40 attendees																
11/18 - Wingate Condos - 7pm - 20 attendees																
11/19 - Lutheran General Hospital - 9am to 4pm - 30-35 attendees																
11/19 - Chicago Amputee Group - 7pm - 10 attendees																
11/19 - Arlington Cares - 7:30pm - 10 attendees																
Arlington Economic Alliance - 7:30 am - meeting cancelled - normally 9 - 12 attendees																

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Village of Arlington Heights Police Department Space Needs Program for Temporary Facility		FGM ARCHITECTS June 24, 2015 FGM #: 14-1933.01	
Room/Area/Space	Temp Sq. Ft.	Notes	
PUBLIC ENTRY / PUBLIC ACCESS AREAS			
Entry Vestibule	80		
Lobby	220	Provide guest seating for (4)	
Reception Counter			
Citizen Report Room	100	Provide seating for (4) with counter for fingerprinting	
Public Fingerprinting Alcove	-	Incorporate into one of the Citizen Report Rooms above	
Community Meeting / Training Room		Room to seat (50) in classroom format	
Credenza Storage Counter		Long counter storage cabinets to support Community Meeting / Training room	
Audio/Visual Equipment		Closet for Audio/Visual Equipment	
Table and Chair Storage			
Public Toilets	160	Single User M/F Toilet	
Public Entry / Public Access Areas Sub-Total	560		
Circulation, Wall, and Mechanical Shaft Space	168		
PUBLIC ENTRY / PUBLIC ACCESS AREAS TOTAL	728		
OPERATIONS SUPPORT - FRONT DESK			
Counter Positions	180	Reception positions for (2) and service areas	
Camera Monitor Center	-	Combine with Counter Positions	
Printer/Copier	-	Located in Counter Positions	
Files	-	located in Counter Positions	
Operations Support - Front Desk Sub-Total	180		
Circulation, Wall, and Mechanical Shaft Space	54		
OPERATIONS SUPPORT - FRONT DESK TOTAL	234		
POLICE ADMINISTRATION			
Chief of Police Office	225	Desk, credenza, conference table for (4), bookcases	
Closet	-		
Administrative Services Captain	175	Desk, credenza, conference table for (4), bookcases	
Closet	-		
Legal Advisor	-	Position was eliminated	
Flexible Office Space	-	(1-2) "L" shaped workstation(s) with guest seating	
Chief's Administrative Assistant	85	"L" shaped workstation	
Administrative Services Administrative Assistant	85	"L" shaped workstation	
Administrative Waiting	-	Guest seating for (4)	
Administrative Conference Room	420	Conference Seating for (14-16) with credenza	
Coffee Area	25		
Toilet	-	Area allocated for in Staff Support Areas	

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Village of Arlington Heights

Police Department

Space Needs Program for Temporary Facility

FGM ARCHITECTS

June 24, 2015

FGM #: 14-1933.01

Room/Area/Space	Temp Sq.Ft.	Notes
Secure Files	200	Allow for (10) 42" wide lateral files
Administrative Storage Room	20	Secure supply storage
Copy/Workroom	120	Copier and work area with storage cabinets
Coat Closet	-	
Police Administration Sub-Total	1,355	
Circulation, Wall, and Mechanical Shaft Space	474	
POLICE ADMINISTRATION TOTAL	1,829	
PATROL DIVISION		
Patrol Division Captain	175	Desk, credenza, conference table for (4), bookcases
Closet	-	
Administrative Assistant	85	"L" shaped workstation
Patrol Bureau		
Patrol Commander's Offices (3) required	250	(3) "L" shaped workstations in shared office
Watch Office		
Patrol Sergeants Workstations	560	(7) "L" shaped workstations in open office setting
Operations Supervisor	-	"L" shaped workstation with (2) guest chairs
Conference/Counseling Room	120	For Patrol Use
Equipment Issue	150	
Support Spaces		
Mud Room	-	With area for wet gear
Duty Bag Storage	-	Provide (80) two-tier "2" lockers for duty bags near patrol entry
Report Writing		
Officer Desks	160	(3) report writing workstations with copier, mail and form storage
Juvenile Lounge	80	
Juvenile Toilet	-	
Photocopy/FAX/Printer	-	In Report Writing above
Squad/Briefing Room	480	For (16) personnel in flexible format - in conference setting
Field Training Office	-	
Park Counselor	25	File storage
Patrol Bureau Sub-Total	2,085	
Circulation, Wall, and Mechanical Shaft Space	730	
PATROL BUREAU TOTAL	2,815	
Evidence Collection - Forensic Services		
Supervisor Office		Located on 4th Floor of Village Hall

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Village of Arlington Heights Police Department Space Needs Program for Temporary Facility			FGM ARCHITECTS June 24, 2015 FGM #: 14-1933.01	
Room/Area/Space	Temp Sq. Ft.	Notes		
Evidence Technicians/Traffic Crash Investigation Open Office		Located on 4th Floor of Village Hall		
Evidence Vehicle Garage		Located at Fire Academy?		
Emergency Eyewash/Shower		Located on 4th Floor of Village Hall		
Vehicle Processing Bay		Located at Fire Academy?		
Vehicle Exam/Crime Scene Vehicles	-			
Evidence Triage Area		Located on 4th Floor of Village Hall		
In-Process Evidence Storage		Located on 4th Floor of Village Hall		
Forensic Processing Lab		Located on 4th Floor of Village Hall		
Bio-Vestibule	-			
Dust/Superglue/Ninhydrin Work Area		Located on 4th Floor of Village Hall		
Superglue Chamber	-			
Dusting Fume Hood		Located on 4th Floor of Village Hall		
Dusting Room		Located on 4th Floor of Village Hall		
Drying Cabinets		Located on 4th Floor of Village Hall		
Fume Hood		Located on 4th Floor of Village Hall		
Biological Drying (medium)	-			
Biological Drying (large)	-			
Refrigerators		Located on 4th Floor of Village Hall		
Alternative Source		Located on 4th Floor of Village Hall		
Microscopy Area		Located on 4th Floor of Village Hall		
Worktables and Counters		Located on 4th Floor of Village Hall		
Alternative Light Room	-			
Drug Chemistry Lab		Located on 4th Floor of Village Hall		
Digital /Photo Lab/Computer		Located on 4th Floor of Village Hall		
Computer Forensics		Located on 4th Floor of Village Hall		
Storage		Located on 4th Floor of Village Hall		
Future Lab	-			
Clean Storage Equipment Room		Located on 4th Floor of Village Hall		
Dirty Equipment Storage Room		Located on 4th Floor of Village Hall		
Forensic Lab Support Spaces		Located on 4th Floor of Village Hall		
Biological Decontamination Area	-			
Training Room	-			
Break Rooms	-			
Coffee Area		Located on 4th Floor of Village Hall		
Lockers		Located on 4th Floor of Village Hall		
Washer/Dryer		Located on 4th Floor of Village Hall		
Sleep Rooms	-			
Privacy Restroom/Shower		Located on 4th Floor of Village Hall		
Evidence Collection Sub-Total	-			

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Village of Arlington Heights Police Department Space Needs Program for Temporary Facility		FGM ARCHITECTS June 24, 2015 FGM #: 14-1933.01	
Room/Area/Space	Temp Sq. Ft.	Notes	
Circulation, Wall, and Mechanical Shaft Space	-		
EVIDENCE COLLECTION TOTAL	-		
Canine			
Sergeant	-	Not required	
Police Officer	-	Not required	
Canine Support Spaces			
Kennel	-	Not required	
Grooming	-	Not Provided	
Storage Racks	-	Not required	
Canine Sub-Total	-		
Circulation, Wall, and Mechanical Shaft Space	-		
CANINE TOTAL	-		
Traffic Bureau			
Commander	80	"L" shaped workstation	
Sergeant	80	"L" shaped workstation	
Traffic Open Office	160	(2) "L" shaped workstations in open office setting	
Traffic Storage	-	See warm storage	
Parking Enforcement Storage	-	See warm storage	
Storage Room	-	See warm storage	
Traffic Crash Investigation and Reconstruction	-	See Evidence Collection Open Office	
Animal Welfare and Control Storage	-	See warm storage	
Overweight Truck Enforcement Storage	-	See warm storage	
Traffic Bureau Sub-Total	320		
Circulation, Wall, and Mechanical Shaft Space	115		
TRAFFIC BUREAU TOTAL	435		
ADMINISTRATIVE SERVICES DIVISION			
Administrative Services Captain	-	See Police Administration	
Administrative Assistant	-	See Police Administration	
Support Bureau			
Administrative Sergeant	85	Spaces to be located with Administration	
Administrative Analyst	-	"L" shaped workstation	
Fiscal Clerk	85	Not Provided	

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Village of Arlington Heights Police Department Space Needs Program for Temporary Facility		FGM ARCHITECTS June 24, 2015 FGM #: 14-1933.01	
Room/Area/Space	Temp Sq. Ft.	Notes	
Court Liaison	-	See Records	
Strategic Planning	-		
Training	-	Incorporated into Administrative Sergeant's work	
Labor Negotiations and Grievance Resolution	-		
Support Spaces	-		
Copy/Workroom	-	Included in Administration	
Secure Files	-	Located in Administrative File Room	
Coffee Area	-	Included in Administration	
I.T. Support			
Systems Technician	140	Workroom/Storage for IT staff	
Server Room	150	Space for up to (4) server racks	
Storage Area	-	For storage of equipment	
IDF Closets	-	Allowance for network closets throughout building	
Professional Standards & Internal Affairs			
Professional Standards & Internal Affairs Office	180	Provide office with (2) "L" Shaped workstations	
Interview Room	-	Not Provided	
Files	-	Provide (1) 42" lateral file (locate in office)	
Support Bureau Sub-Total	640		
Circulation, Wall, and Mechanical Shaft Space	224		
SUPPORT BUREAU TOTAL	864		
Evidence Property Management			
Evidence Custodian Office	-	Located on 4th Floor of Village Hall	
Evidence Packaging			
Worktable and Barcoding	200	(4) sets pass-thru lockers, large counter, storage for supplies, sink	
Evidence Drop Lockers	-	Located in Worktable and Barcoding above	
Oversize Lockers	-	Located on 4th Floor of Village Hall	
Intake Area/Work Area	-	Located on 4th Floor of Village Hall	
Movable Worktables	-	Locate in Open Floor Area below	
Evidence Area Support Spaces			
General Evidence	-	Located on 4th Floor of Village Hall	
Open Floor	-	Located on 4th Floor of Village Hall	
Money Vault	-	Located on 4th Floor of Village Hall	
Narcotics Storage	-	Located in High Density Storage above	
Firearms Storage	-	Located in High Density Storage above	
Long Term Evidence Storage	-	Located on 4th Floor of Village Hall or at Fire Academy	

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Village of Arlington Heights Police Department Space Needs Program for Temporary Facility		FGM ARCHITECTS June 24, 2015 FGM #: 14-1933.01	
Room/Area/Space	Temp Sq. Ft.	Notes	
Refrigerated Storage	-	Located on 4th Floor of Village Hall	
Destruction Holding Area	-	Located on 4th Floor of Village Hall	
Bike Storage	-	See Outdoor Miscellaneous Spaces below	
Secure Storage Shed	-	See Outdoor Miscellaneous Spaces below. For secure storage of hazardous items	
Seized Vehicles/Impound	-	See Outdoor Miscellaneous Spaces below	
Evidence Property Management Sub-Total	200		
Circulation, Wall, and Mechanical Shaft Space	60		
EVIDENCE PROPERTY MANAGEMENT TOTAL	260		
Firearms Range Management/Training			
Range Master/Armory Office	-	Not Provided	
Firing Range	-	Not Provided	
Range Staging	-	Not Provided	
Range Lanes	-	Not Provided	
Trap Area	-	Not Provided	
Target Storage	-	Not Provided	
Armory Storage	300	Ammunition and Weapons Storage	
Weapons Maintenance	100	Weapons repair and cleaning room	
Range Mechanical	-	Not Provided	
Restroom	-	Not Provided	
Firearms Training Simulator	-	Not Provided	
Firearms Range Management Sub-Total	400		
Circulation, Wall, and Mechanical Shaft Space	120		
FIREARMS RANGE MANAGEMENT TOTAL	520		
I.D./Lockup			
Jail Officer	-	Not Provided	
Office Area Support Area	-	Not Provided	
Workstation	-	Locate in Records	
Files	-	Not Provided	
Sally Port	64	Not Provided	
Prisoner Search and Personal Effects Lockers	-	Not Provided	
Vestibule Area	-		
Processing Area	-		
Uncuffing Area	-		
Fingerprint Area	80	For ink fingerprinting, with sink and eyewash	
Suspect Photography	-	Included in Live Scan below	

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Village of Arlington Heights Police Department Space Needs Program for Temporary Facility		FGM ARCHITECTS June 24, 2015 FGM #: 14-1933.01	
Room/Area/Space	Temp Sq. Ft.	Notes	
Sobriety Testing	80	Allow work area for (2) Breathalyzers	
Mass Arrest Cell with Mass Arrest Lobby	-	Not Provided	
Interview Room (1) required	100	Hard interview room	
Booking Station	400	Size to allow processing of (2) detainees	
Live Scan Area	80	Include photo area	
Toilet	80	Single user detention grade toilet	
Janitors Closet	-	Not Provided	
Jail Storage	-	Not Provided	
Detention Rooms	-	Not Provided	
Sobriety Cell	-	Not Provided	
Padded Cell	-	Not Provided	
Attorney/Client Room	-	Not Provided	
Line Up Room	-	Not Provided	
Bond Out Vestibule	100	Bond out area for release of detainees	
In-Custody Interview Area	-	Located in Processing Area above	
Interview Rooms (2) required	-	Located in Processing Area above	
Interview Toilet Room	-	Located in Processing Area above	
I.D. Lockup Sub-Total	984		
Circulation, Wall, and Mechanical Shaft Space	344		
I.D. LOCKUP TOTAL	1,328		
Records Bureau			
Records Supervisor	8.5	"U" shaped workstation with (2) guest chairs	
Records Clerks Open Office	400	Open office work area with (5) "L" shaped workstations	
Court Liaison	-	Not Provided	
Intern Workstation	-	Included in Records Clerks Open Office	
Support Spaces			
Public Counter Positions	100	Provide for (2) secure reception positions	
Officers Counter	32		
Light Duty Desks	-	Included in Records Clerks Open Office above	
Volunteer Desks	-	Included in Records Clerks Open Office above	
Red Light Review	-	Not planned for	
Copy/Workroom	150	Area with copier, shredder, work counters, storage	
Active File Storage	480	Allow for (24) 42" wide lateral files, consider high density filing system	
I.D. Lockup Files	180	Allow for (9) 42" wide lateral files, currently high density system	
Microfiche Reader	4.5		
Long Term Records	-	Locate on 4th Floor of Village Hall	
Form Storage	64		

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Village of Arlington Heights Police Department Space Needs Program for Temporary Facility			FGM ARCHITECTS June 24, 2015 FGM #: 14-1933.01	
Room/Area/Space	Temp Sq. Ft.	Notes		
Safe	20			
Coffee Area	-	Not Provided		
Storage Room	100	Office supply storage		
Records Bureau Sub-Total	1,656			
Circulation, Wall, and Mechanical Shaft Space	580			
RECORDS BUREAU TOTAL	2,236			
CRIMINAL INVESTIGATIONS AND COMMUNITY SERVICES DIVISION				
Criminal Investigations and Community Services Captain	175			
Closet	-			
Criminal Investigations				
Commander Investigations Office	150	"U" shaped workstation		
Sergeant's Office (2) required	170	"I" Shaped workstation		
Commander CS	-	Not required		
Administrative Assistant - Investigations	85			
Administrative Assistant - Community Services	-	Located in Community Services below		
Detective Investigator	840	(12) "I" shaped workstations		
Juvenile Officer	-	Located in Detective Investigators above		
Gang Investigators (2) required	-	Located in Detective Investigators above		
School Liaison Officer	-	Located in Community Services Open Office		
Too Good for Drugs	-	located in Community Services Open Office		
Safe Schools (SRO)	-	located in Community Services Open Office		
DEA Task Force	-	located in Detective Investigators above		
Financial Crimes	-	located in Detective Investigators above		
Crime Analyst	-	located in Detective Investigators above		
Investigations Support Areas				
Storage/Equipment	150	Secure equipment storage		
Files	64	Allow for (4) 42" wide lateral files		
Secure Juvenile Files	100	Allow for (6) 42" wide lateral files		
Major Case Room	-	See Multi-Purpose Room in Staff Support Areas below		
Project/Conference Room	310	Seating for (10-12) - share with Community Services		
Coffee Area	-	Not Provided		
Storage/In-Process Evidence	80	Lockers for temporary evidence storage		
Interview Suite				
Standard Interview Rooms - Juvenile (4) required	-	Share with Adult Interview Rooms		
Standard Interview Rooms - Adult (3) required	300			
Toilet Room	80	Locate single user toilet room near Juvenile Interview Rooms		

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Village of Arlington Heights Police Department Space Needs Program for Temporary Facility			FGM ARCHITECTS June 24, 2015 FGM #: 14-1933.01	
Room/Area/Space	Temp Sq. Ft.	Notes		
A/V Monitor Control Room	80	A/V controls with work table		
Criminal Investigations Sub-Total	2,584			
Circulation, Wall, and Mechanical Shaft Space	775			
CRIMINAL INVESTIGATIONS TOTAL	3,359			
Community Services Bureau				
Commander Office	-	Future Office		
Sergeant	85			
Administrative Assistant	85			
Community Services Open Office	320	Open office with (4) "L" shaped workstations		
Safe Schools (SRO)	-	Located in Community Services Open Office		
Crime Prevention	-	Located in Community Services Open Office		
Problem Oriented Policing	-	Located in Community Services Open Office		
Victim Services	170	Provide office with (2) "L" Shaped workstations		
Counseling Room	-	Not Provided		
Kid Room	-	Not Provided		
Community Services Support Areas				
Storage	200			
Conference Room	-	Share with Investigations - see Investigations Support Areas above		
Community Services Sub-Total	860			
Circulation, Wall, and Mechanical Shaft Space	258			
COMMUNITY SERVICES TOTAL	1,118			
STAFF SUPPORT AREAS				
Multi-Purpose Room / Backup EOC	-	Utilize Village Hall Spaces		
A/V Equipment	-	Not Provided		
EOC Equipment Storage	-	Not Provided		
Multi-Purpose Storage	-	Not Provided		
Lunchroom with Kitchenette	400	Break area		
Library	-	Not Provided		
First Aid Room	-	Not Provided		
Quartermaster Storage	150	Uniform and supply storage		
Honor Guard Storage	-	Combine with Quartermaster Storage		
Staff Toilets Allowance	500	Allowance for toilet rooms throughout the building		
Closet Allowance	200	Allowance for closets throughout the building		
Staff Support Areas Sub-Total	1,250			
Circulation, Wall, and Mechanical Shaft Space	375			

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Village of Arlington Heights Police Department Space Needs Program for Temporary Facility		FGM ARCHITECTS June 24, 2015 FGM #: 14-1933.01	
Room/Area/Space	Temp Sq. Ft.	Notes	
STAFF SUPPORT AREAS TOTAL	1,625		
LOCKER/FITNESS AREAS			
Male Locker Area	-	Not Provided	
Swarm Lockers	-	Not Provided	
Command Lockers	-	Not Provided	
Toilet/Sinks/Shower Areas	-	Not Provided	
First Aid Room	-	Not Provided	
Female Locker Area	-	Not Provided	
Swarm Lockers	-	Not Provided	
Command Lockers	-	Not Provided	
Toilet/Sinks/Shower Areas	-	Not Provided	
First Aid Room	-	Located in Staff Support Areas	
Defensive Tactics Training Room	-	Locate on 4th Floor of Village Hall	
Equipment Storage	-	Locate on 4th Floor of Village Hall	
Fitness Area	-	Utilize Village Hall Facility	
Locker/Fitness Areas Sub-Total	-		
Circulation, Wall, and Mechanical Shaft Space	-		
LOCKER/FITNESS AREAS TOTAL	-		
WARM STORAGE			
Bike Squad	250	Locate at Fire Academy?	
Vehicle Garage	-	?	
Command Vehicle Storage	-	Not Provided	
Traffic and Parking Enforcement Storage	200	Locate at Fire Academy?	
Overweight Traffic Enforcement	-	Not Provided	
Motor Cycle Storage	-	Locate at Fire Academy?	
Storage Lockers	85	Locate at Fire Academy?	
Animal Welfare and Control Storage	80	Traps, Drugs, etc.	
NIPAS	-	Not required	
Armored Vehicle Storage	-	Not required	
Armorer Room/Gun Safe	-	Not required	
Lockers	-	Not required	
Warm Storage Sub-Total	615		
Circulation, Wall, and Mechanical Shaft Space	185		

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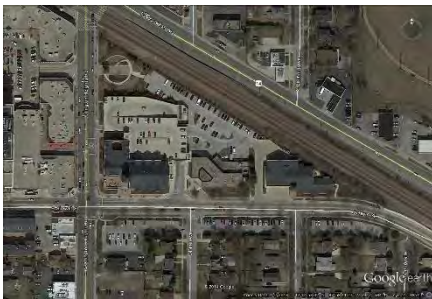
Village of Arlington Heights Police Department Space Needs Program for Temporary Facility		FGM ARCHITECTS June 24, 2015 FGM #: 14-1933.01	
Room/Area/Space	Temp Sq. Ft.	Notes	
WARM STORAGE TOTAL	800		
LOADING/FACILITY MAINTENANCE			
Facility Maintenance Office	-	Not Provided	
Facility Maintenance	-	Not Provided	
Central Custodial Storage Space	150		
Janitor's Closet Allowance	-	Include above	
Loading Dock Area	-	Not Provided	
Delivery Storage Room	-	Not Provided	
Community Service Storage	-		
General Building Storage	400		
EMA Storage	-	Not required	
Loading/Facility Maintenance Sub-Total	550		
Circulation, Wall, and Mechanical Shaft Space	165		
LOADING FACILITY MAINTENANCE TOTAL	715		
MECHANICAL AND ELECTRICAL SPACES			
Emergency Generator	-	Locate outside	
Mechanical Room(s)	400	Space Allowance	
Electrical Room	200	Space Allowance	
Elevator	-	In circulation space allowance	
Elevator Machine Room	-		
Freight Elevator	-		
Freight Elevator Machine Room	-		
Telephone Service Room	30	D-mark room	
Mechanical and Electrical Spaces Sub-Total	630		
Circulation, Wall, and Mechanical Shaft Space	189		
MECHANICAL AND ELECTRICAL SPACES TOTAL	819		
NET BUILDING AREA SUB-TOTAL	19,685		
Multi-Floor Factor	-	Not Applicable	
Total Net Square Footage	19,685		
Structural Design Factor	-	Included in Circulation, Wall and Mechanical Shaft Space allowances	
Restroom/Mechanical Factor	-	Included in Mechanical Electrical Spaces above	

Village of Arlington Heights Police Department Space Needs Program for Temporary Facility		FGM ARCHITECTS June 24, 2015 FGM #: 14-19333.01	
Room/Area/Space	Temp Sq. Ft.	Notes	
TOTAL BUILDING AREA REQUIRED	19,685		
OUTDOOR SPACES			
PARKING REQUIREMENTS			
Police			
Department Vehicles			
Department Vehicles	71	Provide covered parking for (50) shift vehicles	
Spare Vehicles	10		
Total Department Vehicles	81		
Staff Parking			
Required Parking Spaces at Peak Demand	110	Peak demand is at 3:00 pm shift change	
Take Home Vehicles	(7)	Present on Campus at 3:00 pm shift change	
Total Staff Parking Required	103		
Seized Vehicles	-	Secure storage for up to (20) seized vehicles - can be remotely located	
Trailers	-	(2) larger trailers and (2) speed trailers - can be remotely located	
Public			
Visitors	10		
Community and Training Room Parking	-	Parking for Community and Training functions	
Total Public Parking Required	10		
Total Police Parking Required	194		
MISCELLANEOUS OUTDOOR SPACES			
Plaza Entrance		With sealing	
Trash Enclosure		Use existing/share with Village Hall and Fire Department	
Generator Enclosure	-	Allow area 20'x40'	
Transformer Enclosure	-		
Outdoor Staff Area	-		
Storage Building	-		
Secure Evidence Remote Storage	-	For secure storage of hazardous items. Can combine with Storage Building above	
Bike Storage	400	Provide covered storage for 200 bikes	
S:\Jobs\2014\14-19333\ADMIN\1.0 Project Management & Programming\1.3 Building Program			

SECTION 5 EXISTING CONDITIONS ANALYSIS

Existing Conditions Analysis Approach

As part of our Scope of Work, FGM Architects' has reviewed the existing facility study completed in 2010 by the team of FGM & MWL. Since the completion of the original study, the Police Station has not undergone any major additions, renovations, or maintenance projects, leaving a majority of the original observations and concerns still valid. Based on the recent walk through of the Police Station, additional commentary to the original analysis text has been furnished in ***bold italics***, providing updated information on the conditions.



Existing Site Evaluation

The Police Station is located on Sigwalt Street between the new Village Hall and Fire Station. The rear property line is bordered by the Chicago and Northwestern Train tracks. The surface parking lot and parking structure are shared between the Village Hall, Police, and Fire Station.

Grading

The grade slopes away from the building on all sides and is sufficient to drain water away from the building. The grades on the east side of the building are steep and supported by a unit block retaining wall.

Utilities

There are private storm sewers on the east, west, and south sides of the building.

Downspouts are collected underground and drain into the private, on-site storm sewer system. There is one storm sewer outfall from the building that is located on the west side of the building. It drains into the private, on-site storm sewer system. The storm sewer system combines with the Village Hall sewer system and discharges into the 72" relief sewer on Sigwalt Street.

There is no detention provided for the entire Municipal Campus.

There are two sanitary sewer outfalls from the building, one on the west side and one on the south side of the building. These lines combine with the sanitary sewer from the Village Hall and discharge to the combined sewer on Sigwalt Street.

The water service is on the south side of the building and connects to the main on Sigwalt Street. There is a fire hydrant in front of the Village Hall and one in front of the Fire Station. These hydrants provide sufficient fire protection coverage for the Police Station building.



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Gas, telephone, cable, and electric services, along with the associated transformers and meters, are located on the east side of the building.

Since the time of the original study in 2010, the site utilities have remained unchanged and no issues have been reported with their current configuration or operation.

Future Improvements

If an addition was placed on the north side of the existing building and access is needed on the north and east sides of the addition, a change in finished floor elevation would need to be incorporated into the design as there is a 1.6' grade difference between the existing finished floor elevation and the north parking lot elevation.

Storm and sanitary outfalls for a new addition could discharge out the east side of the building into the private services used for the Fire Station building. Water service could be routed into the new addition from the existing internal service lines. The utility outfalls were previously designed as part of an alternate bid during the Village Hall project, however the alternate was not accepted and the outfalls were not built.

If the existing building was removed and a new one constructed, it is likely that at least 20' of pavement would need to be removed in the northern parking lot to transition grades. It is likely that there would still be a grade difference between the Police building and the eastern Fire Station drive. The location of the new storm and sanitary sewer outfalls could discharge on the east, west or south side of the building. The water service location should remain on the south side of the building.

Due to the cost of repairs and upgrades necessary to the existing police station and to maximize the use of the current site, FGM does not recommend remodeling and expanding of the current facility, but instead recommends a complete replacement. The pros and cons to reuse the existing building were evaluated, with the cons heavily outweighing the pros, leading to this recommendation. The pros and cons established for remodeling and expanding the current facility are as follows:

Pros

- 1. Remain on existing campus**
- 2. Reuses existing building**
- 3. Improved functionality**
- 4. No land acquisition is required**
- 5. Use of existing parking**

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Cons

- 1. Low floor to floor heights will make it difficult for installation of new mechanical systems and lower ceilings heights**
- 2. Addition will require higher floor to floor heights due to Sally Port – the uneven floors will make the expansion less functional**
- 3. Inflexibility of construction type does not allow easy reconfiguration, functional compromises, and comprised adjacencies**
- 4. Cost prohibitive to upgrade the structure to “essential” as required by the building code**
- 5. Holding area does not meet current IDOC standards**
- 6. Substandard evidence facilities**
- 7. Low life cycle remaining on existing facility**
- 8. Major building systems are beyond their useful life**
- 9. Condition of the range**
- 10. Roof and windows are beyond their useful life**
- 11. Building is not handicap accessible**
- 12. Life safety and general code violations**
- 13. The effective age of the building is 93 years**
- 14. Architectural massing of addition/remodel**
- 15. Cost approaches cost to build a new station**
- 16. Cost of moving twice**

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**Existing Landscape Evaluation**

Design Perspectives, Inc. conducted an assessment of the existing landscape of the current Arlington Heights Police Station at the request of FGM Architects, Inc. The goal of our investigation is to provide an overview of the current landscape treatment of the site.

The overall landscape as reviewed was appropriate for the existing police station. It could be defined as a municipal friendly design, heavily relying on a staple shrub mixture that draws attention or visual excitement. It does contain a mixture of shade trees such as maples and honey locusts. There are a number of crabapple ornamental trees, mixture of evergreen and deciduous shrubs and a small enclave of perennials and annuals in select beds. However, there are enhancements that should be made to the existing landscape such as increased plant diversity and expanding the number of plants found in the existing planting beds.

The landscaping surrounding the existing station has remained unchanged since the time of the initial study in anticipation of an addition or new facility.

Any future building improvement, expansion or even the possibility of building a new facility on the current site will need to re-assess the current landscape if substantial time has lapsed. There will be a need to develop a reasonable planting design approach to the project direction in whatever form that addresses what should be saved and what needs to be removed. There are no specimen deciduous shade trees found on-site. From our perspective, a realistic direction would be taking measures to save and/or transplant the existing shade trees where possible. To many municipalities, existing trees are becoming a valuable site amenity and are being heavily protected. After that, the remaining landscape will need to be discussed with the design team as well as the Owner as to the merits of being saved or removed to make way for a more visually appealing landscape treatment.

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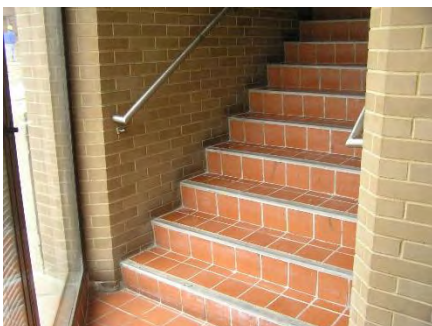
**Existing Architectural Evaluation**

The existing Village of Arlington Heights Police Station located at 33 S. Arlington Heights Road in Arlington Heights, IL is a masonry and steel structure constructed in 1978. The team of FGM/MWL was retained in the fall of 2007 to perform an Existing Facility Study and Space Needs Analysis for the Village of Arlington Heights Police Department.

A thorough evaluation of the existing building was performed utilizing specialty consultants. The valuation includes, but is not limited to: design of the building function and workflow, physical building condition, civil, landscape, structural, mechanical, electrical, plumbing, security, IT/communications/technology and environmental.

Our observations about its condition are as follows:

- The roof is original and is beyond its useful life. The replacement budgeted for FY 07 was deferred.
- The roof has been a deferred maintenance item. Spot repairs have been made as needed.
- Many of the windows are original and have insulated glass seal failure, broken cranks and leak.
- Toilet rooms throughout the building are not handicap accessible.
- Drinking fountains throughout the building are not handicap accessible.
- Doors and hardware throughout are not handicap accessible.
- Public Service counter is not handicap accessible.
- Stairs lack the required handrail extension at the top, landing and bottom.
- Guardrails and handrails do not comply with the required 4" maximum spacing.
- Some workstations are not handicap accessible.
- Corridor exit width is reduced by storage in the corridor in many cases.
- The three story atrium space is not protected with a smoke evacuation system or with sprinklers.



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- The storage area presents a fire hazard.
- The janitor's sink is adjacent to the electrical panels which is in violation of the code.
- Ceiling tiles are buckling and damaged.
- Condensation on the pipes appears to be the cause for the damaged ceiling tiles.
- Pipes passing through the walls are not fire safed.
- Range walls are not grouted solid.
- The Sally Port lacks a gas curb.
- There is a general lack of security and a lack of public/private separation.
- Division adjacencies are problematic with a single division location on several different floors of the building.
- Suspect and officer safety is at risk due to all of the storage in the Sally Port.
- The Sally Port is not a desirable environment for vehicle examination.
- Overcrowding exists in all of the workspaces.
- The roll call room is at maximum capacity.
- The parking lot is at capacity at shift change.
- Storage in the building is at maximum capacity.
- Metal roof and clerestory paint is peeling and faded.
- Paint is flaking off the garage door.
- Efflorescence is present on the masonry and vertical cracking is present.
- Brick joints are in need of tuck-pointing.
- A makeshift enclosure at the rear of the building requires maintenance. It was constructed to prevent car exhaust from entering the building through a fresh air intake louver and should remain intact.

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Since the original study, many of the items and areas of concern identified in the study have not been addressed. These items include, but are not limited to the following:

- ***The roof is in need of replacement and has had several spot repairs since the time of the original study.***
- ***With the exception of two remodeled toilets for staff use, accessibility issues identified throughout the facility remain.***
- ***Overcrowding in both workspaces and storage remains an issue.***
- ***The metal roof and clerestory continue to deteriorate, in many places rusting beyond the point of being able to be refurbished.***
- ***The condition of the efflorescence on the brick and cracking of the masonry mortar continue to worsen.***



In 2011-2012, FGM was hired to complete construction documents for renovation work for the exterior masonry and roof at the Police Station. After receiving bids for the project, the Village elected to defer the work until a determination was made on what would be done with the Police Station moving forward.

Existing Structural Systems Evaluation

The structure is a steel frame with composite slabs on metal deck, constructed in 1978. The exterior walls consist of CMU with brick veneer. The building plan is approximately 176 feet long by 114 feet wide. It is two stories with a flat roof except for a back portion that is one story. There is a basement under the full footprint of the building. A portion of the high roof is raised for a skylight. Existing structural drawings of the building are available.



The building's columns are 8" wide flange steel sections. The bay spacing is between 18 and 25 feet. The foundation consists of spread footings on soil designed for a bearing value of 4000 psf. The floor framing is comprised of lightweight concrete slabs on 2", 20 gage composite metal deck. The slabs are connected to steel wide flange beams with $\frac{3}{4}$ " diameter by $3\frac{1}{2}$ " long headed shear studs. The slab thickness on the first floor is $7\frac{1}{4}$ " and on the second floor it is $5\frac{1}{4}$ ". The roof framing consists of steel wide flange girders supporting type-H bar joists supporting 7/8" 26 gage metal deck.



No specific lateral system is detailed on the existing structural drawings. The building is most likely being laterally supported by the combination of interior CMU partitions and the partial rigidity of the beam to column shear connections. See Figure 1.

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**Structural Observations - Exterior**

The exterior brick walls have numerous cracks, in particular at the building's corners and at parapet locations.

Structural Observations - Interior

A crack in the floor slab was observed at the east entrance. This is at the joint between the composite slab and foundation wall. The exterior sidewalk outside the door had heaved up, which drains water towards the door.

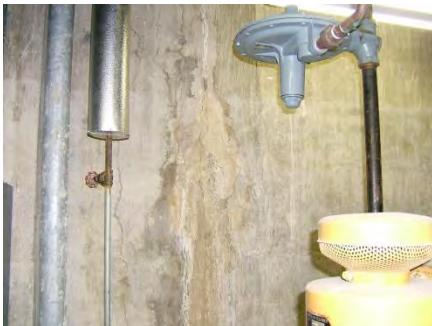
The metal deck below this crack has been corroded due to water infiltration. This area was inspected by a structural engineer in March of 2005.



While not an immediate concern, it was recommended for repair as soon as practical. This item remains a deferred maintenance item.

Various other cracks in the foundation walls have been patched in the past.

There is a reasonable chance that the Village of Arlington Heights will be changing their building code in the near future to the International Building Code. The current code, BOCA 1996, dictates that Seismic Performance Category A is used. Buildings assigned to Category A are not required to be analyzed for seismic forces. However, if the building code is changed to IBC 2003, the Seismic Design section of this code dictates that this building is to be designed as an essential facility. The Seismic Design Category for IBC 2003 is C, based on a steel moment frame with site class C. This would require special detailing for the lateral system as well as connections for architectural items. A retrofit of existing connections will be required. This involves reinforcing connections and the members themselves.



One option is to bring the structure up to compliance and add reinforced masonry shear walls at various spots in the building. The minimum amount of shear walls required to bring the police station up to code for 2003 IBC is 128 linear feet of 12" CMU. Obviously, this would replace the walls that are currently in those locations, so extensive demolition would be required to replace the masonry and connect it to the steel structure and foundation properly.

Highlighted areas illustrate locations where 12" CMU shear walls would need to be added to comply with 2003 IBC. See Figure 2.

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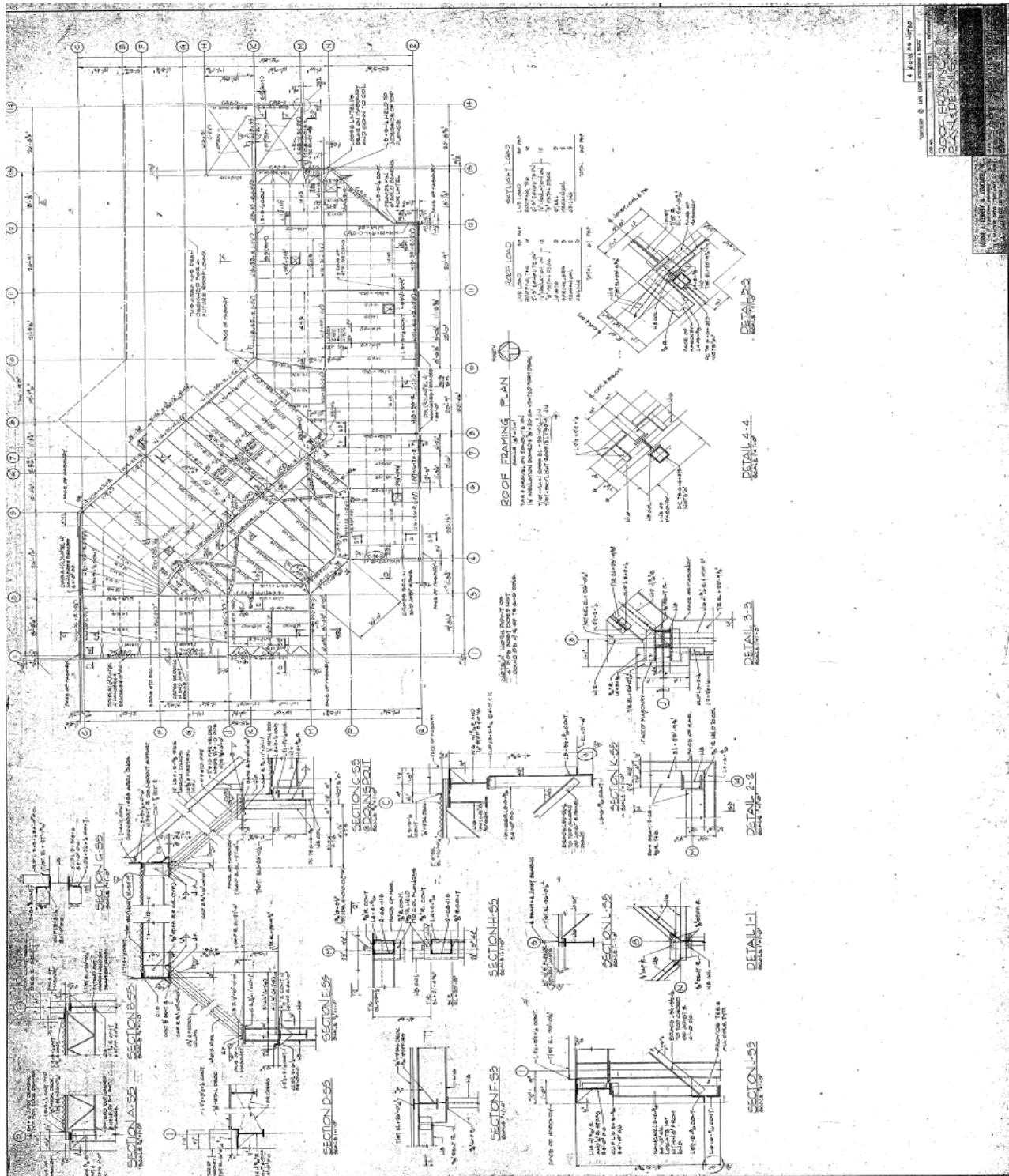


Figure 1

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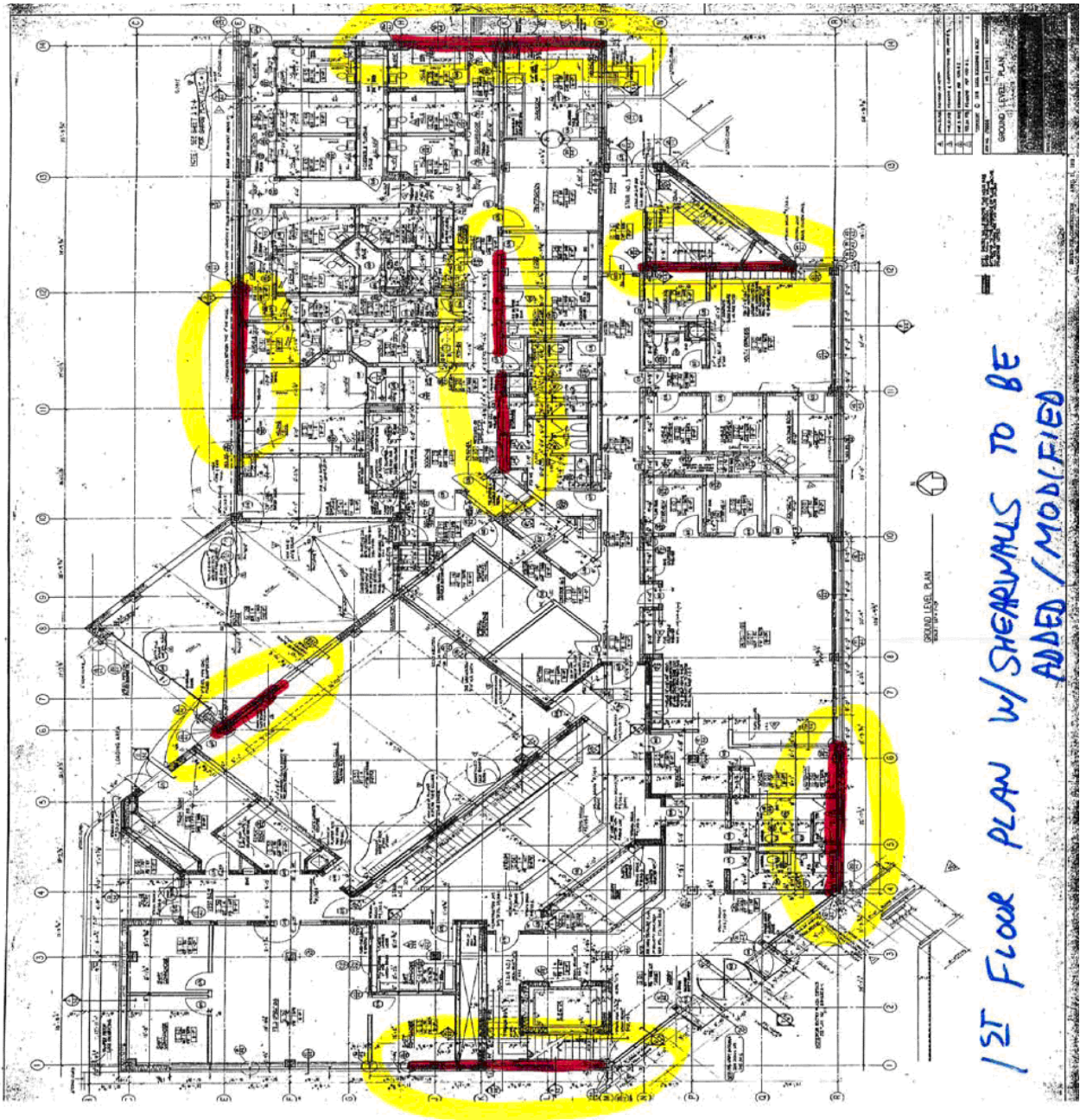


Figure 2

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Another option for reinforcing the structure is to create steel braced frames. These could be located in the highlighted areas in lieu of the shear walls. The columns that are part of the brace frame would have to be reinforced with cover plates, and the foundation and column base connections would also most likely need to be reinforced. A third option for reinforcing the structure is to make the steel frame into a moment frame. This would require field welding plates and angles to almost every beam-column connection in the building, in addition to welding cover plates to much of the columns to increase their size. This is probably not an economical option.

One of the options for expansion of the police station is to add another story on top of the existing roof. The existing low roof consists of a concrete slab on composite beams, which makes it ideal for adding floor loads. However, some of the beams under this new floor will not support the increased live load, and will need to be reinforced with cover plates field welded onto the beams. Likewise, not all of the columns in this area will support the increased loads from the floor live load and the new roof structure above. The column at lines H and 12 was checked in the calculations and was found to be inadequate to support additional load. This column will need to be reinforced with cover plates. The column footing at this location also is not adequate for increased loads, and thus will need to be supplemented with micro piles or some kind of other foundation reinforcement.

The feasibility of adding one story on top of the high roof was also considered. The existing roof joists are not designed for floor loads, so the most efficient option is to add a new layer of steel beams immediately above the roof structure to support the new floor slab. The columns at lines G,8 and N,11 were checked in the calculations for the additional loads due to the addition of a new floor and roof structure. The column at G,8 was loaded right up to capacity, and the column at N,11 is not able to support the additional load and will need to be reinforced. The footing designs were also either close to capacity or slightly over capacity, which would require minor foundation reinforcing.

The vertical expansion of the existing building will also greatly affect the lateral force resisting system of the building. The additional story will add 50% more base shear to the structure, and will very likely overload the insubstantial existing lateral system. This is especially the case if the required Building Code is upgraded to 2003 International Building Code.

Since the original facility analysis of the Police Station, the Village of Arlington Heights has adopted the 2009 International Building Code which classifies the Police Station as an essential facility.



With this change in classification, improvements to the building's lateral system would be required to bring the facility up to current code as noted in the 2010 version of the study.

Structural Observations – Parking Garage

We also explored the option of upgrading the existing parking garage so it can meet the requirements of IBC 2003 as an essential facility. The garage construction consists of two levels of post-tensioned beams at approximately 19 feet on center with a one-way post-tensioned slab spanning between the beams. The garage is basically an open frame with some ornamental facades at key points.



In order to upgrade the garage to be an essential facility, new CMU or reinforced concrete shear walls will need to be added. If 12" CMU is used, approximately 520 feet of shear wall length will need to be constructed throughout the building. This would involve closing off much of the exterior with solid masonry walls. The quantity of new shear walls will be less if solid reinforced concrete walls are used, which would give more flexibility from an architectural standpoint.

In addition to shear walls being added, many of the existing connections will need to be reinforced to meet the more stringent seismic requirements.



Existing Mechanical Systems Evaluation

Mechanical Systems - Heating

The heating system consists of two boilers and four separate piping systems. The existing boilers are 2,000 MBH boilers each that produce heating water utilized for four independent purposes throughout the building. One piping system is used in conjunction with the domestic hot water heat exchanger to produce domestic hot water for the Police Station. A second piping system is routed throughout the facility and serves duct mounted reheat coils. The third system is utilized for finned tube radiation located around the perimeter of the building. Finally, the fourth system is a combined heating/chilled water system routed to the air handling units heating and chilled water coils. The heating/chilled water piping system is a combined piping system, yet the air handling unit coils are separate.

The heating water system serving the domestic hot water heater is pumped by a single, 60 gallons per minute (gpm) inline pump. The water temperature supplied to the domestic hot water heat exchanger is constant, however the volume is varied by a three-way control valve operating based on the water heater's aquastat.

Producing domestic hot water utilizing main hot water heating boilers of the type installed is very inefficient, and would not be used, nor allowed, in a contemporary design.

The duct mounted reheat coil hydronic piping system is pumped by a single, 120 gpm inline pump and operates initially at 180°F supply water temperature and 160°F return water temperature. This pump is a constant volume pump and the system incorporates three-way control valves at each reheat coil. The reheat coil control valve is operated based on room thermostat settings. The reheat piping loop temperature is reset by a three-way control valve and based on the outside air temperature. The original design documents indicate approximately 25% future capacity to accommodate a second floor expansion.

Re-heat based systems are inefficient, are not allowed to be used in modern system designs, and prohibited by current energy codes and standards.

Finned tube radiation along the perimeter of the building is also served by a single inline pump. This piping system operates at a constant volume (110 gpm), but like the reheat piping loop varies temperature based on a reset schedule. The initial loop temperature is 200°F supply water temperature and 180°F return water temperature. The original design documents included a

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garage (never built) on the north side of the Police Station and accommodations for a future second floor expansion (never built); therefore, the finned tube radiation piping was installed with approximately 50% excess capacity compared to the original systems and design.

The heating/chilled water loop is pumped by two (one is redundant) base mounted pumps each with a capacity of 372 gpm. Excess capacity is not designed into the heating/chilled water system. In order for the system to operate in either heating or chilled water mode, there is a system changeover valve located in the boiler room. In addition, there are coil changeover valves located at each air handler. In both heating and chilled water modes, the system is constant volume with three-way valves at each coil to control air temperatures through the coil. In heating mode, the piping system incorporates a three-way valve that resets the loop temperature based on the outside air temperature.

Dual temperature piping systems are seldom used and less desirable than 4-pipe systems. The issues with dual temperature systems are the times of the year when frequent change-over between heating and cooling are desirable but not accomplishable due to system limitations.



The boilers combine for a total heat output of 4,000 MBH. The four piping systems combine for a connected load of 3,930 MBH. In other words, there is only 70 MBH excess connected capacity built into the size of the boilers. However, this does include the previously mentioned excess capacity designed into the reheat and finned tube piping loops for the garage and second floor expansion. For a building of this size, approximately 45,000 square feet, the estimated heating required would be 2,200 MBH. Therefore in order to provide redundancy, if a boiler were to require maintenance, the boiler sizes are appropriate, however do not allow for much building expansion while maintaining redundancy. In addition, with the exception of the heating/chilled water loop, none of the piping systems incorporate pump redundancy.



According to the American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE) HVAC Applications Handbook, the average life expectancy for a flexible water tube boiler is approximately 25 years. Average life expectancy is the median amount of time for units that have been replaced. Others view this as the age at which maintaining the unit is cost prohibitive compared to replacing it. The average life expectancy for base mounted pumps is 20 years and inline (pipe mounted) pumps are 10 years. The Police Station was built in 1978;

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therefore, the heating system equipment is almost 30 years old which is past the average service life according to research done by ASHRAE.

The combined heating/cooling water pipe loop reduces the Owner's ability to provide consistent comfort for the building's occupants over the entire year. The heating/cooling water system can only provide heating or cooling, not both. Once the maintenance staff has changed over the system (from heating to cooling in the spring and cooling to heating in the fall) the system will not be changed back until the next season. Therefore, if there are unseasonable days, the system does not have the ability to properly condition the building and the occupants will be uncomfortable. Significant piping and system modifications would be required to fix this shortcoming. The propping open of doors and windows is a "weak link" and poses a security risk.

**Mechanical Systems - Cooling**

The cooling system consists of one chiller located in the lower level mechanical room, one cooling tower located on the roof, two heating/cooling water pumps, and one condenser water pump. The existing chiller is 155 tons and provides chilled water for the three air handling units and a couple of fan coil units.

The chilled water piping system is a combined heating/cooling water piping system. Refer to Heating System information presented earlier for a description of the distribution system. The chilled water supply is distributed at 45°F and is returned to the chiller at 53°F. The condenser water system is pumped by a single, base mounted 600 gpm pump. The condenser water system operates at 85°F condenser water supply to the chiller and 95° condenser water return to the cooling tower.

According to the American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE) HVAC Applications Handbook, the average life expectancy for a packaged chiller is approximately 20 years and for a steel cooling tower is 20 years. The average life expectancy for base mounted pumps is 20 years. The Police Station was built in 1978; therefore, the chilled water equipment is almost 30 years old; past the average service life according to research done by ASHRAE.

The chiller, cooling tower, and piping system was not sized with any excess capacity. The only redundancy in the system is found in the heating/chilled water pumps. For a new building this size (approximately 45,000 square feet) under today's ventilation codes, it would be estimated that a chilled water system would need to be approximately 200 tons. The installed system at 155 tons does not offer any capacity for expansion.

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The exact amount of refrigerant within the mechanical room is not known, however typically a chiller located indoors exceeds the limits of refrigerant allowed inside by today's International Codes. If the limits are exceeded, a normal exhaust and emergency exhaust system are required; neither is provided in this room. If a major renovation project was completed at the Police Station, it is likely that exhaust systems will be required in the mechanical space.

Mechanical Systems - Ventilation

The building is being served by three air handling units. Each air handling unit incorporates a supply fan, heating coil, cooling coil, filters, and dampers. The air handling units are constant volume with duct mounted reheat coils. The lower and ground floors are served by one air handling system. A second air handling system supplies the air to the second floor. The third air handling unit is a 100% outside air unit and serves just the firing range and adjacent spaces. In addition to the air handling unit, the air systems serving spaces, except the firing range, utilize an inline return/exhaust fan that is used to return the air from the space the system serves and either send it back to the air handling unit or exhaust it to the outdoors. The firing range utilizes an exhaust fan located on the roof with an integral high efficiency particulate air (HEPA) filter.

The first air handling unit serving the lower and ground floors also serves the holding cell area. Since the holding cell area is fully exhausted, this air handling unit provides sufficient outside air volumes for proper ventilation to meet today's codes. The upper floor air handling unit, according to the volumes noted on the original design documents, has an outside air rate that would just meet today's codes, depending on the exact occupancy of the upper floor.

According to the American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE) HVAC Applications Handbook, the average life expectancy for a centrifugal fan (similar to the air handler fans) is approximately 25 years. The average life expectancy for diffusers and grilles is 27, while the life expectancy for ductwork systems is 30 years. The Police Station was built in 1978, therefore the air handling equipment and distribution system is almost 30 years old; past or right at the end of the average service life according to research done by ASHRAE.

The existing air handling units conserve energy by operating in an economizer cycle. In other words, if the outside air conditions are adequate to condition the space, the air handling unit will bring in additional outside air rather than using chiller or boiler energy to condition the air supply. On the other hand, the air distribution

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system is a constant volume reheat system, which except under very limited conditions, is not permitted by today's energy codes and industry standards.

Mechanical Systems - Controls

The Police Station utilizes a Barber-Coleman pneumatic control system, which is original to the building. It is utilized to control heating water system reset temperatures, space temperatures, air handling unit temperatures, and control valve actuation. Located at the Security desk is an air handling unit failure alarm panel, which is still operational.

According to the American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE) HVAC Applications Handbook, the average life expectancy for a pneumatic control system is 20 years. The average life expectancy for pneumatic valve and damper actuators is also 20 years. The Police Station was built in 1978 and therefore the control system is almost 30 years old; past the average service life according to research done by ASHRAE.

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**Existing Plumbing Systems Evaluation**

The main water service enters the building in the lower level mechanical room and serves the domestic water, heating and chilled water make-up, and limited area sprinkler systems. The water main enters the building at 8", but is immediately reduced to 6" through the water meter. The water piping splits after the water meter and is routed at 3" through a water softener and 4" to the limited area sprinkler system.

The water softener is sized for approximately 115 gpm and serves both the domestic cold and domestic hot water systems. The domestic hot water is produced by a water-to-water heat exchanger connected to the boiler piping system and a storage tank. The recovery rate on the heat exchanger is designed for 250 gallons per hour (gph) and the storage tank capacity is 335 gallons. Therefore, that gives a single hour capacity of 585 gallons with a second hour capacity of 250 gallons. The hot water system incorporates a circulation system to keep hot water near the branch connections. The water softener and hot water heater were not designed with excess capacity to support building expansion.



The Police Station has an underslab drain tile system that is routed to and ejected by a duplex sump pump. In addition, the lower level sanitary is piped to a duplex sewage ejector and pumped out of the building. Sanitary waste from the security garage is routed through an oil separator and then to the sewage ejector.

In addition to not having extra capacity, the plumbing system does not utilize backflow preventers on the incoming water service. The protection of the Municipal water supply with a backflow preventer is standard practice in most locations and is a Village requirement for new buildings.

Existing Fire Protection Systems Evaluation

The fire protection system is a limited area sprinkler system served off the domestic water main. Only storage rooms within the Police Station are served with sprinklers. Each room has a flow switch wired to the fire alarm system to indicate water flow within the room. A major remodel will likely require that the building be fully protected with a sprinkler system.

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**Existing Electrical Systems Evaluation**

The Village of Arlington Heights Police Station is served from a ComEd transformer located outside and feeds a 2,000 amp 208/120V, 3-phase, 4-wire General Electric switchboard. The switchboard is located in the main electrical room on the lower level, which is fed through six (6) 3-1/2" conduits to the top of the switchboard. The switchboard consists of fused switches, which serve most branch panels, pumps, and the emergency generator transfer switch. The chiller is also fed via an 800 amp circuit breaker off the main switchboard.

Currently, there is only one available space for expansion on the switchboard. There also exists one 200 amp spare fused switch. Today, the nominal watts per square foot for an electrical system in a police facility leads us to conclude that a 2,000 amp service will not be sufficient in supporting a 45,000 square-foot building and the service would need to be replaced in the event of a renovation. Electrical power demand has increased substantially in this type of facility over the last 15-20 years. It is anticipated that a 2,500 amp main service would be the minimum size required for building or renovating a facility of this size.

Assuming the construction of a new Police Station on the current site is the desired direction of the Village, a 2,500 amp main service is not anticipated to be sufficient for the new facility.

The electrical equipment was installed in 1978. A typical life expectancy for a service of this size is roughly 30-35 years. Thus, the equipment is nearing the end of its life expectancy and it would be difficult to keep this switchboard serviceable in the upcoming years, due to the lack of spare parts. Due to its age, it should be noted that this switchboard is not up to current industry safety codes due to its age. We recommend the equipment be replaced within the next five years and thorough maintenance be performed in the meantime.

Approaching 40 years of age, the existing electrical service gear is now beyond its useful service life. In the event of a remodeling, addition, or other electrical alterations, complete replacement of the service gear should be considered.

The existing incoming electrical utility location and protections in conjunction with the proximity to the back-up generator power connections and service rooms is far from ideal. A single incident at the utility transformer which is adjacent the portable generator connection box (which is currently accessible to anyone) could render the entire facility without normal and/or back-up power.

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The current installation of the equipment has several code violations and safety issues. National Electric Code requires a minimum of 36" working clearance in front of all electrical equipment. Currently, there is an obstruction in the required working space surrounding the switchboard. Not all switches are properly identified which is also a code violation. The electrical room housing the switchboard is small with a single exit. Current code requirements for this size of equipment requires two exits from the electrical room. In the event that two exits do not exist, code requires significantly greater working clearance in front of all equipment. In addition, the emergency power distribution panel fed by the generator is located in the same room as the normal power service. A failure in either panel could affect the other panel. It is advisable that these panels are located in separate rooms. Replacement of the switchboard and electrical equipment would require a new, properly sized electrical space.

In addition to the code requirements noted in the 2010 study, the two required exits in the electrical room are required to be outward swinging doors that include panic hardware and provide a direct path of egress. Additionally, the noted required clearances for the equipment cannot be achieved with space allotted in the current floor plan.

The projected future size of the police program of 72,656 s.f. negates the applicability of 208V utility service for most centralized equipment that would be utilized in a facility of this size. The existing service, beyond the facts of it being undersized, antiquated and unsafe, would be of little use in a facility any larger than the existing building. A 480V service would be the logical choice for a larger, more modern, electronically laden police facility.

Electrical Systems – Branch Distribution

The main switchboard feeds several 208/120V branch panels located throughout the facility. General Electric Panels LPG-1, LPL-1, LPG-2, LPL-2, and LPU-2 all serve a combination of lighting and power for their respective areas.

It can be observed that most of the branch panels have little to no spare capacity. Panels LPL-2 and LPU-2 have no spare circuit breakers or spaces for additional circuit breakers and the remaining panels each have less than 20% of spare circuit breakers. A 100 amp, 42 circuit panel was added in 2001 to serve the Police Records space as part of a renovation project.

Though most of the lights and devices seem to be in good working condition, the panels serving these loads should be noted. While a properly maintained panel can last many years, some of the

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panels in the facility do not appear as if they are routinely maintained or inspected. Most of the panels are loaded near their full capacity and are missing identification and/or circuit schedules. These factors, in addition to the physical appearance of these panels, suggest that a replacement would be strongly advised in the event of a renovation.

The majority of the existing panel boards and distribution boards within the facility are beyond their manufacturer recommended service life and in some instances do not appear to be in very good condition. All such panel boards and distribution boards should be replaced and rewired in their entirety in conjunction with any facility renovation or expansion.

The branch distribution downstream of the lighting panels in the facility appears to have several code violations and safety hazards. The use of power strips is common in several areas to serve multiple loads from a single source. Some circuits serve multiple loads such as groups of computers, copy machines, and fax machines, which should be stripped into multiple circuits or individually dedicated.

Another code violation occurs in the small storage room along Corridor L13, where the panel board does not have the 36" required working space for maintenance.

Due to the age of the electrical infrastructure within the facility an in depth electrical maintenance should be performed to enhance safety. Thorough electrical maintenance for every electrically connected panel, circuit, device, and piece of equipment within the entire facility should be performed on a regular basis to enhance safety. Professional reports should be generated with detailed inspection points listed including visual inspection, infrared scanning, digital photography and corrective recommendations for all deficiencies found.

Electrical Systems – Lighting and Misc. Power

The fluorescent lights throughout much of the building are fitted with T12 lamps. Conference rooms and high ceilings are equipped with incandescent downlights, several of which are retrofitted with compact fluorescent lamps. General on/off wall switches control the lights throughout the facility. Power poles supply adequate power and data in the Officers, Detectives, and Library Centers. However, general convenience receptacles throughout the building are scarce.

For lighting, the T12 lamps are no longer available and should be replaced with luminaires that are more energy efficient. Automatic or multi-level switching controls required by the International

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Energy Conservation Code are absent. For power, National Electric Code requires any receptacles within 6' of a water source to be protected by ground fault circuit interrupts (GFCI). It was found that these devices are absent in the janitors closets.

Due to energy inefficiency, production of T12 ballasts is to cease per federal mandate. All normal lighting is now required per IECC to be automatically controlled via occupancy and/or time of day and daylighting controls, with the exception of emergency lights and necessary security fixtures. The average lighting energy consumption of facilities fitted with modern lighting fixtures and controls has been shown to be less than 50% of that of older non-compliant facilities.

Electrical Systems – Emergency Power Distribution

The Police Station is served by a 115 KW 208/120V natural gas emergency generator located in the basement in a separate room adjacent to the main electrical room. A single ASCO 400 amp 208/120V transfer switch is connected to the generator and the main switchboard which serves the emergency distribution panel.

An additional manual transfer switch is present as well. This switch allows for the facility to use a portable generator to power the emergency distribution panel in case the emergency generator and the automatic transfer switch fail. The emergency distribution panel currently serves the boilers, air handling units, temperature controls, reheat pump, and three branch panels. The branch panels serve miscellaneous power and lighting loads throughout the building.

The General Electric 400 amp emergency distribution panel itself has no usable space for expansion. The branch panels fed from the distribution panel also have little to no spares or spaces for potential expansion. Currently, the generator serves miscellaneous loads throughout the facility. However, a typical police station design calls for the facility to be fully operational in the event of a power failure. Though the generator is in reasonable condition, the generator and distribution system do not appear to be capable of handling additional loads. We recommend that if the facility is renovated or expanded, a new generator and distribution be installed that can power additional loads. We would also recommend the installation of two transfer switches in accordance with the current code requirements rather than just one as in the current system. Having two transfer switches allows for life safety distribution to be separate from all other systems as required. Additionally, the space that houses the emergency generator and transfer switch is not large enough to house a larger replacement generator. The replacement generator would be

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capable of handling the loads that would be desired to make the Police Facility fully operational in the event of a normal power failure, therefore another larger space would be required.

The existing generator, though properly maintained, is beyond the unit's recommended useful service life and consideration should be given to a complete overhaul/rebuilding and upgrading and/or replacement. In the event a modern full building back-up generator system is installed, separate transfer switches would not be necessary as separate circuitry and conduit runs would not be necessary. Enhanced remote generator system monitoring and control would be advised to allow personnel remote from the unit to verify the unit is ready and functioning properly during both stand-by and emergency use times.

Modern police facilities benefit from the application of central uninterruptable power supply for computer systems, communication systems, and security systems equipment back-up and protection. This power back-up and protection system helps to ensure that equipment is not damaged during power outages and power surges and to provide for seamless communications during all phases of power loss and restoration. The existing facility does not possess this type of back-up system.

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**Existing Fire Alarm Systems Evaluation:**

The existing fire alarm system is manufactured by Edwards. The system consists of a Custom 6500 analog fire alarm control panel located in the main electrical room. The control panel currently serves 18 zones throughout the Police Facility. Pull stations are present by exits, as required, and audio horns appear to be placed arbitrarily in certain corridors, conference rooms, or office spaces. However, no visual notification devices exist anywhere in the building. The Police Records area, which was the basis of the 2001 remodeling, consists of smoke detection and audio devices. Smoke and heat detectors are also present in storage spaces and janitors closets.

Though it does appear to have some additional capacity, the system is obsolete and no longer supported by the manufacturer. In the event of a renovation, the fire alarm system would need to be replaced to accommodate current NFPA and Life Safety Codes. Also, the 2007 UL standards have been adopted which the existing system cannot meet. Thus, expansion can no longer be considered an option. It is recommended that an addressable fire alarm system be installed to serve a facility of this type.

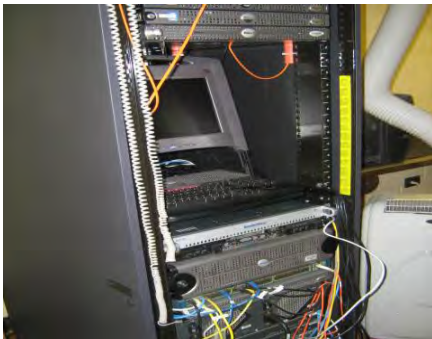
The existing Conventional Zoned Edwards fire alarm system does not pose the ability to intelligently synchronize visual notification strobes throughout the facility which is required by all current NFPA, ADA, and Life Safety Codes. The inability of the existing system to synchronize visual notification appliances means that the risk of persons within the building having an epileptic seizure is increased during a fire alarm scenario if the required visual notification devices are installed on the existing system. Expansion of the existing system would not be recommended, replacement of the existing system in its entirety would be recommended in conjunction with any renovation.

The fire alarm system in general is inadequate throughout the building in that there are no visual notification devices and minimal audio devices. Smoke detection is also missing in many areas. For buildings that are non-sprinklered, code requires all occupancy, common, and office spaces to be equipped with smoke detectors. In addition, ADA requires visual notification devices to be located in all spaces that are not specifically reserved for the use of a specific person.

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**Existing Technology Systems Evaluation**

It appears the intent of the original installation was to provide a 10/100 MB solution. The cabling infrastructure consists of Category 5 copper station cable and fiber optic backbone cable. All cable throughout the facility is installed open and improperly supported or secured in many areas.



Because the building does not have formal telecom rooms, the cable distribution architecture does not meet industry standards. In addition, there is no vertical pathway to implement a proper system. Many termination points and equipment racks share space with storage rooms and janitor closets. An equipment rack on the third floor serves as the Main Cross Connect; however, there is inadequate cooling. This lack of cooling will dramatically affect the life expectancy of the active components in this rack and in the various other freestanding racks located in the facility.

Fiber optic distribution on the lower level is directly below a coolant line in the electrical room. An incoming service room is adjacent and contains a large wall field. Space for expansion is limited.



Expansion of the network cabling system would be prohibitive as there are no formal telecommunication rooms. As a result, basic standards for a universal cabling system such as grounding and cable management are non-existent. In addition, the bandwidth capacity of the existing infrastructure will not be able to support additional systems or services.

The current practice of "convergence" where the traditional telecommunications infrastructure will support more than traditional voice and data systems provides flexibility and future proofing. Modern telecommunications infrastructure are recognized as being "technology utilities" in that they provide support, in some way, for nearly all low voltage systems.

The recommendation would be to implement a universal cabling system consisting of Category 6 cable terminated on modular patch panels supporting network speeds up to one Gigabit. The universal cabling concept allows staff the flexibility to assign any service to any cable as needed simply by installing a patch cord in the telecommunication room. This also minimizes the amount of cables needed at each individual workstation.

Telecommunication rooms should follow industry standard guidelines. Rooms should be sized at a minimum of 120 square feet for every 30,000 square feet of area served. When possible, rooms should be vertically stacked in areas that include multiple floors. Standards limit horizontal cable runs from telecommunication

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rooms to 90 meters. Access should be made available from major corridors; rooms should not be "tucked" away behind offices, conference rooms, etc. The location of rooms will need to be coordinated with other trades and services to minimize conflicts with above ceiling systems and cable pathways. Rooms should be equipped with dedicated cooling and ventilation to help extend the life of electronic systems installed within the room and to accommodate growing heat loads in modern systems. All rooms should be connected to a dedicated telecommunications grounding and bonding system. All rooms should be equipped with adequate lighting and secured from unauthorized access.

Network cable should be installed in a star (point-to-point) configuration from each telecommunication room. Trends within the industry indicate that the copper backbone system will serve as more of a backup/ancillary system than a primary transport system for voice services. Voice over IP (VoIP) services will be supported by network devices utilizing a fiber optic backbone system rather than a continuous copper link from the phone system to the workstation.

The recommendation for the fiber backbone is to install both a multi-mode and a single-mode fiber optic infrastructure capable of supporting, at a minimum, 10 Gigabit network speeds. The fiber backbone system is the primary transport system of the data network. Bandwidth will serve as the primary factor in performance of the data network as new applications and technology are added or existing systems are migrated to the data platform. In order to support this network speed, we recommend all telecommunication rooms be connected in a hierarchical star configuration. This would minimize cable distances and provide a single point-to-point connection between each telecommunication room. A network of tie cables should be installed between strategically identified telecommunication rooms in order to provide redundancy.

Wireless functionality is recommended to be provided as part of any technology upgrade. An application independent broadband wireless utility is recommended. This would provide multiple wireless antennas deployed in specific areas based on need and connected to the horizontal Category 6 cable to the network. Wireless coverage could not be verified.

Current system design standards would include the use of Cat6A cabling and matching patch panels and components to facilitate a complete end-to-end 10 Gigabit solution with lifetime manufacturer warranty for any renovated or newly constructed facility. Updated high-speed Fiber backbone bundles run within plenum rated armored cable would be recommend for

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interconnections between all IDF and MDF Equipment Rooms. The existing cable routing and support throughout is typical of a facility that was not designed with modern infrastructure in mind. A complete system of proper cable management including rack management, cable trays, and rated cable pathways is recommended to properly support and protect all communications infrastructure per current NEC and EIA/TIA standards.

Paging

A paging system does exist, however, there are areas that do not appear to have speakers. A 70V Overhead Paging System with each floor configured as a single paging zone should be installed. Speakers should be multi-tap dual cone equipped with integrated or wall mounted volume controls. The system should be interfaced with the phone system.

Further breakdown of paging zones into specific departments and functions is recommended to better target the exact audience. Such zoning might include area breakouts such as administration, investigations, patrol, garages, all call, etc.

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**Existing Audio Visual Systems Evaluation**

The building has coax Cable TV service, but it is improperly distributed and does not enter the building through the formal service entrance room. The coax should follow a similar architecture as the network cable system.

The facility has a conference room on the upper level that has an A/V cart with a projector. It is commonplace to have an integrated audiovisual system. Such systems installed in other Village buildings are optional.

Existing Security Systems Evaluation

The facility does not use an automated Visitor Management program. Guests must produce a valid photo ID to the Police Officer at the front desk, but the ID is not recorded.

Security Systems – Access Control

Control of access to restricted areas of the building is accomplished through the use of a Keyscan Access Control System. The system is in working order and serviced by a local security company. This system consists of Keyscan proprietary control panels and software. Authorized users can access the software database over the Village's local area network (LAN) for administration, reports, card additions, and deletions. Peripheral devices are connected to control points through dedicated copper cable. Card readers throughout the facility are off the shelf HID proximity multiclass format readers. Cardholders gain access through access-controlled portals when they present a valid card and the electric locking hardware releases. Many of the card readers are not mounted in compliance with ADA.

The existing system has the ability to be expanded; however, the feature set of the proprietary software is limited compared to integrated Security Management Systems (SMS) used in similar facilities.

The proximity card reader format being used is state of the art and therefore readers and associated cable could be reused if a more sophisticated system of control panels and software was instituted.

Due to the elevated risk associated with this type of facility, dual authentication card readers should be used for certain areas. The recommendation of a new SMS will allow for various types of access solutions for high security applications. Because the SMS will allow for integrated support of biometric and smart card technology, an enhanced level of authentication from finger print, hand geometry or other biometric readers can be added to any portal. By using smart cards, in addition to facilitating the second level of verification, the Using Agency will be prepared for

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compliance with the emerging Information Processing Standards. Various regulatory bodies such as the Federal Government already require digital credentials to meet data encoding standards detailed in HSPD 12, such as FIPS 201.

Currently, there are no formal telecommunication rooms for control panels and lock power supplies. The access control hardware of a new system could follow a system architecture that would leverage the local area network for communication between devices at access points and the SMS server. As a result, there are duplicate cable infrastructures.

The SMS could be configured to obtain database records from other systems. The most common use of this integration is with Human Resource (HR) systems. As employee information is changed in the HR system, the SMS can be updated either real time or at scheduled times. This allows security card records to be added or deleted automatically. Benefits include instant revocation of security credentials from terminated employees. In addition to the reduction in SMS administration time, information about a security cardholder does not have to be entered multiple times.

The SMS would allow for an automated Visitors Management System. Currently, visitors sign in manually and their identity capture is not performed. It is recommended that an integrated Visitor Management Module be implemented. The SMS would allow for employees, who are expecting guests, to pre-register them with the SMS. When the guest arrives, they are prompted for an ID and once their information is captured through a scanner they are automatically issued a temporary Facility ID badge. The guest's ID information and a record of their visit are stored in the SMS.

It is recommended that badges or credentials for non-uniform employees also be part of the SMS. Cards that are issued for access control would double as their photo ID badge. Through monitoring CCTV cameras at access points, staff would be able to cross-reference the ID being used with the image of the person using it.

This recommendation will provide an overall security benefit by facilitating certain policies. The Village should insist everyone within a secure area is required to carry a photo ID badge. Different badge types could be issued to visitors, contractors and various departments that would allow staff to more easily identify someone who was not permitted in a particular area.

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Surveillance (CCTV) Systems

Images of the existing building and parking lots are provided by an analog CCTV System. Images from these cameras are displayed on LCD monitors at the front desk and recorded on an IVACS digital video recorder (DVR). Images from the DVR are accessible over the LAN. All ports on the existing DVR are in use. The CCTV system has been expanded over time and various models of cameras are in use.

The system is in working order and serviced by a local security company. Camera signals are transmitted over a copper coax cable home run to the DVR.

The CCTV System is not integrated into any other system; therefore, users have to research data from two separate systems to provide both access control alarm data and surveillance images for the same event. Image quality of the cameras was difficult to assess, as the current monitors were small and provide moderate resolution. Bandwidth limitation does not allow for quality resolution of camera images over the LAN. The images of the perimeter of the facility including parking lots, fence lines, and general grounds are poor.

New DVRs by a different manufacture are being installed as part of the Village Hall project and may have spare ports that could be used for expansion.

The existing DVR is only supported by one local integrator and is not supported by other security equipment manufacturers for integration.

The existing CCTV system should be upgraded to ensure the images from the key locations are integrated into the SMS. The SMS will allow for managing of cameras and camera images from the same graphic interface and workstations as the access control devices.

Because the SMS is software based, access to camera images and alarm information could be provided at any workstation within the facility that resides on the network. The SMS will manage alarm events and recorded video from a common database. This will allow the facility to realize a true event-driven system where actionable security is enabled by linking real, live security-related events. Cameras should be integrated, through the SMS, with access control. Therefore video motion features and automatic call up of specific cameras in the event of an alarm will be possible.

The SMS platform is capable of supporting both a system of digital

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video recorders and/or an IP based camera system with a single centralized storage system. The system should be capable of recording any video feed at a rate of up to 30 frames per second (fps) utilizing 4CIF resolution. Storage for video recording should be provided for an average recording rate of 15fps at 2CIF resolution for a minimum of 30 days. The system should be capable of adjusting individual recording rates and resolution for each camera.

The monitoring area should include a 42" high resolution, flat panel display capable of displaying multiple camera views at one time. Two (2) separate 19" high-resolution monitors should be provided to allow staff the ability to call up individual cameras as needed; as well as, monitoring access control events.

Cameras should be Power over Ethernet (POE) network, IP based, and utilize Category 6 cables and the facilities' telecommunications infrastructure. This will reduce proprietary cable systems and allow for seamless integration into a SMS. In addition, the scalability of network based video solutions and the elimination of the need for dedicated physical inputs helps future proof the CCTV system.

Cameras should be located at all entrances and at strategic locations internally in the building that provide a video record of activity and staff movement. The location of cameras should be such that access to any particular wing or department will require a person to pass a camera that captures their identity.

Cameras on the perimeter of the buildings should be located to capture all activity in the parking area, including entrances. In addition, separate cameras should be positioned to monitor the common areas and grounds.

Network video cameras include intelligence in the camera itself. Advanced network cameras can have built-in motion detection and alarm management so the camera decides when to send video, at what frame rate and resolution. With integration into a SMS, more intelligent algorithms, number plate recognition, object left behind, and face recognition are possible. Data is obtained in more manageable forms and with higher levels of accuracy.

The recommended network video products run on Ethernet cable, which is an open standard that has particular performance requirements. The Village can use standard PC server hardware for video recording and storage rather than proprietary equipment such as DVRs and reduce management and equipment costs. They can furnish such PC hardware themselves through their most cost effective channels. In addition, many

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network video products also support a number of advanced technologies such as Power over Ethernet, which provides power to the network camera using the same cable as the one used for network connection. This eliminates the need for separate CCTV power supplies.

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Existing Environmental Evaluation**Asbestos Recommendations**

ATC Associates provided a limited environmental assessment of the existing police station. ATC recommends the following:

The known and suspect asbestos containing building materials (ACBMs) should be maintained under a written Asbestos Operations and Maintenance (O&M) plan by appropriately trained personnel.

Contractors and employees working in this building should be made aware of the locations of the known ACBMs and of the possibility that concealed ACBMs may be found during maintenance, renovation and demolition. They should be advised not to disturb known or suspect ACBMs without owner approval.

Additional suspect asbestos containing materials may be present on site in inaccessible or concealed spaces (such as pipe chases, spaces between wall/ceiling/floor/door cavities, interior of mechanical components such as interior ducts, beneath foundation pads, behind mirrors, etc.). If future maintenance/renovation/demolition activities are being considered which make these areas or equipment accessible, ATC recommends that a thorough assessment of these spaces be conducted at that time by an IDPH licensed inspector to identify and confirm the presence or absence of additional ACBMs by bulk sampling and laboratory analysis. Until then, all such unidentified materials should be treated as Presumed ACM (PACM) in accordance with 29 CFR 1926.1101 and 1910.1001.

The manufacture and import of miscellaneous ACBMs, such as vinyl floorings, mastics, drywall and roofing materials that may contain asbestos have not been prohibited by the EPA. As a result, any future replacement materials should be checked for the presence of asbestos prior to installation. Replacement materials may be checked for the presence of asbestos by referring to product labels, Material Safety Data Sheets (MSDS) or by bulk sampling and analysis. Maintain such records diligently to prevent such materials from being categorized as suspect ACBMs in the future.

Local regulations pertaining to asbestos abatement in Arlington Heights, Illinois include the Cook County Department of Environmental Control (CCDEC) regulations, Illinois Environmental Protection Agency (IEPA) NESHAP, and the IDPH Subpart D – *General Abatement Requirements for Commercial and Public Buildings* guidelines. An IDPH-licensed asbestos inspector is required to perform the inspection to verify materials affected by

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the renovation or demolition. Affected materials must be abated prior to the initiation of renovation/demolition activities by an IDPH-licensed abatement contractor utilizing the proper engineering controls. Notification to the CCDEC and IEPA is required prior to demolition for all projects (even when no asbestos is present) and prior to renovation when friable ACBMs and Category I and Category II non-friable ACBMs (are removed in friable state) in excess of 160 square feet or 260 linear feet are to be abated. The CCDEC and IEPA must be notified at least ten working days in advance of performing asbestos abatement. The IEPA charges a \$150 notification fee for initial notifications. The CCDEC and IDPH must be notified at least two working days in advance of performing asbestos abatement when friable and non-friable ACBMs in excess of three square feet or three linear feet and up to 160 square feet or 260 linear feet. The CCDEC charges a \$200 filing fee plus a fee per square foot or linear foot up to a maximum of \$1,200.00 on all projects regardless of quantity of ACM removed.

Lead Paint Recommendations

The known and suspect lead based paint (LBP) components should be maintained under a written Lead Paint and Dust Management Plan by appropriately trained personnel. Contractors and employees working in this building should be made aware of the location of any lead bearing surfaces (and lead dust in the rifle range area and exhaust systems) that may be encountered during maintenance, renovation, and demolition activities. They should be advised not to disturb LBP components without owner approval.

Prior to any renovation or demolition activities, all contractors should be notified regarding the presence of painted components under the guidelines of the OSHA Lead in Construction standard 29 CFR 1926.62. Care should be exercised in acknowledging that the OSHA 29 CFR 1926.62 has no LBP threshold definition (as do HUD and IDPH) and is concerned with exposures generated by LBP disturbances, which may include materials containing less than 1.0 mg/cm².

Conduct any planned renovation activities, which may disturb any lead-bearing components including lead component mitigation (stabilization of painted surfaces) and/or complete lead abatement (complete stripping/removal of paint) in accordance with IDPH's Lead Abatement Act and Lead Poisoning Prevention Act and OSHA 29 CFR 1926.62 requirements. The IDPH has notification requirements prior to the start of lead mitigation/abatement projects. They also require using licensed lead abatement contractors for such work.

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The results of the lead wipe testing showed elevated lead dust levels on floor surfaces approximately 20 feet away from the shooting range. Therefore the shooting range and surrounding areas should be cleaned by an IDPH licensed Lead Abatement Contractor. ATC recommends that a periodic cleaning schedule be implemented for the firing range in order to minimize lead dust from migrating into other areas of the building. The exhaust system associated with the firing range is presumed to be lead contaminated and should also be considered for periodic cleaning by an IDPH licensed Lead Abatement Contractor.

The firing range exhaust system should be evaluated by a mechanical engineer to determine its effectiveness in exhausting lead particles.

Mold and Moisture Control Recommendations

Proactively monitor the building for incidents of water-infiltration and water-damage to building materials. Mold growth has been known to occur in organic building materials if drying/remediation activities are not initiated within 24-48 hours of water damage.

ATC recommends the development and implementation of a Mold and Moisture Operations and Maintenance (O&M) Program to ensure that any future occurrences of water damage or mold growth are properly addressed.

Indoor Air Quality (IAQ) Recommendations

Low relative humidity readings were recorded on the day of the IAQ screening. Low relative humidity can result in eye irritation and complaints of nose and throat discomfort. Maintain temperature and relative humidity conditions in the facility in accordance with ASHRAE requirements. Maintain the ongoing HVAC system in the facility in accordance with the manufacturer's specifications.

A mechanical engineer should evaluate the building's HVAC system to determine an adequate fresh air supply to occupants and appropriate exhaust and return air flows.

The fresh air intake location should be rerouted away from the parking area or alternately the practice of running vehicle engines should be prohibited within 50 feet of the fresh air intake.

Chemicals should not be stored in the fan room.

The Police Station has not undergone any major environmental remediation since the time of the original study. For any repairs, renovations, or maintenance occurring in the facility, the Village should continue to follow the recommendations above for handling asbestos containing building materials (ACBM) and lead

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based paint (LBP). At the time of a major remodel or demolition of the facility, all environmentally hazardous materials will be required to be addressed prior to the occurrence of the rest of the work.

**SECTION 6
INITIAL CONCEPT
DEVELOPMENT****Site Concept Development**

Site concept development consisted of analyzing the current Police Department site on the municipal campus, located between the Village Hall and Fire Station on Sigwalt Street to determine if this site can effectively accommodate a new police station, or if another site must be acquired by the Village.

Utilizing information from the Space Needs Analysis, FGM began developing potential site diagrams and program stacking arrangements depicting how the space needs of the Police Department could be accommodated on the existing site. These diagrams take into account the size of the facility, the parking requirements, and the traffic flow through the site.

The goal of all the design concepts is that the new police facility would maintain the street scape between the existing Village Hall and the Fire Station. The facade of the new building would be compatible with the existing adjacent structures, but not compete with them.

Initial Site and Building Concepts ("Test Fits")

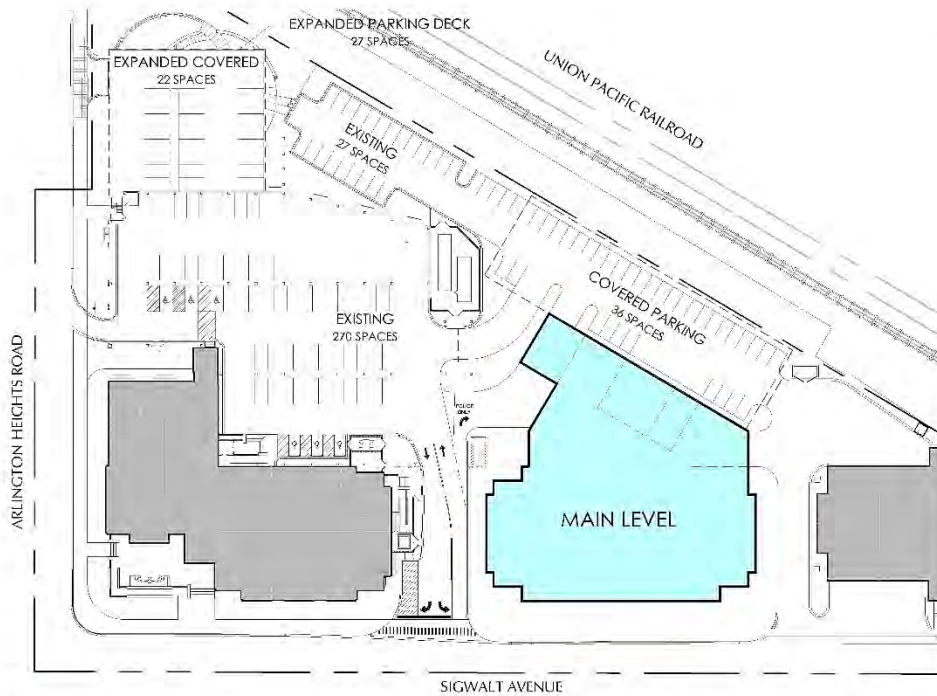
Several Initial Site Concepts were developed incorporating a range of ideas, such as underground parking, 2 stories + basement, 3 stories + basement, east/west orientation, north/south orientation, bridging across the garage access drive, and connecting to the existing Village Hall.

Based on the initial concepts, it appeared that fitting the Police Station on the Municipal Campus could work effectively.

Along with the Committee, FGM identified which of these initial concepts had the best potential for developing a new Police Station on the site.

On the following pages are our initial concept diagrams, Concept 1 through Concept 9.

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PROS:

- FUNCTIONS ARE ACCOMMODATED
- FUNCTIONS REQUIRING PUBLIC ACCESS ARE ON MAIN LEVEL

CONS:

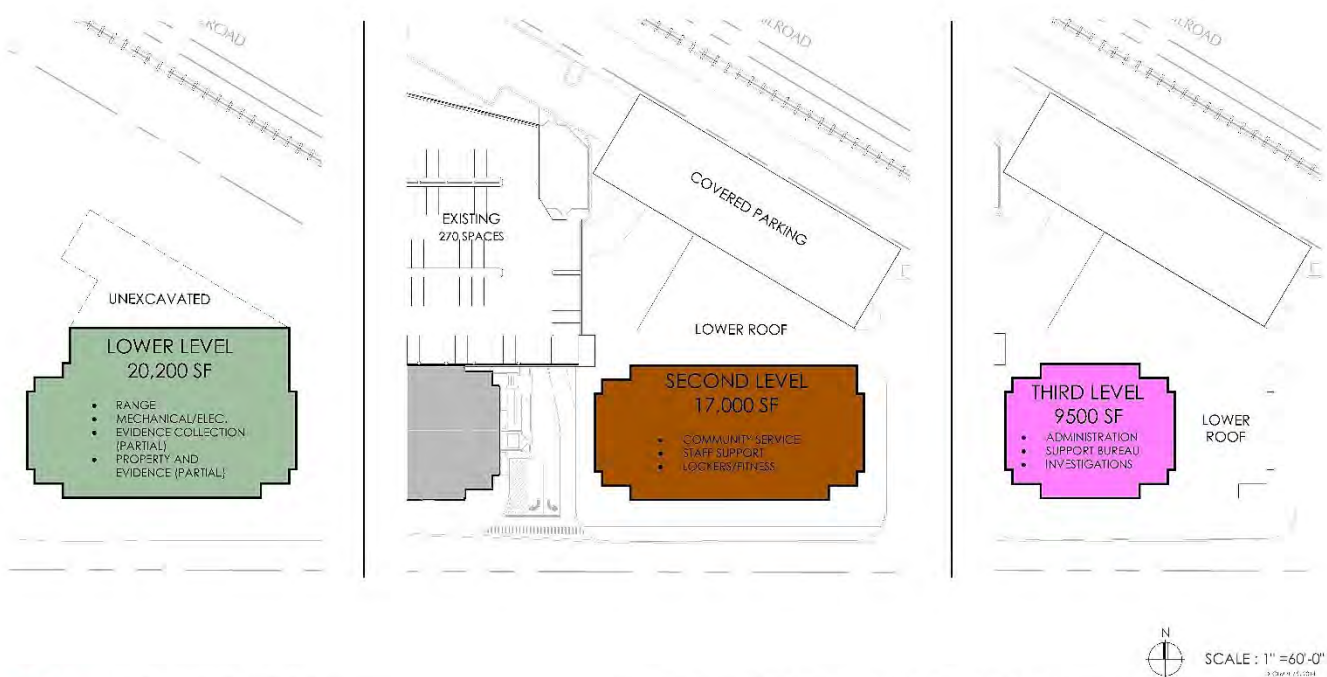
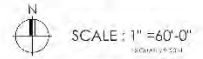
- NOT ENOUGH COVERED POLICE PARKING
- ACCESS TO EVIDENCE GARAGES DISRUPTS PARKING
- SALLYPORT/LOCKUP AT WEST/ BOND OUT CLOSE TO PARKING GARAGE
- EVIDENCE SPLIT BETWEEN FLOORS
- FUNCTIONS ON 4 LEVELS

PARKING BREAKDOWN

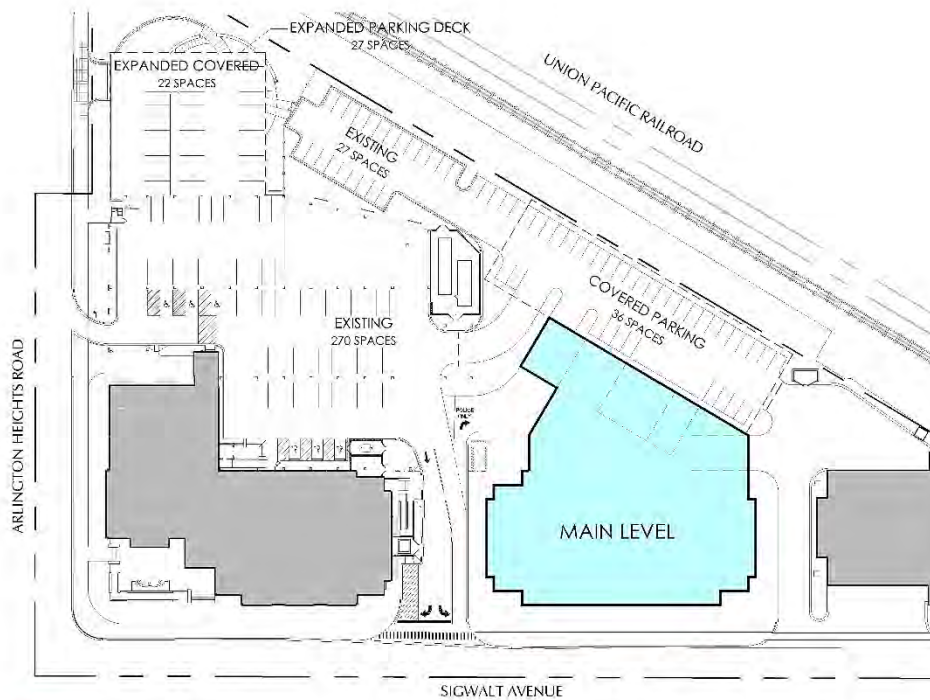
• COVERED POLICE:	36
• ON GRADE 28 EXIST. + 22 EXPANDED:	50
• EXISTING PARKING GARAGE:	270
• EXPAND GARAGE TO NORTH:	27
• ACROSS SIGWALT ST.:	54+
TOTAL PARKING:	404

MAIN LEVEL - 26,900 SF

- LOCK UP
- WARM STORAGE
- PUBLIC
- PATROL
- TRAFFIC
- FRONT DESK
- EVIDENCE COLLECTION (PARTIAL)
- PROPERTY AND EVIDENCE (PARTIAL)
- RECORDS



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PROS:

- FUNCTIONS ARE ACCOMMODATED ON 3 LEVELS
- FUNCTIONS REQUIRING PUBLIC ACCESS ARE ON MAIN LEVEL

CONS:

- NOT ENOUGH COVERED POLICE PARKING
- ACCESS TO EVIDENCE GARAGES DISRUPTS PARKING
- SALLYPORT/LOCKUP AT WEST/ BOND OUT CLOSE TO PARKING GARAGE
- EVIDENCE SPLIT BETWEEN FLOORS

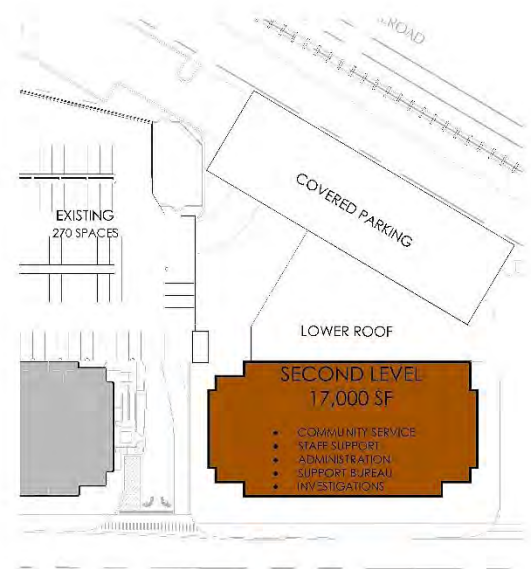
PARKING BREAKDOWN

• COVERED POLICE:	36
• ON GRADE: 28 EXIST. + 22 EXPANDED:	50
• EXISTING PARKING GARAGE:	270
• EXPAND GARAGE TO NORTH:	27
• ACROSS SIGWALT ST.:	54+

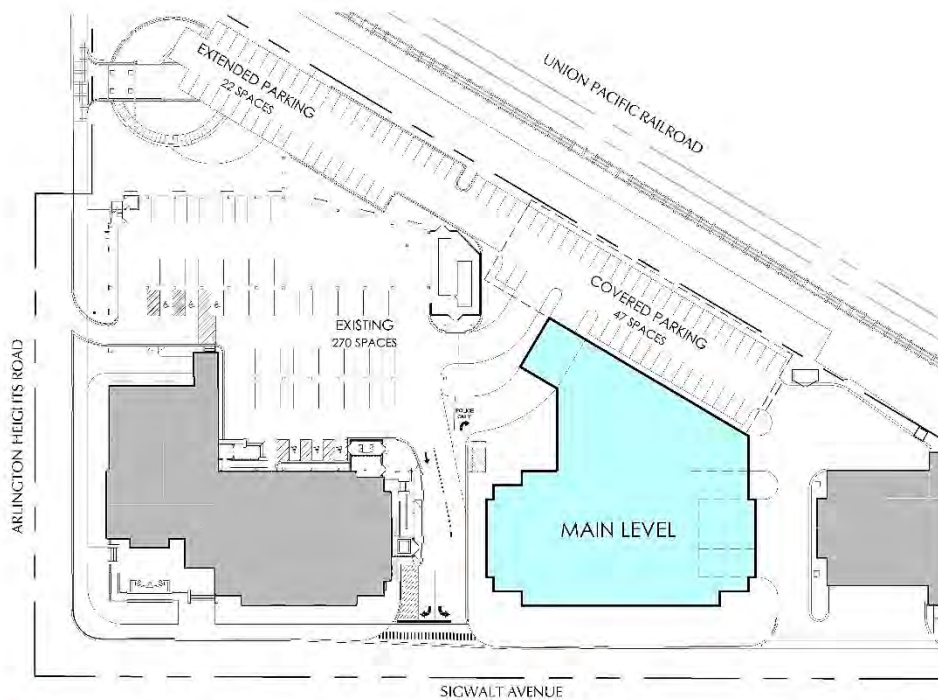
TOTAL PARKING: 404

MAIN LEVEL - 26,900 SF

- LOCK UP
- WARM STORAGE
- PUBLIC
- PATROL
- TRAFFIC
- FRONT DESK
- EVIDENCE COLLECTION (PARTIAL)
- PROPERTY AND EVIDENCE (PARTIAL)
- RECORDS



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PROS:

- FUNCTIONS ARE ACCOMMODATED
- COVERED PARKING IS ADEQUATE
- EVIDENCE FUNCTIONS ARE ON MAIN LEVEL

CONS:

- SALLYPORT ACCESS THROUGH GARAGES ONLY
- FUNCTIONS REQUIRING PUBLIC ACCESS ARE ON SECOND LEVEL
- FUNCTIONS ARE ON 4 LEVELS
- PARKING DECK CAN BE EXTENDED TO EAST

PARKING BREAKDOWN

• COVERED POLICE:	43
• ON GRADE: 28 EXIST. + 22 EXPANDED:	50
• EXISTING PARKING GARAGE:	270
• EXPAND DECK OVER COVERED:	47
• ACROSS SIGWALT ST.:	54+

TOTAL PARKING: 464

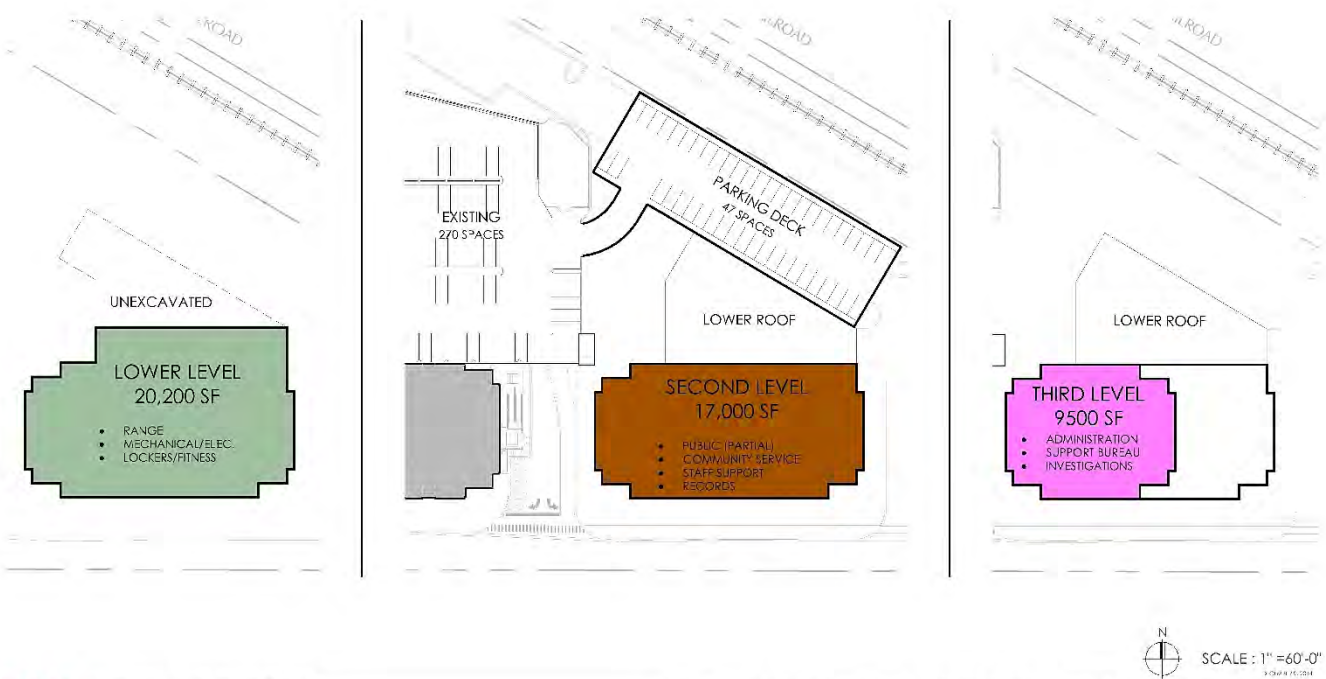
MAIN LEVEL - 26,900 SF

- LOCK UP
- WARM STORAGE
- PUBLIC (PARTIAL)
- PATROL
- TRAFFIC
- FRONT DESK
- EVIDENCE COLLECTION
- PROPERTY AND EVIDENCE



FGM ARCHITECTS

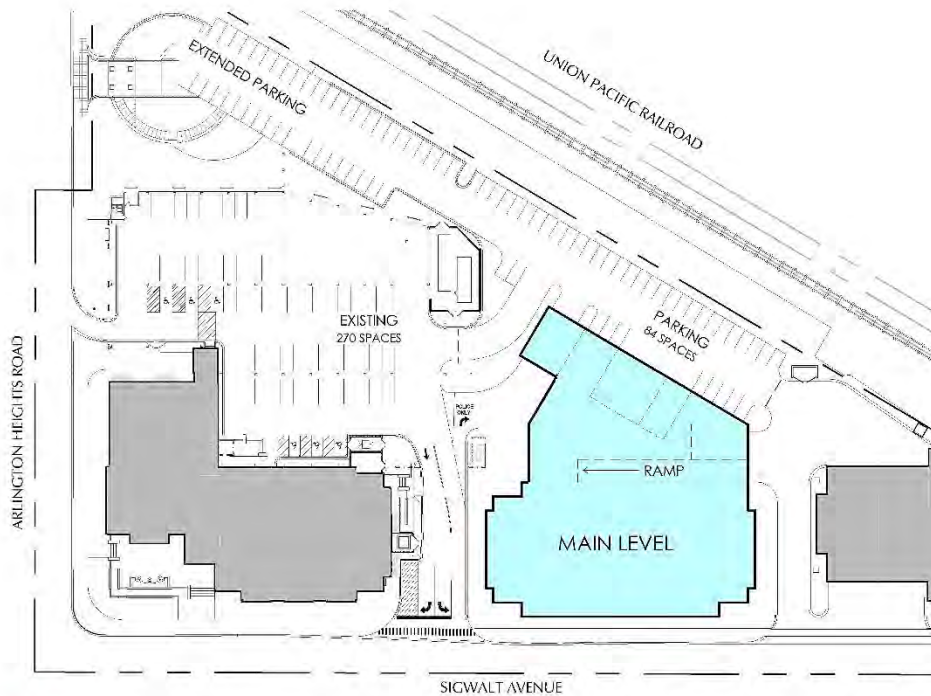
CONCEPT 3 - THREE STORY + LOWER LEVEL



FGM ARCHITECTS

CONCEPT 3 - THREE STORY + LOWER LEVEL

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PROS:

- UNDERGROUND PARKING FREES UP SITE - NO DECK EXTENSION REQUIRED
- EVIDENCE FUNCTIONS ARE ON MAIN LEVEL

CONS:

- UNDERGROUND PARKING IS COSTLY
- FUNCTIONS ARE ON 4 LEVELS
- FUNCTIONS REQUIRING PUBLIC ACCESS ARE ON SECOND LEVEL

PARKING BREAKDOWN

• UNDERGROUND POLICE:	52
• ON GRADE:	84
• EXISTING PARKING GARAGE:	270
• ACROSS SIGWALT ST.:	54+
TOTAL PARKING:	460

MAIN LEVEL - 26,900 SF

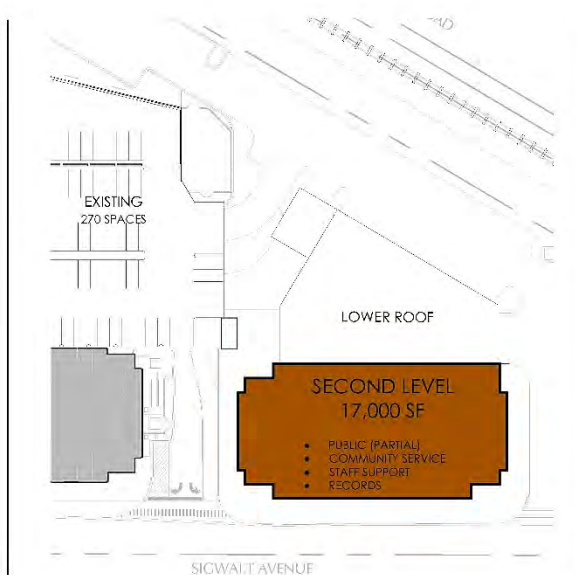
- LOCK UP
- WARM STORAGE
- PUBLIC (PARTIAL)
- PATROL
- TRAFFIC
- FRONT DESK
- EVIDENCE COLLECTION
- PROPERTY AND EVIDENCE



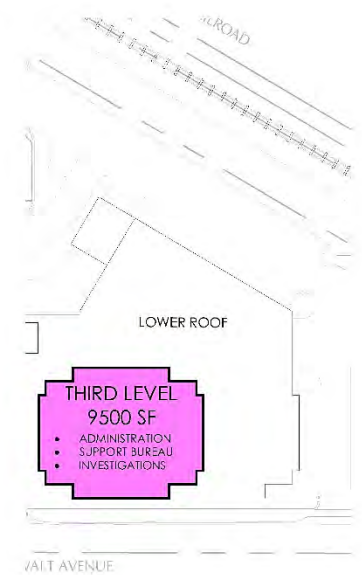
SCALE: 1" = 60'-0"



SIGWALT AVENUE



SIGWALT AVENUE

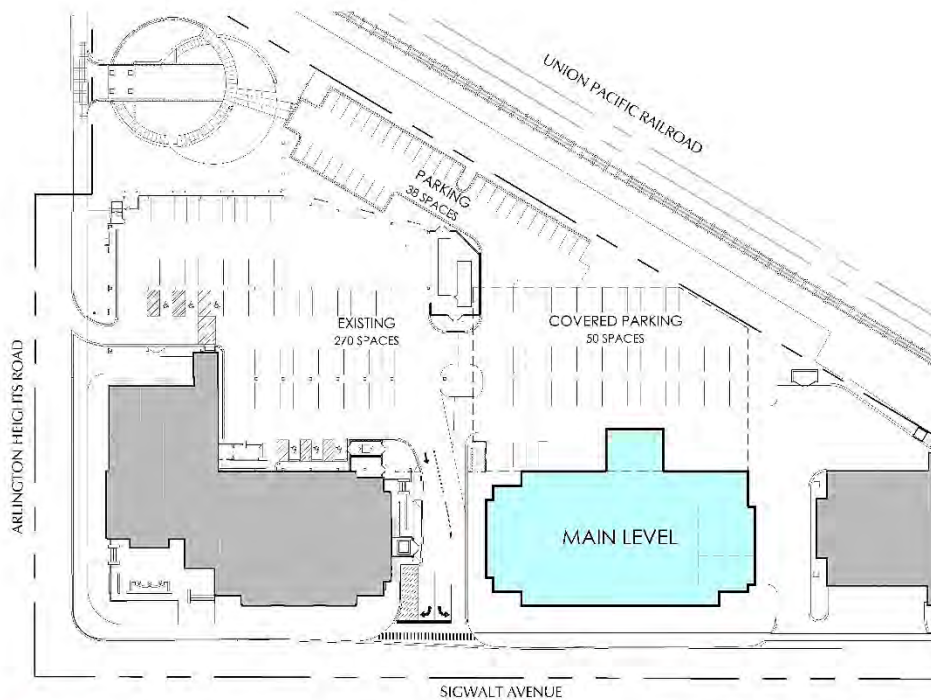


SIGWALT AVENUE



SCALE: 1" = 60'-0"

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PROS:

- COVERED PARKING POLICE IS ADEQUATE
- FOOTPRINT IS EFFICIENT - ALL FLOORS THE SAME
- PARKING DECK CAN EXPAND TO EAST
- ACCESS TO EVIDENCE GARAGES ON EAST

CONS:

- EVIDENCE SPLIT BETWEEN FLOORS
- FUNCTIONS ON 4 LEVELS

PARKING BREAKDOWN

- COVERED POLICE: 50
- ON GRADE: 32
- EXISTING PARKING GARAGE: 270
- EXPAND GARAGE: 88
- ACROSS SIGWALT ST.: 54+

TOTAL PARKING: 474

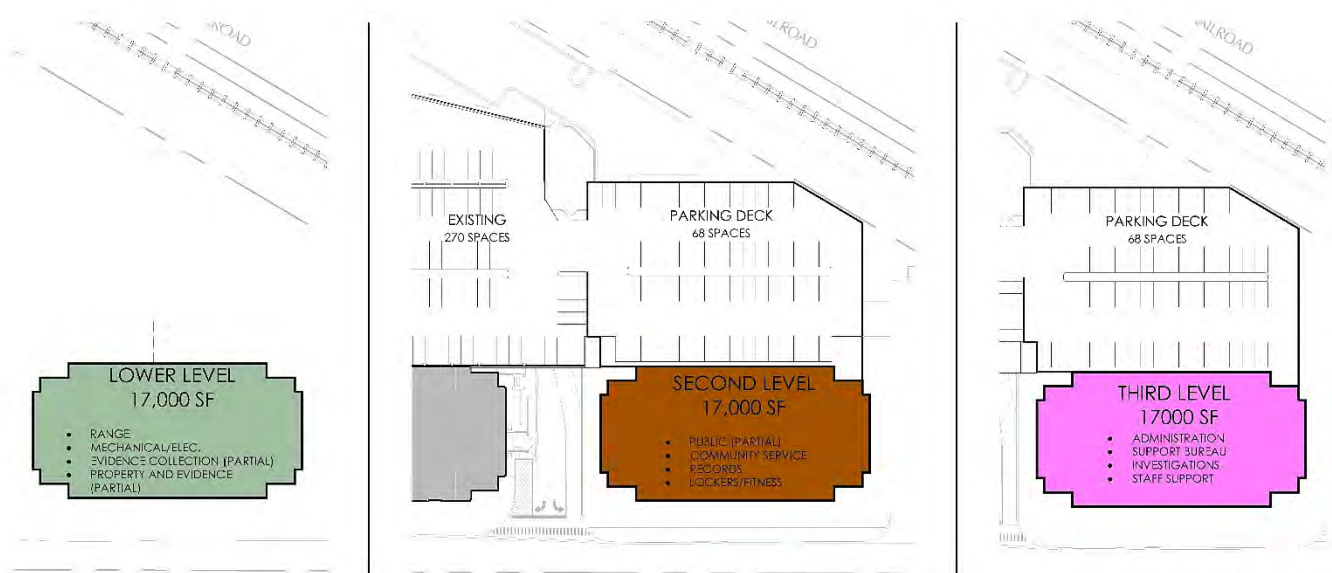
MAIN LEVEL - 18,200 SF

- LOCK UP
- WARM STORAGE
- PUBLIC (PARTIAL)
- PATROL
- TRAFFIC
- FRONT DESK
- EVIDENCE COLLECTION
- PROPERTY AND EVIDENCE

SCALE: 1" = 60'-0"
9/20/15 (15.034)
14.00.01

FGM ARCHITECTS

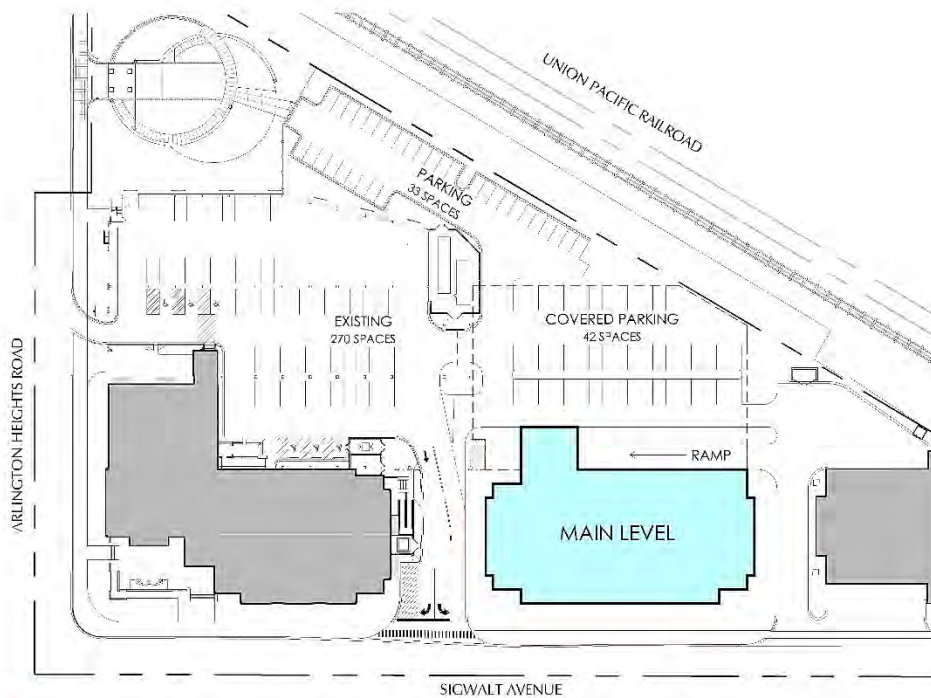
CONCEPT 5 - THREE STORY + LOWER LEVEL

SCALE: 1" = 60'-0"
9/20/15 (15.034)
14.00.01

FGM ARCHITECTS

CONCEPT 5 - THREE STORY + LOWER LEVEL

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PROS:

- UNDERGROUND PARKING FREES UP SITE - NO DECK EXTENSION REQUIRED
- ACCESS TO EVIDENCE GARAGES IS ON EAST
- PARKING DECK CAN EXPAND TO EAST TO CREATE ADDITIONAL COVERED PARKING

CONS:

- FUNCTIONS ARE ON 4 LEVELS

PARKING BREAKDOWN

• UNDERGROUND:	52
• COVERED POLICE:	42
• ON GRADE:	32
• EXISTING PARKING GARAGE:	270
• EXPAND GARAGE:	68
• ACROSS SIGWALT ST.:	54+

TOTAL PARKING: 518

MAIN LEVEL - 18,200 SF

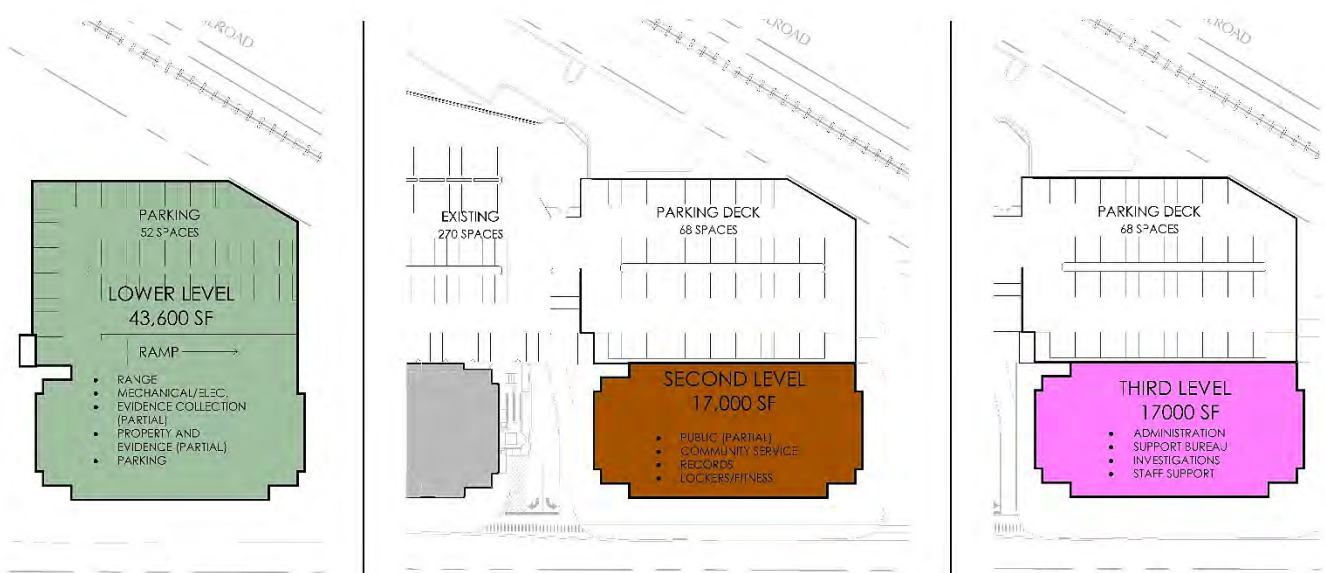
- LOCK UP
- WARM STORAGE
- PUBLIC (PARTIAL)
- PATROL
- TRAFFIC
- FRONT DESK
- EVIDENCE COLLECTION
- PROPERTY AND EVIDENCE



SCALE: 1" = 60'-0"

FGM ARCHITECTS

CONCEPT 6 - THREE STORY + LOWER LEVEL

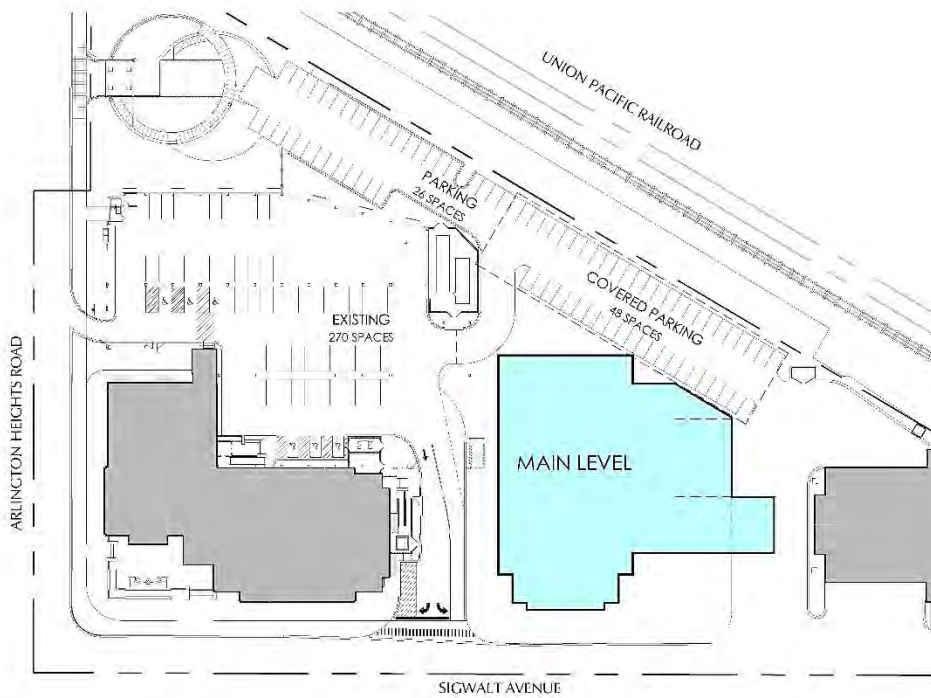


SCALE: 1" = 60'-0"

FGM ARCHITECTS

CONCEPT 6 - THREE STORY + LOWER LEVEL

FINAL DRAFT COPY



PROS:

- SALLYPORT/LOCKUP ON EAST - GOOD ACCESS FOR BOND OUT
- COVERED PARKING FOR POLICE IS ADEQUATE

CONS:

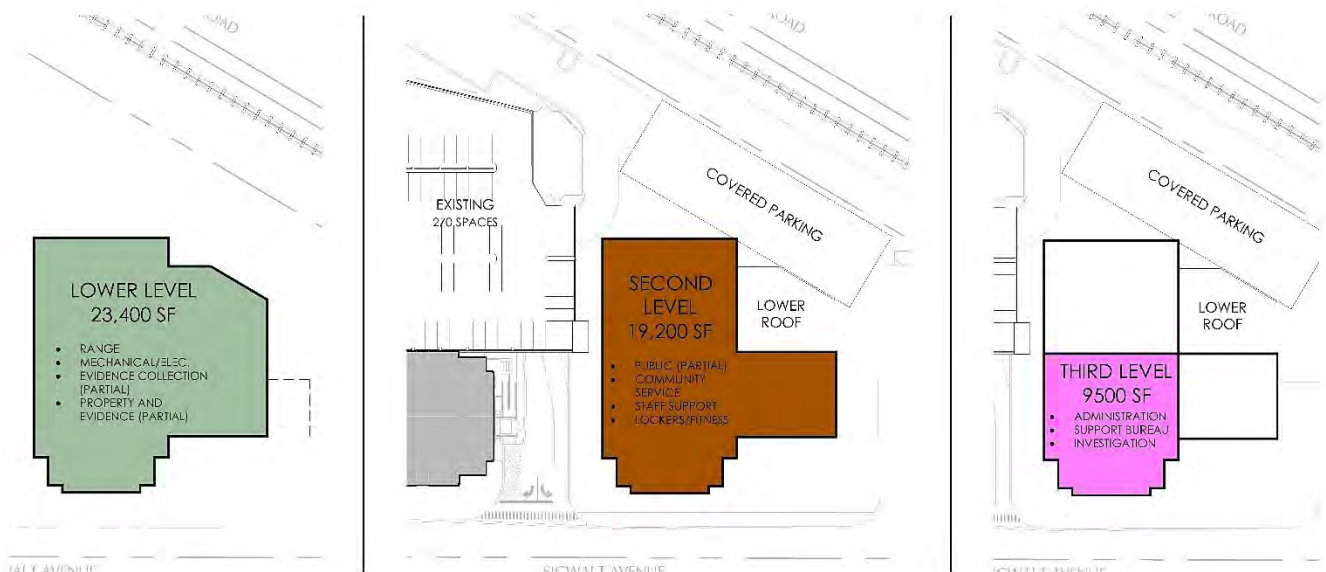
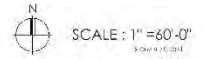
- FUNCTIONS ARE ON 4 LEVELS
- EVIDENCE IS SPLIT ON 2 LEVELS
- SOME FUNCTIONS REQUIRING PUBLIC ACCESS ARE ON SECOND LEVEL

PARKING BREAKDOWN

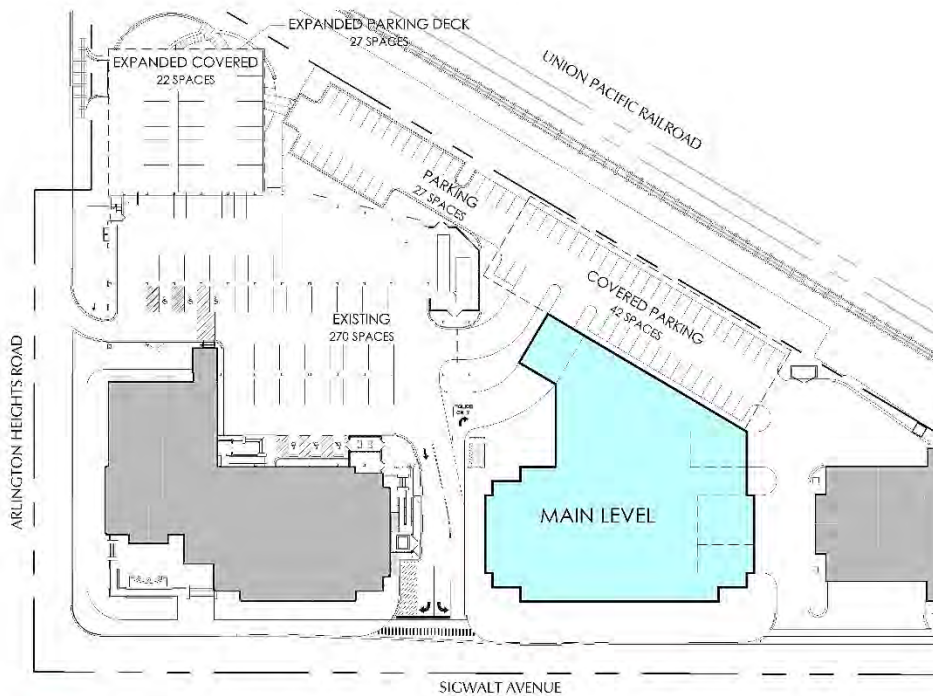
• COVERED POLICE:	48
• ON GRADE:	34
• EXISTING PARKING GARAGE:	270
• EXPAND GARAGE TO NORTH:	48
• ACROSS SIGWALT ST.:	54+
TOTAL PARKING:	454

MAIN LEVEL - 24,600 SF

- LOCK UP
- WARM STORAGE
- PUBLIC (PARTIAL)
- PATROL
- TRAFFIC
- FRONT DESK
- RECORDS
- EVIDENCE COLLECTION
- PROPERTY AND EVIDENCE



FINAL DRAFT COPY



PROS:

- FUNCTIONS ARE ACCOMMODATED ON 3 LEVELS
- COVERED POLICE PARKING IS ADEQUATE
- EVIDENCE FUNCTIONS ARE ON ONE LEVEL
- PARKING DECK CAN EXPAND WEST

CONS:

- SECOND FLOOR "BRIDGE" BLOCKS WINDOWS OF BILLAGE HALL
- FUNCTIONS REQUIRING PUBLIC ACCESS ARE ON SECOND LEVEL

PARKING BREAKDOWN

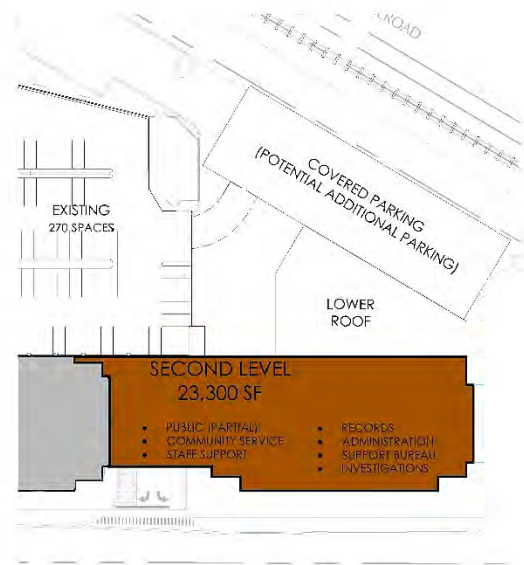
• COVERED POLICE:	42
• ON GRADE: 28 EXIST. + 22 EXPANDED:	49
• EXISTING PARKING GARAGE:	270
• EXPAND GARAGE TO NORTH:	27
• ACROSS SIGWALT ST.:	54+
TOTAL PARKING:	442

MAIN LEVEL - 26,900 SF

- LOCK UP
- WARM STORAGE
- PUBLIC (PARTIAL)
- PATROL
- TRAFFIC
- FRONT DESK
- EVIDENCE COLLECTION
- PROPERTY AND EVIDENCE

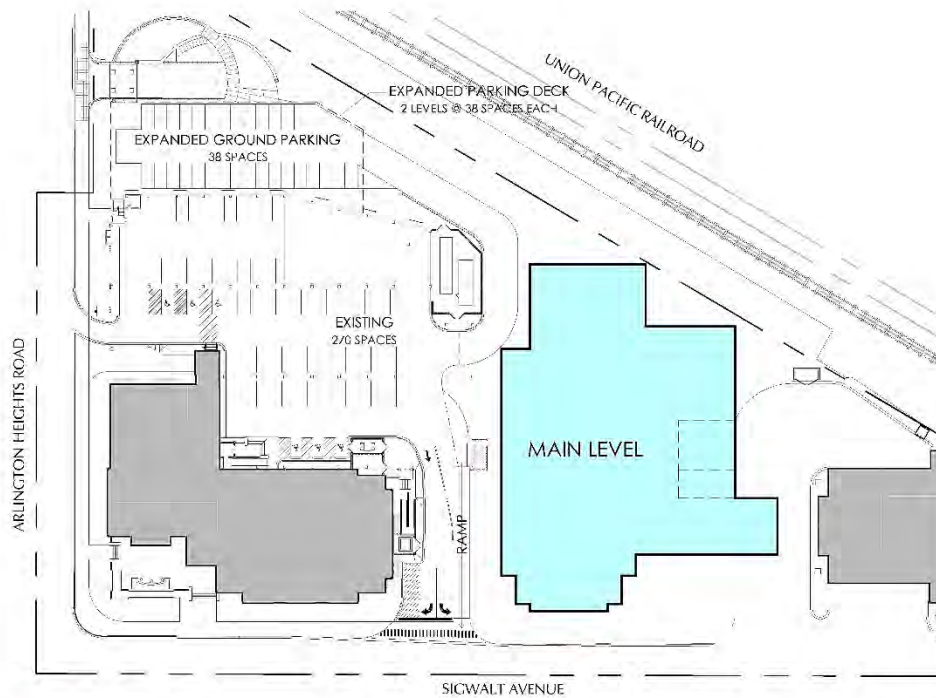


SCALE: 1" = 60'-0"



SCALE: 1" = 60'-0"

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**PROS:**

- FIRST FLOOR IS MAXIMIZED
- FUNCTIONS REQUIRING PUBLIC ACCESS ARE ON THE MAIN LEVEL
- EVIDENCE FUNCTIONS ARE ON THE MAIN LEVEL
- ADEQUATE COVERED POLICE PARKING IS PROVIDED AT EXISTING DECK

CONS:

- PARKING DECK EXPANSION IS REQUIRED TO THE NORTH
- NEW GARAGE RAMP IS REQUIRED AT SOUTH

PARKING BREAKDOWN

- COVERED POLICE W/ EXTENSION: 99
- ON GRADE W/ EXTENSION: 38
- EXISTING PARKING GARAGE: 209
- EXTEND EXIST. DECK OPTION 3: 71
- ACROSS SIGWALT ST.: 54+

TOTAL PARKING: 471**MAIN LEVEL - 36,600 SF**

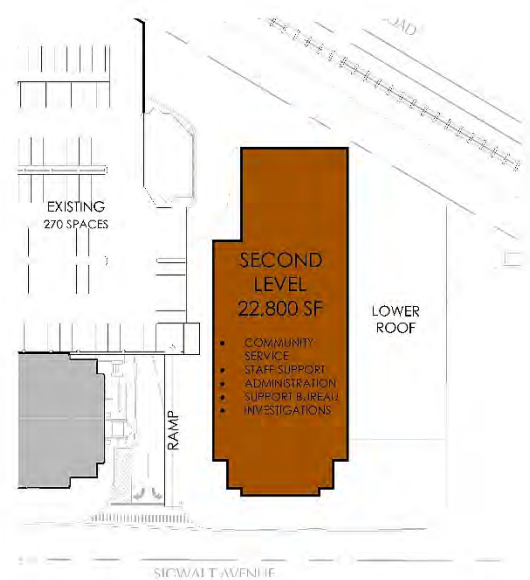
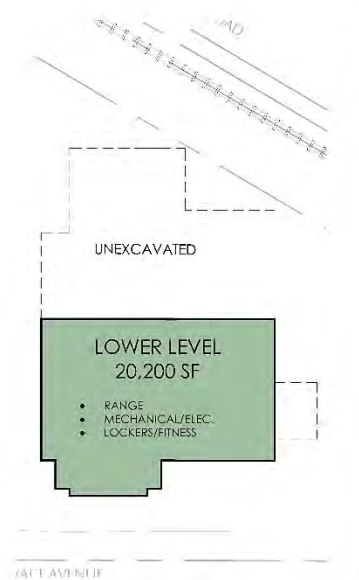
- LOCK UP
- WARM STORAGE
- PUBLIC (PARTIAL)
- PATROL
- TRAFFIC
- FRONT DESK
- RECORDS
- EVIDENCE COLLECTION
- PROPERTY AND EVIDENCE



SCALE: 1" = 60'-0"

FGM ARCHITECTS

CONCEPT 9 - TWO STORY + LOWER LEVEL



SCALE: 1" = 60'-0"

FGM ARCHITECTS

CONCEPT 9 - TWO STORY + LOWER LEVEL

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**SECTION 6
INITIAL CONCEPT
DEVELOPMENT -
REFINED SITE AND
BUILDING CONCEPT****Refined Site and Building Concept**

Utilizing the feedback from the initial conceptual solutions, FGM began working on a more refined solution.

In designing a Police Station on a site with limited area available, the first floor is the most critical, so establishing a size for the first floor footprint is an important step in creating a functional plan.

In order to develop the most workable plan for the Police Department and fit it onto the existing site, program elements were reviewed with the Police Department and analyzed to determine which functions absolutely had to be located on the first floor for the PD to operate effectively.

First Floor Functions for Effective Operations

• Public Entry / Public Access Areas	948 S.f.
• Operations Support – Front Desk	572 S.f.
• Patrol Bureau	5,260 S.f.
• Evidence Collection	2,731 S.f.
• I.D. / Lockup	5,589 S.f.
• Records Bureau	2,986 S.f.
• Criminal Investigations Division	5,119 S.f.
• Staff Support Areas	120 S.f.
• Loading / Facility Maintenance	<u>175 S.f.</u>
First Floor Sub-Total	23,500 S.f.
Multi-Floor Factor (stairs, elevator, etc.)	<u>1,000 S.f.</u>
Total Recommended First Floor Building Area	24,500 S.f.

Functions that could potentially be located off-site were also identified in order to come up with the most compact and efficient building footprint. Functions that were identified as having the potential to be located off-site include Long-Term Evidence Storage, Impound Vehicle Parking, Command Vehicle Parking, Archive Storage, and Traffic & Parking Enforcement Storage.

A Refined Site and Building Concept was developed. The concept diagrams show a two-story plus a basement building with a Police parking garage to the north. The building footprint is approximately 24,000 square feet plus 11,000 square feet for the Parking Garage and 1,150 square feet for the Sally Port. The second floor and basement are each 23,000 square feet, for a total of 84,500 square feet.

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The concept utilizes the entire site and makes use of the existing access points.

Current access to the municipal parking garage is maintained. Police vehicle access, which includes the evidence vehicle processing garage, sally port, and squad parking garage is shared with the existing Fire Department access on the east.

On grade parking for additional police vehicles is accessed through the municipal garage. Because of the tight site, there is no east west access to the north.

This concept also includes the potential to address long term parking needs with an addition to the existing municipal parking garage, resulting in parking counts between 473 and 517 for the entire site.

The conceptual floor plan diagrams show a cost effective, efficient structure with equal floor plates "stacked" on top of one another.

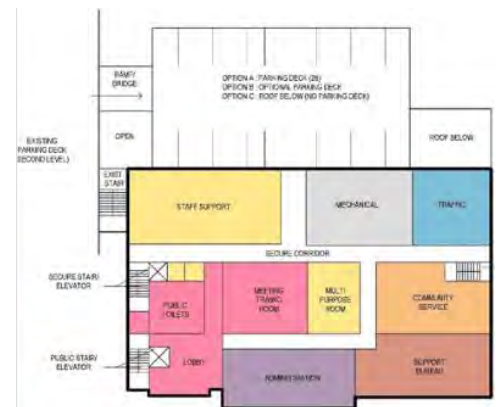
Stacking Diagram



Lower Level



First Floor



Second Floor

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Flow through the building is very efficient and a clear separation of public areas and secure areas is maintained.

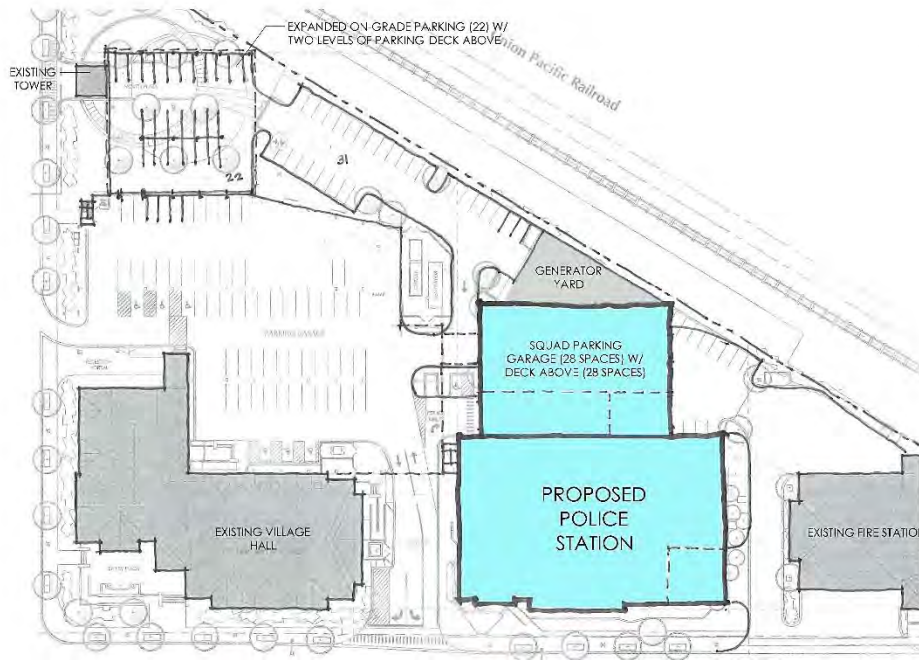
The First Floor includes the Public Entry and Lobby off Sigwalt Street, public service functions, such as the front desk, records, public interview rooms, and access to the second floor. Secure functions include Lock up, Evidence Collection, and Patrol areas.

The Second Floor includes a Public Lobby, Community Meeting Room, Administration, Community Services, and secure Staff Support areas.

The Basement level includes Evidence Processing areas, Locker Rooms, and all Training functions, including Firing Range, Defensive Tactic Training Room, and Fire Arms Training Simulator (FATS).

The refined concept diagrams, Concept 10, follows.

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**BUILDING AREA**

• LOWER LEVEL:	24,000 SF
• MAIN LEVEL:	24,000 SF
• SECOND LEVEL:	24,000 SF

TOTAL : 72,000 SF**PARKING GARAGE**

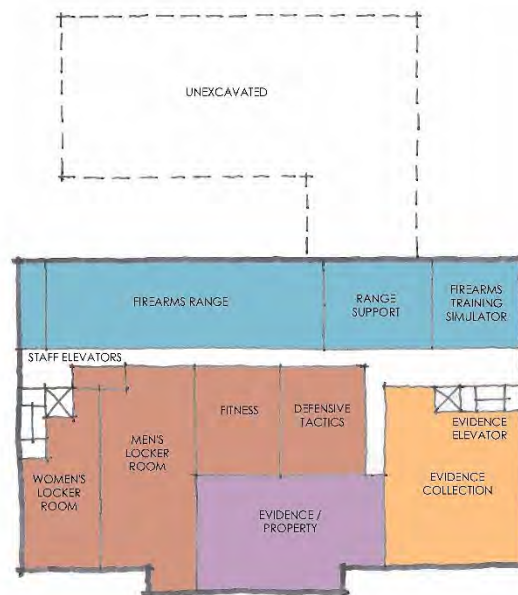
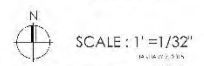
• INDOOR PARKING GARAGE: (INCLUDES SALLYPORT)	12,512 SF
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PARKING BREAKDOWN**POLICE VEHICLES**

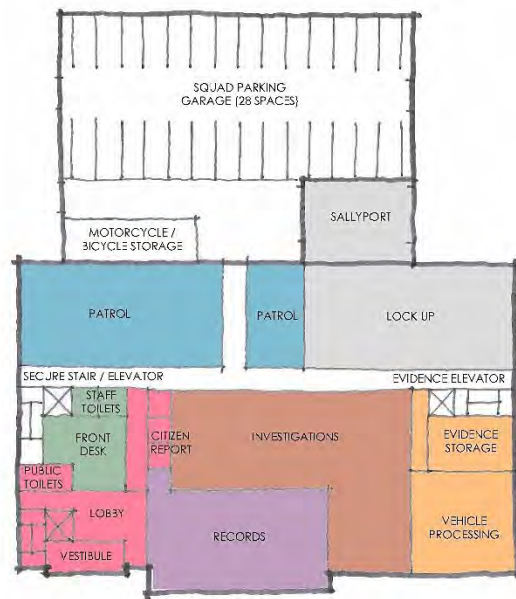
• GARAGE:	28
• SURFACE:	31
• EXPANDED ON GRADE:	22
• NEW DECK:	28

TOTAL POLICE PARKING: 109

• EXISTING PARKING DECK	264
• EXISTING LOTS ON SIGWALT (EXCLUDES CORNER)	54
• EXPANDED DECK (2ND+3RD)	44

TOTAL PARKING: 471**SITE DIAGRAM****LOWER LEVEL**
24,000 SF

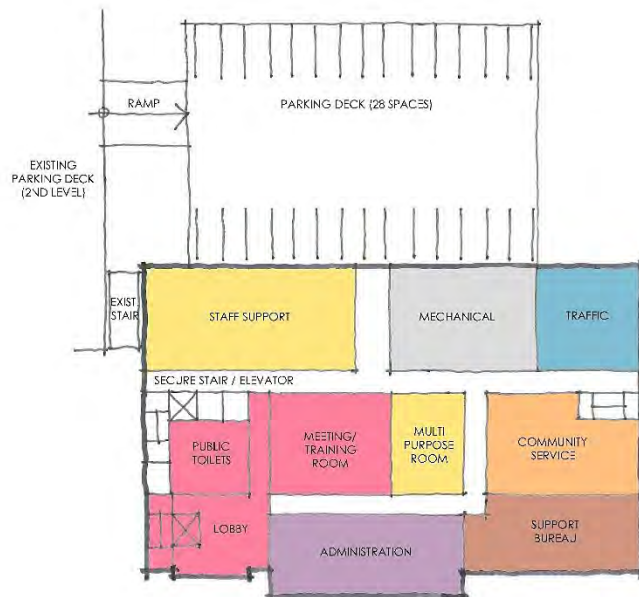
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MAIN LEVEL
36,512 SF



SCALE: 1" = 1/32"
DRAWN BY: J. SMITH
CHECKED BY: J. SMITH



SECOND LEVEL
24,000 SF



SCALE: 1" = 1/32"
DRAWN BY: J. SMITH
CHECKED BY: J. SMITH

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**SECTION 7
FINAL CONCEPTUAL
SOLUTIONS****Final Site and Building Concept Development**

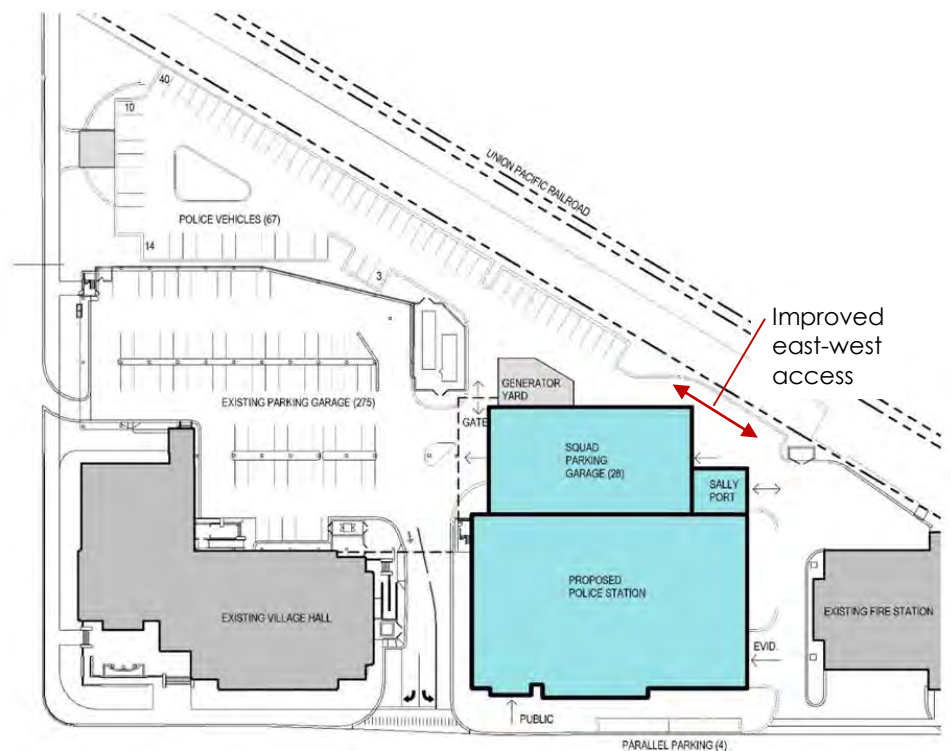
To develop the final concepts, FGM worked with the committee to further refine the layout and look for efficiencies to save space and reduce the budget.

The functional items that dictate the first floor footprint were re-confirmed and the first floor area requirement was determined to be 24,500 square feet, including the Sally Port. The parking garage is an additional 10,360 square feet.

Floor Plan Diagrams and functional relationships of program elements are similar to the previous refined concept with some minor exceptions.

Site Efficiencies

The site was made more efficient by tightening up the Sally Port and making it a back-out in lieu of a pull through. This allowed for east-west access at the north end of the site, greatly improving the flow through the site.



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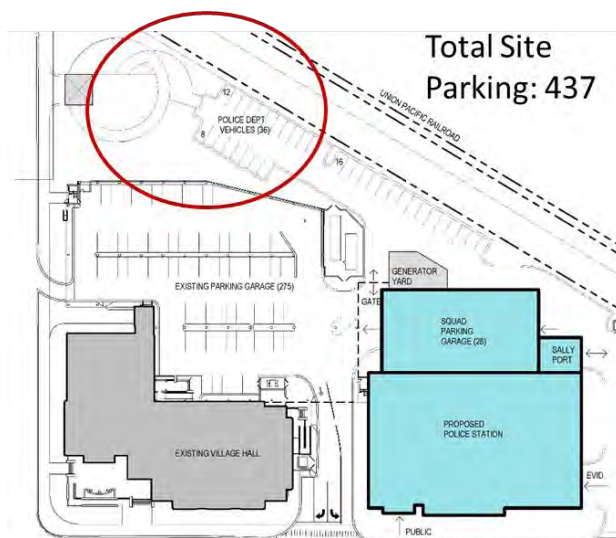
Parking Refinements

The parking solutions were refined. The results of a parking analysis determined that a minimum of 410 spaces are required to serve the needs of the campus, and 430 spaces would be ideal. See Section 4 for additional information.

Parking concepts were refined and some parking options have been incorporated into the final conceptual solutions.

The site plan diagram shows 67 surface parking spaces for police vehicles at the northwest corner of the site. This is a preferred solution because it provides the required number of spaces for police vehicles separate from visitor, commuter, and staff parking. This option provides a total site parking count of 468 spaces, and, requires modifying the existing plaza area, but maintains the existing tower.

An alternative is to reduce the surface parking to 36 spaces, thereby, reducing the total site parking to 437, but requiring some police vehicles to be intermixed with non-secured parking. The other optional parking area is the parking deck above the police squad garage which would provide an additional 28 spaces.



Without Additional Surface Parking



With Additional Surface Parking

- Parking Deck Above Indoor Parking
- Prepare for Future Parking Deck
- No Parking

- Covered Parking
- Indoor Parking (preferred)



August 12, 2015
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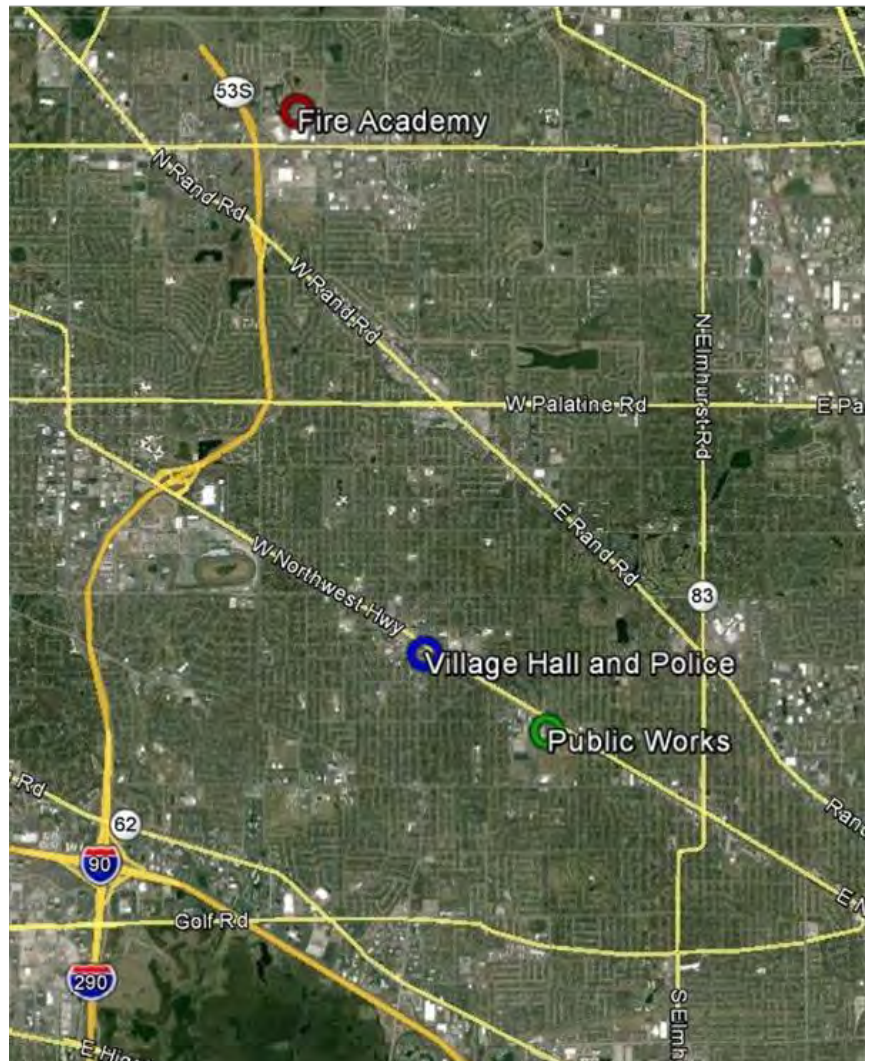
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Off-Site Facilities

Village owned off- site facilities were identified for potential use by the Police Department. There is approximately 3,600 to 4,000 square feet of space identified in the space needs program that could be relocated to an off-site location that would not significantly impact police operations. By utilizing other Village owned assets, it is possible to reduce the size and cost of the police station.

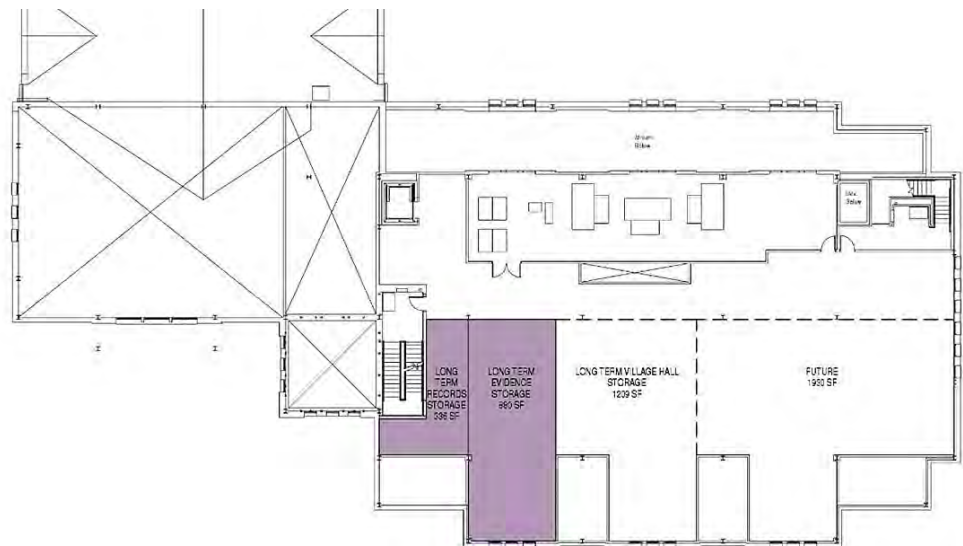
The off-site facilities evaluated included:

- The 4th Floor of the Village Hall
- Public Works Annex located at Davis and Gregory Streets
- Fire Academy

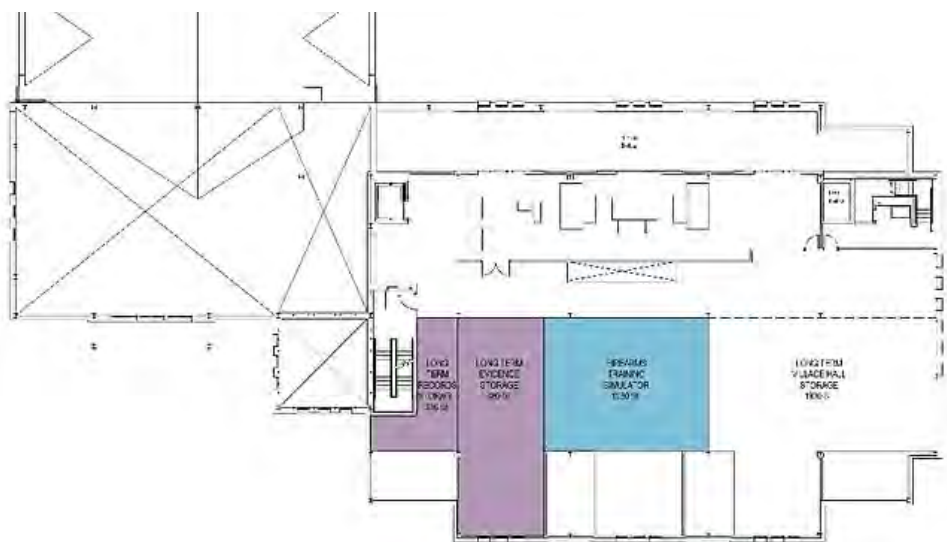


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The fourth floor of the Village Hall was evaluated for even further efficiencies and usage. The fourth floor has approximately 4,500 square feet available. Potential uses included Records Archive storage, Long Term Evidence Storage, and Fire Arms Training Simulator (FATS) which would utilize between 1,200 and 2,200 square feet. Considerations for utilizing this space include access from the police station, noise from training events, and the need for potential future Village Hall growth.



Fourth Floor of Village Hall for Storage



Fourth Floor of Village Hall for Storage and Training

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The Fire Academy facility which the Village owns, contains just over 2,000 square feet of available space and already has a vehicle storage bay. The remainder of the facility is currently used by the Park District. Potential uses include Command Vehicle Storage, Archive Storage, and Traffic/Parking Enforcement Storage. Considerations for utilizing this space include the fact that a vehicle storage bay already exists in this location, the distance from the Police Station, and that the Park District also uses this site.



Fire Academy Building

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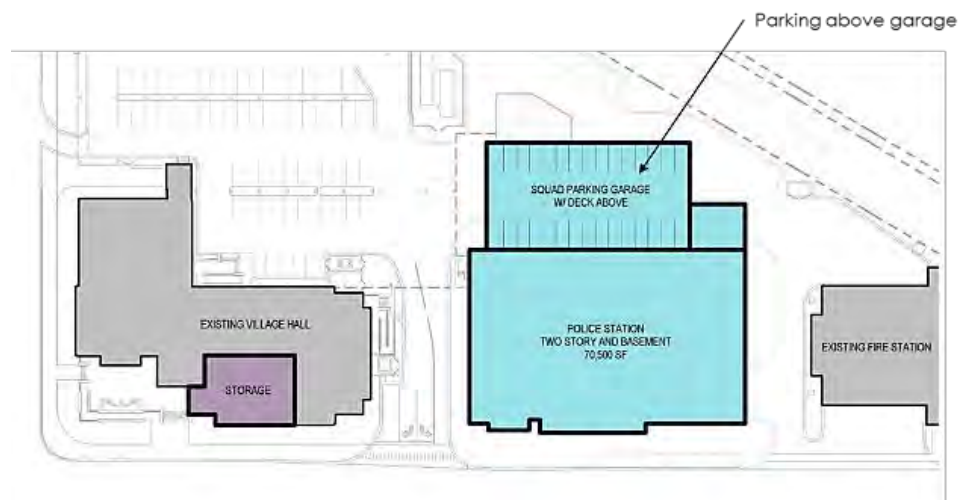
The Public Works Annex site, located at Davis and Gregory was looked at to accommodate a fenced vehicle impound lot large enough for (20) cars. Considerations include site access and security.



Public Works Annex Site

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Five Final Site and Building Concepts, Option A through Option E, were developed based on the above efficiencies.

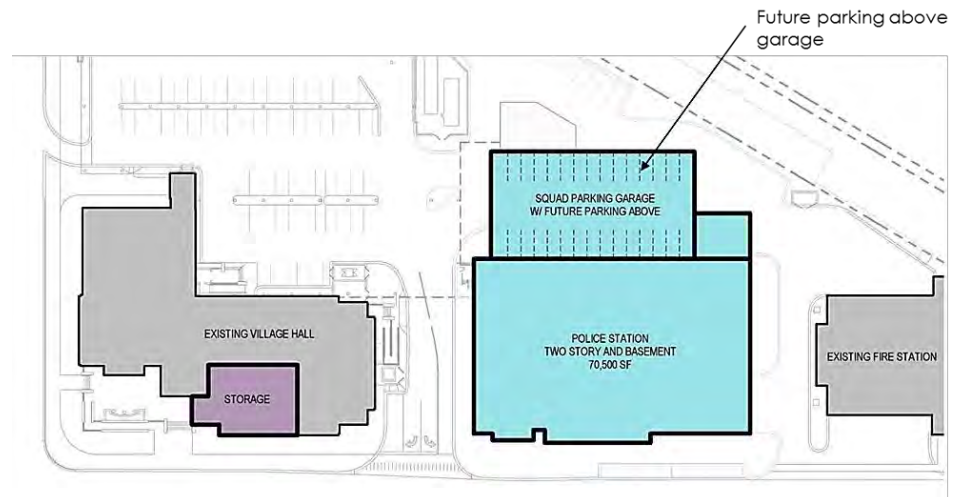
Final Site and Building Concepts**Option A**

Option A depicts a 70,500 square foot Police Station which includes a 10,360 square foot Squad Parking Garage to accommodate (28) vehicles, an open parking deck above the garage for (28) vehicles that would connect to the existing municipal parking deck, use of the 4th floor of the Village Hall for Records Archive Storage and Long Term Evidence Storage. This concept also takes advantage of the Fire Academy facility for Police storage and the Public Works site for the impound lot. Parking for this concept includes between 465 and 496 parking spaces, depending on the amount of on-grade police vehicle parking that is desired at the northwest corner of the site.

Option A accommodates all the appropriate needs of the Police Department, including all training functions, within the Police Station and takes advantage of other Village assets to accommodate support functions like storage. However, the parking deck above the Squad Parking Garage provides additional parking that is costly and not required to meet the Campus, or Police Department parking needs.

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Option B

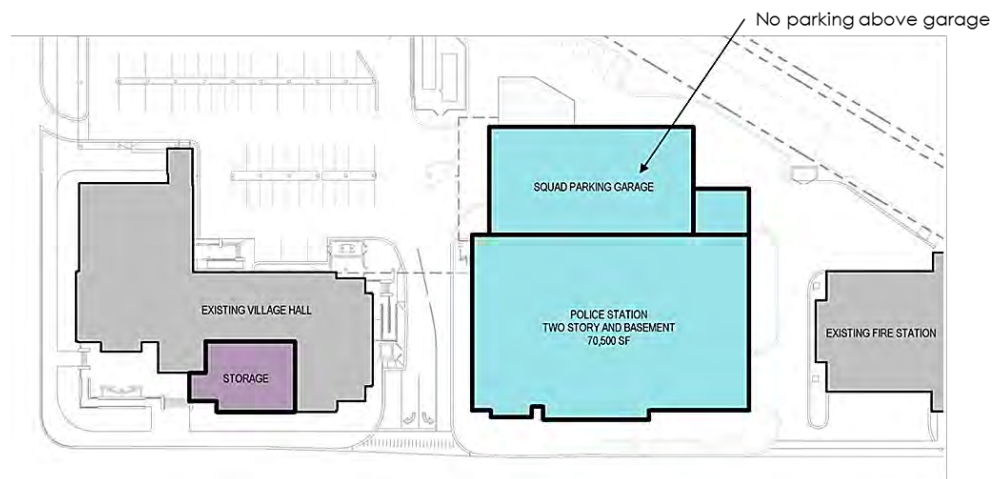


Option B depicts a 70,500 square foot Police Station which includes a 10,369 square foot Squad Parking Garage to accommodate (28) vehicles, a **future** open parking deck above the garage for (28) vehicles that would connect to the existing municipal parking deck, use of the 4th floor of the Village Hall for Records Archive Storage and Long Term Evidence Storage. This concept also takes advantage of the Fire Academy facility for Police storage and the Public Works site for the impound lot. Parking for this concept includes between 437 and 468 parking spaces, depending on the amount of on-grade police vehicle parking that is desired at the northwest corner of the site.

Option B accommodates all the appropriate needs of the Police Department, including all training functions, within the Police Station and takes advantage of other Village assets to accommodate support functions like storage. However, the future parking deck above the Squad Parking Garage adds cost to the project and is not required to meet the Campus, or Police Department parking needs.

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Option C (Preferred Option)



Option C is the Committee's preferred and recommended option. It depicts a 70,500 square foot Police Station which includes a 10,369 square foot Squad Parking Garage to accommodate (28) vehicles with **no** parking deck above, use of the 4th floor of the Village Hall for Records Archive Storage and Long Term Evidence Storage. This concept also takes advantage of the Fire Academy facility for Police storage and the Public Works site for the impound lot. Parking for this concept includes between 437 and 468 parking spaces, depending on the amount of on-grade police vehicle parking that is desired at the northwest corner of the site.

Option C accommodates all the appropriate needs of the Police Department, including all training functions, within the Police Station and takes advantage of other Village assets to accommodate support functions like storage. The solution takes advantage of uniformly stacked floor levels for efficiency of structure and construction. Parking quantities are in line with the established needs for the Campus and the Police Department.

See Section 9 for additional information regarding the recommendation of Option C.

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Option D

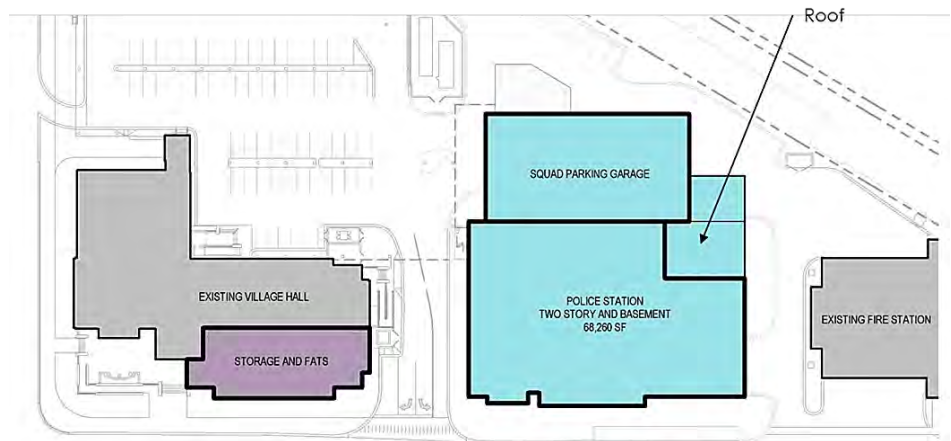


Option D depicts a 70,500 square foot Police Station, which includes 2,240 square feet of unfinished space for future build-out, a 10,369 square foot Squad Parking Garage to accommodate (28) vehicles, use of the 4th floor of the Village Hall for Records Archive Storage, Long Term Evidence Storage, and FATS training. This concept also takes advantage of the Fire Academy facility for Police storage and the Public Works site for the impound lot. Parking for this concept includes between 437 and 468 parking spaces, depending on the amount of on-grade police vehicle parking that is desired at the northwest corner of the site.

Option D accommodates most of the needs of the Police Department, within the Police Station, however, training functions are separated by locating FATS (Fire Arms Training Simulator) in the Village Hall, also creating the potential for noise disruptions to the VH office space below. In order to maintain efficiently stacked floor plates, floor areas that are freed up are designated as unfinished space that can be finished in the future.

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Option E



Option E depicts a 68,260 square foot Police Station, which has a reduced second floor area, a 10,369 square foot Squad Parking Garage to accommodate (28) vehicles, use of the 4th floor of the Village Hall for Records Archive Storage, Long Term Evidence Storage, and FATS training. This concept also takes advantage of the Fire Academy facility for Police storage and at the Public Works site for the impound lot. Parking for this concept includes between 437 and 468 parking spaces, depending on the amount of on-grade police vehicle parking that is desired at the northwest corner of the site.

Option E accommodates most of the needs of the Police Department, within the Police Station, however, training functions are separated by locating FATS (Fire Arms Training Simulator) in the Village Hall, also creating the potential for noise disruptions to the VH office space below. Square footage of the building is reduced by, eliminating the freed up areas, however, this minimizes the efficiency of the stacked floor plates.

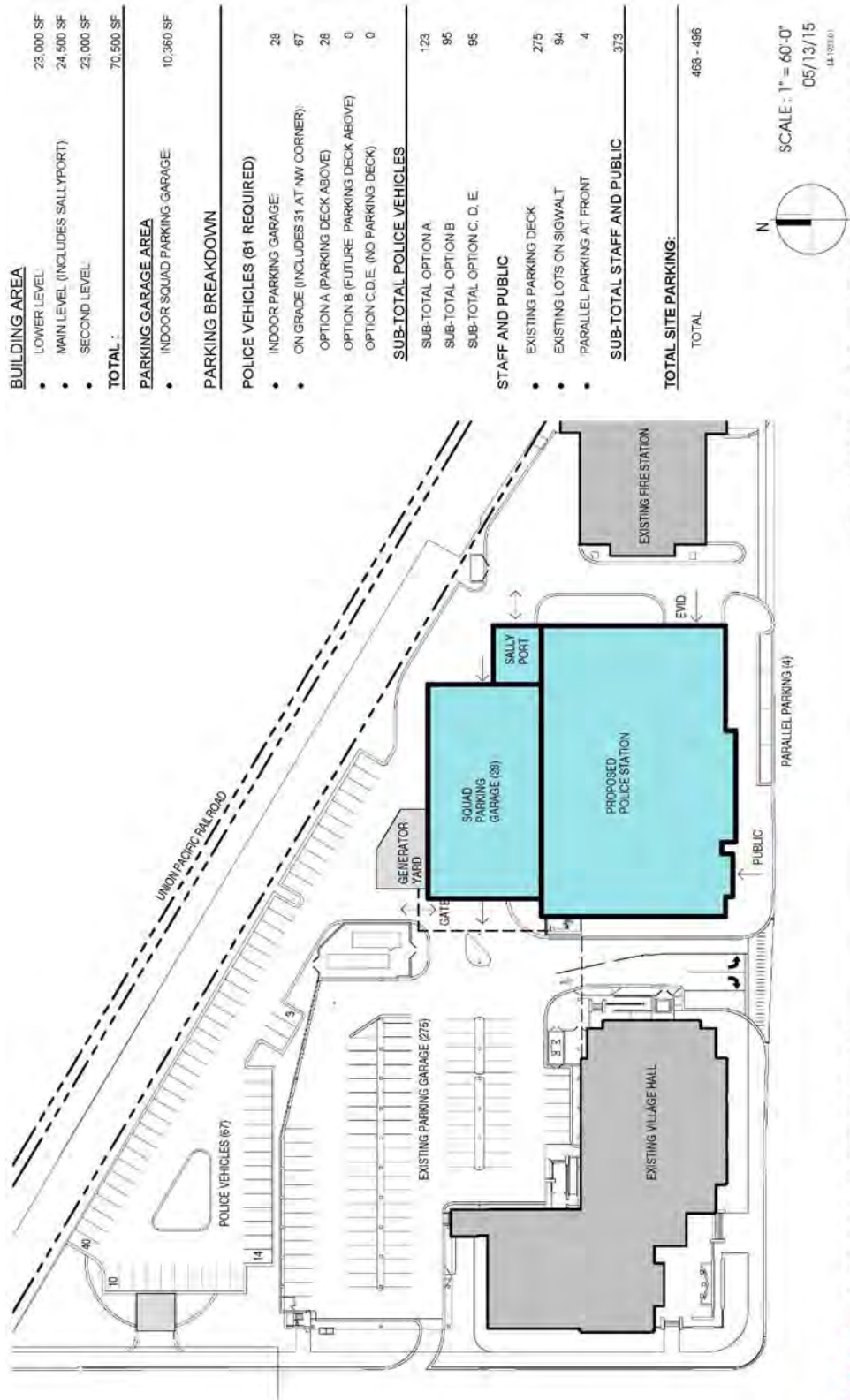
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**SECTION 7
FINAL CONCEPTUAL
SOLUTIONS -
ATTACHMENTS**

Following this page are larger scale diagrams for the Final Concepts A-E.

1. Site Plan – Options A-E
2. Main Level Plan – Options A, B, C
3. Second Level Plan – Options A, B, C
4. Lower Level Plan – Options A, B, C
5. Fourth Floor Village Hall Plan – Options A, B, C
6. Main Level Plan – Option D
7. Second Level Plan – Option D
8. Lower Level Plan – Options D
9. Fourth Floor Village Hall Plan – Option D
10. Main Level Plan – Option E
11. Second Level Plan – Option E
12. Lower Level Plan – Options E
13. Fourth Floor Village Hall Plan – Option E
14. Public Works Storage Site Plan
15. Fire Department Training Center Plan

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FGM ARCHITECTS © 2015 FGM ARCHITECTS, INC. SITE PLAN - OPTIONS A - E

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MAIN LEVEL - OPTIONS A,B,C

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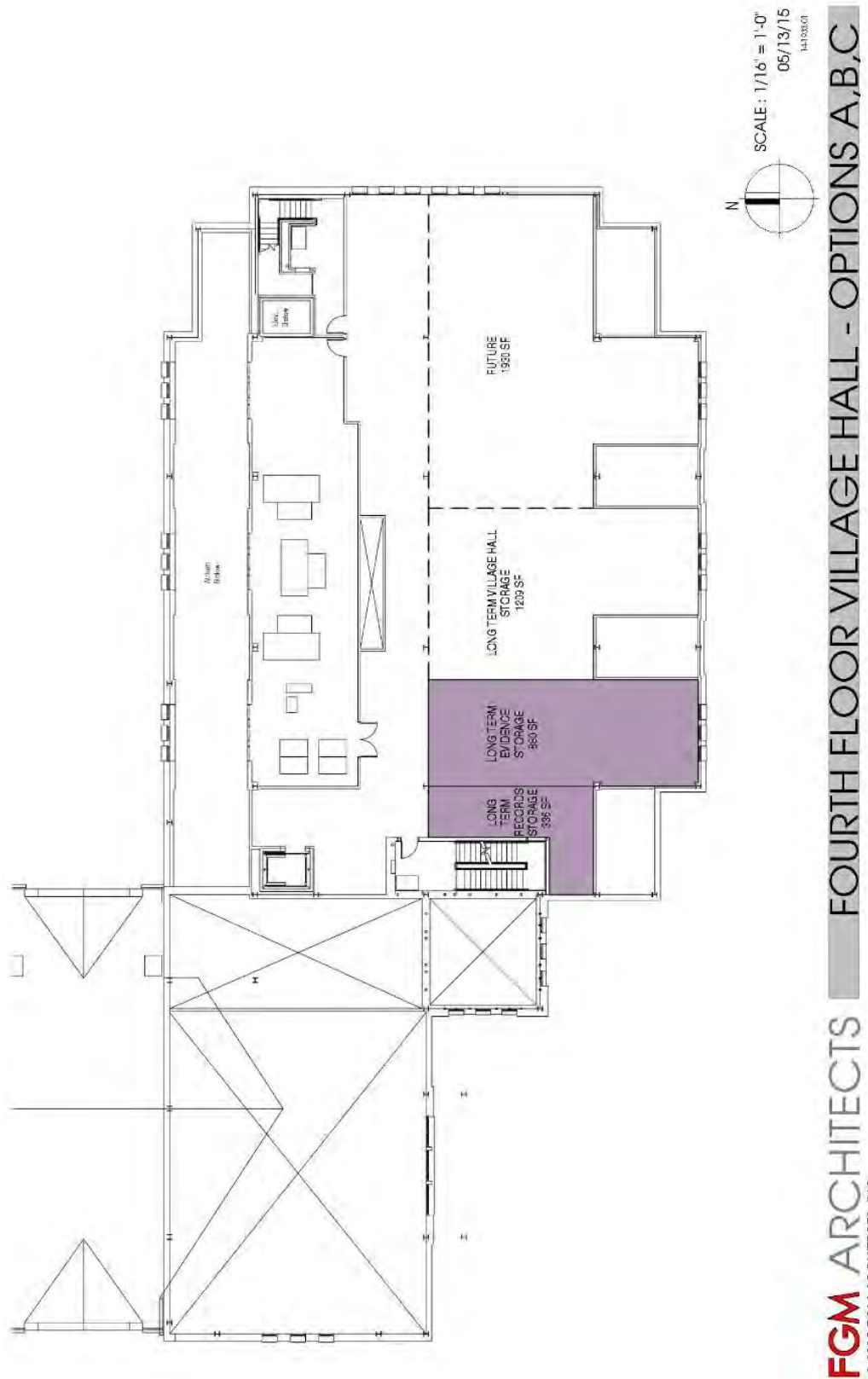
SECOND LEVEL - OPTIONS A,B,C,

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LOWER LEVEL - OPTIONS A,B,C

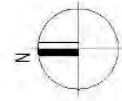


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MAIN LEVEL - OPTION D

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SCALE : 1/32" = 1'-0"
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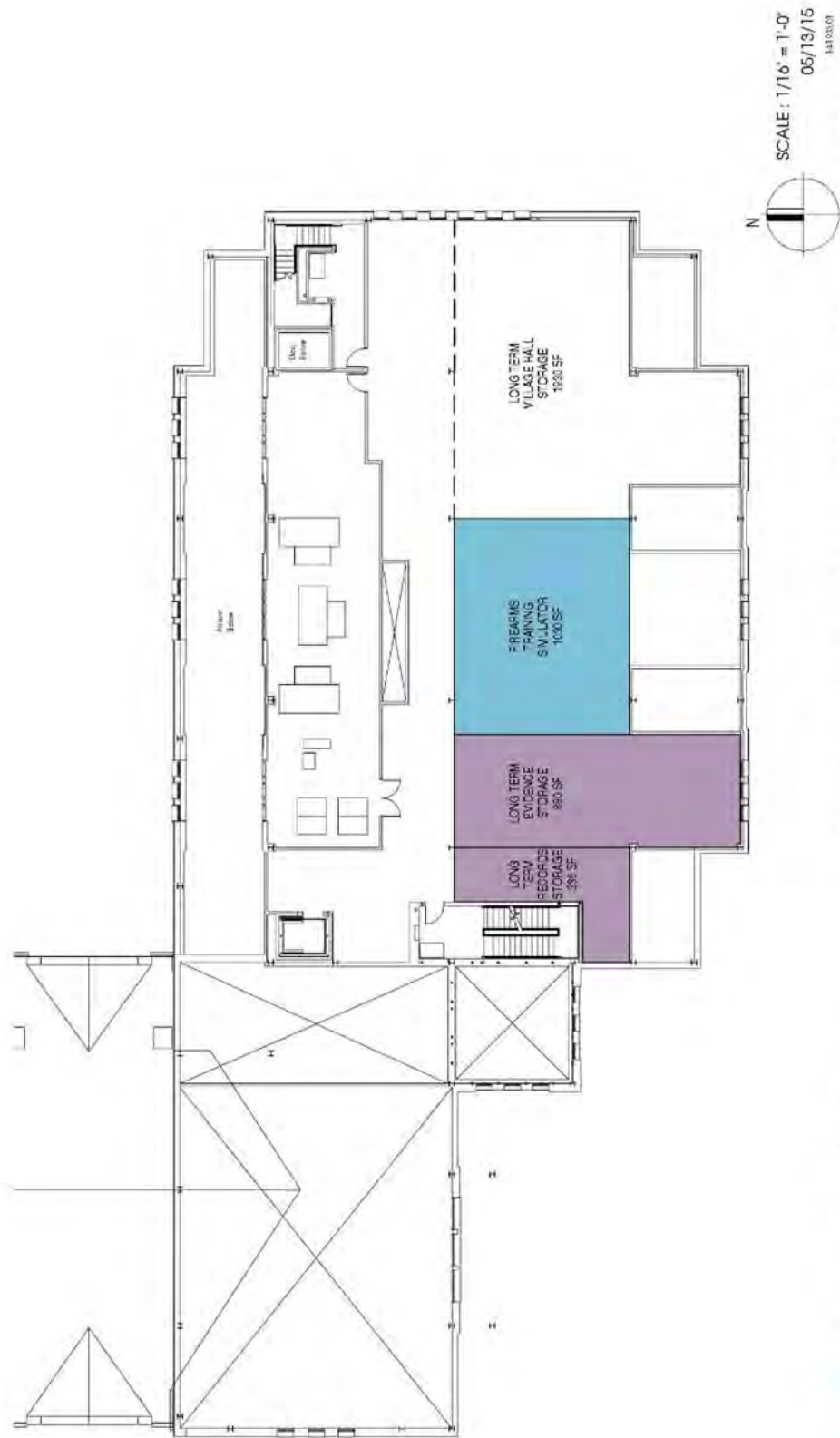
SECOND LEVEL - OPTION D

FINAL DRAFT COPY



LOWER LEVEL - OPTION D

FINAL DRAFT COPY



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FOURTH FLOOR VILLAGE HALL - OPTION D

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MAIN LEVEL - OPTION E

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SCALE: 1/32" = 1'-0"

05/13/15

11/05/15

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SECOND LEVEL - OPTION E

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LOWER LEVEL - OPTION E

FINAL DRAFT COPY



FGM ARCHITECTS © 2015 FGM ARCHITECTS, INC. FOURTH FLOOR VILLAGE HALL - OPTION E

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PUBLIC WORKS STORAGE SITE

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FIRE DEPARTMENT TRAINING CENTER

SECTION 8 PROJECT BUDGETS

Introduction

As part of this study, FGM has provided conceptual budgets for implementation of the project. Costs are based on a good quality municipal structure subject to 365/24/7 use with an appearance that will be complementary to the other buildings on the Municipal Campus without being "overdone" as identified in the project goals.

Budgets for Utilizing Village Owner Assets

In the project goals, the Village is seeking to take advantage of other Village owned assets, i.e.: utilize spaces in the Village Hall for police functions. We reviewed available Village Assets including the Village Hall, Public Works Annex and Fire Academy Building to see how they can be utilized by the Police Department. This is described further in Section 7.

As part of this process, FGM developed budgets to evaluate if converting existing spaces for police use is less costly than building space as part of the new police station. In all proposed concepts, it is less costly to convert the space than to build new space, thus reducing the size of the proposed new police station to be built.

Project Budgets

FGM has an extensive database of cost information and utilized cost per square foot estimates as the budgeting methodology for the conceptual budgets.

Budgets were provided for the following:

- New Police Station on the Municipal Campus (three options)
- Covered Police Vehicle Parking (four options)
- Utilizing the 4th Floor of the Village Hall for Police Functions (three options)
- Police Impound Lot
- Utilizing the Fire Academy for Police Functions
- Costs for a Temporary Police Facility

Costs are based on a Spring 2017 construction start. After Spring 2017, budgets will need to be escalated annually for inflation. Low-High cost ranges have been provided since no actual design work has yet been completed.

For more details, see the Budgets attached to this section.

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**SECTION 8
PROJECT BUDGETS –
BUDGET SUMMARY****Budget Summary**

Budgets are provided for the five concepts described in Section 7. A low-high budget range was provided since no actual design work has yet been completed. Utilizing the low-high averages for each option, the conceptual construction budgets varied from \$26,492,423 to \$28,167,366.

As identified in Section 7, Option C is the recommended option. This concept provides a highly functional facility while taking advantage of utilizing other Village owned assets to reduce the overall construction costs. The low-high average cost for Option C is in the middle of the construction budget cost range for all concepts provided at \$27,207,605.

The following is a summation of the construction budgets for each Concept.

Construction Budget Summary

OPTION A		OPTION B		OPTION C Preferred Option		OPTION D		OPTION E	
70,500 s.f. Police Station		70,500 s.f. Police Station		70,500 s.f. Police Station		70,500 s.f. Police Station (2,240 s.f. Unfinished)		68,260 s.f. Police Station	
10,360 s.f. Indoor Parking w/ Parking Deck Above		10,360 s.f. Indoor Parking w/ Future Parking Above		10,360 s.f. Indoor Parking Garage		10,360 s.f. Indoor Parking Garage		10,360 s.f. Indoor Parking Garage	
4th Floor Village Hall for Storage		4th Floor Village Hall for Storage		4th Floor Village Hall for Storage		4th Floor Village Hall for Storage and FATS		4th Floor Village Hall for Storage and FATS	
Off-Site Impound Lot		Off-Site Impound Lot		Off-Site Impound Lot		Off-Site Impound Lot		Off-Site Impound Lot	
Fire Academy for Police Storage		Fire Academy for Police Storage		Fire Academy for Police Storage		Fire Academy for Police Storage		Fire Academy for Police Storage	
CONSTRUCTION BUDGET		CONSTRUCTION BUDGET		CONSTRUCTION BUDGET		CONSTRUCTION BUDGET		CONSTRUCTION BUDGET	
Low	High	Low	High	Low	High	Low	High	Low	High
\$27,477,057	\$29,260,707	\$27,301,698	\$29,069,299	\$26,430,475	\$27,984,735	\$26,336,103	\$27,897,622	\$25,731,807	\$27,253,040
Average Construction Budget		Average Construction Budget		Average Construction Budget		Average Construction Budget		Average Construction Budget	
\$28,368,882		\$28,185,499		\$27,207,605		\$27,116,862		\$26,492,423	

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**SECTION 8
PROJECT BUDGETS –
OTHER COSTS**

To the construction budgets, other costs need to be incorporated for a projected Total Project Budget. These costs include furniture, fixtures & equipment, moving costs, design fees and contingency funds. Allowances for these costs are as follows:

Other Costs Budget Summary

OPTION A		OPTION B		OPTION C Preferred Option		OPTION D		OPTION E	
Owner Furnished Items (FFE)		Owner Furnished Items (FFE)		Owner Furnished Items (FFE)		Owner Furnished Items (FFE)		Owner Furnished Items (FFE)	
Low	High	Low	High	Low	High	Low	High	Low	High
\$1,051,000	\$1,252,500	\$1,051,000	\$1,252,500	\$1,051,000	\$1,252,500	\$1,052,000	\$1,254,000	\$1,052,000	\$1,254,000
Fees, Soft Costs, Owner Contingency		Fees, Soft Costs, Owner Contingency		Fees, Soft Costs, Owner Contingency		Fees, Soft Costs, Owner Contingency		Fees, Soft Costs, Owner Contingency	
Low	High	Low	High	Low	High	Low	High	Low	High
\$2,551,023	\$2,793,216	\$2,539,169	\$2,780,277	\$2,488,737	\$2,716,337	\$2,484,954	\$2,712,639	\$2,436,761	\$2,661,233
Temporary Facility Costs		Temporary Facility Costs		Temporary Facility Costs		Temporary Facility Costs		Temporary Facility Costs	
Low	High	Low	High	Low	High	Low	High	Low	High
\$1,298,000	\$1,534,500	\$1,298,000	\$1,534,500	\$1,298,000	\$1,534,500	\$1,298,000	\$1,534,500	\$1,298,000	\$1,534,500

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**SECTION 8
PROJECT BUDGETS -
BUDGET COMPARISONS TO
OTHER POLICE STATIONS**

The Village has a goal of ensuring the new Police Station is not "overdone" and that the project costs are reasonable. One verification method is to compare the estimated construction costs to other police stations with similar size departments. While no two projects are the same, this comparison allows the Village to view how anticipated project costs compare to their peers. To perform this comparison, we utilized published data from construction industry sources to establish inflation multipliers so construction costs can be compared fairly.

Construction Cost Comparison

Project	Bid Date	Construction Cost	Inflation Multiplier	Adjusted Cost	Notes
Palatine Police Station ***	May-10	\$18,840,955	27%	\$23,928,013	70,524 s.f. with 20,160 s.f. garage
Hoffman Estates Police Station	Sep-08	\$21,477,503	29%	\$27,705,979	64,105 s.f. with 15,000 s.f. garage
Elk Grove Police Station	Oct-07	\$21,200,000	37%	\$29,044,000	85,535 with 23,000 s.f. garage
Glenview Police Station	Aug-04	\$19,359,315	58%	\$30,587,718	84,152 s.f. with 19,400 s.f. garage
Skokie Police Station (renovation)	May-09	\$21,756,486	26%	\$27,413,172	79,318 s.f. with 12,600 s.f. garage
Arlington Heights Police Station	2017			\$27,207,605	70,500 s.f. with 10,360 s.f. garage

Notes

***Bid in the height of the recession, construction cost was extremely low due to bidding climate

Construction Inflation Multipliers were derived from data published by Engineering News Record, Mortenson Construction and Gilbane Building Co.

Project Budgets are based on a Spring 2017 construction start date.

This analysis shows the conceptual construction budget for the proposed Arlington Heights Police Station is very much in line with the cost of other police stations constructed in the area.

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**SECTION 8
PROJECT BUDGETS -
BUDGET COMPARISON TO
2009 STUDY**

A project goal that was established by the Village is the project cost needs to be lower than the project identified in 2010. The budgets established for the police station in 2010 are as follows:

Conceptual low-high budget range for the project presented in 2010: \$33,515,284 - \$39,573,781

The low-high average of the budget range adjusted for inflation - 2010 – 2017 ($\pm$ 3% per year): **\$45,090,321**

The 2010 budgets included a parking deck at a cost range of \$1,981,000 - \$2,330,000, but did not include the police impound lot.

Comparison to Option C Budget

When the 2010 project is compared to the recommended Option C Budget, we find that there is a significant cost savings.

	Low	High
Option C Construction Budget:	\$26,430,475	\$27,984,735
Other Costs necessary for the Total Project Budget for Option C:	\$4,837,737	\$5,503,337

Summary of Cost Saving Measures

The project goal of reducing the costs for the project has been achieved, even taking into account construction inflation that has occurred since the 2010 study was completed. There were many factors that led to the cost reductions. They include many adjustments by the Police Department for increased space requirement efficiencies, and seeking alternative solutions such as utilizing other Village owned assets to reduce costs. A summation of cost saving measures includes:

1. Size of Police Station was reduced by 3,810 s.f.
 - Use of more shared spaces
 - Reorganized Departments
2. Able to use the existing site – no land acquisition required
3. By conducting a through parking analysis, it was determined that we can utilize the existing available parking
4. Efficient building design – simple stacking of floor levels
5. Utilize other Village owned assets which can be remodeled at a lower cost than new construction
 - 4th Floor of Village Hall
 - Fire Academy
 - Public Works Site at Davis and Gregory

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**SECTION 8
PROJECT BUDGET
ATTACHMENTS – NEW
POLICE STATION**

Following this page are the conceptual project budgets for the proposed new police station and covered/indoor parking options

Police Station

1. Conceptual Budget for New 70,500 S.f.
Police Station on Municipal Campus
OPTIONS A, B & C Pages 1-2
2. Conceptual Budget for New 68,260 S.f.
Police Station with 2,240 S.f. Unfinished Space
OPTION D Pages 1-2
3. Conceptual Budget for New 68,260 S.f.
Police Station on Municipal Campus
OPTIONS E Pages 1-2

Covered/Indoor Parking

1. Conceptual Budgets - Covered/Indoor
Parking Options Pages 1-2

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Village of Arlington Heights Police Department Conceptual Budget for New 70,500 Sq. Ft. Police Station on Municipal Campus - OPTION A, B & C										FGM ARCHITECTS June 24, 2015 FGM#: 14-1933.01	
Item	Quantity	Unit	Cost/Unit	Low	High	Construction Cost	Low	High	Remarks		
1 POLICE STATION											
2 Site Preparation											
3 Environmental Abatement		s.f.	allow			\$ 95,000	\$	105,000	Asbestos and lead abatement		
4 Building Demolition	37,435	s.f.	\$ 7.50	\$ 6.50		\$ 243,328	\$	280,763	Demolish building complete including foundations		
5 Site Preparation Sub-Total						\$	\$	338,328	\$ 385,763		
6 Construction											
7 New Police Station Construction	70,500	s.f.	\$ 285	\$	300	\$ 20,092,500	\$	21,150,000	Includes Security and Audio Visual Systems		
8 Construction Sub-Total						\$	\$	20,430,828	\$ 21,535,763		
9 Escalation (9%)						\$	\$	1,838,774	\$ 1,938,219	Assume construction beginning in Spring 2017	
10 Total Police Station Construction Costs						\$	\$	22,269,602	\$ 23,473,981		
11 Design and Pricing Contingency (5%)						\$	\$	1,113,480	\$ 1,173,699		
12 Construction Contingency (5%)						\$	\$	1,113,480	\$ 1,173,699		
13 Total Police Station Construction Budget						\$	\$	24,496,562	\$ 25,821,379		
14 Allowances for Items to be Purchased by the Village											
15 Furniture and Equipment						\$	700,000	\$	800,000	Includes window treatments	
16 Training Equipment						\$	-	\$	-	Provided by Owner	
17 Computer Systems						\$	150,000	\$	200,000		
18 Wireless Network System						\$	30,000	\$	40,000		
19 Maintenance/Janitorial Equipment						\$	8,000	\$	10,000		
20 Telephone System						\$	60,000	\$	75,000		
21 Wireless Telephone Boosters/Amplifiers						\$	50,000	\$	60,000		
22 Miscellaneous Equipment and Furnishings						\$	10,000	\$	15,000	For items such as art, plants, bond safe, etc.	
23 Total Allowances for Items to be Purchased by the Village						\$	1,008,000	\$	1,200,000		
24 Allowances for Items Fees and Soft Costs											
25 Architectural and Engineering Fees (7-25%)						\$	1,776,001	\$	1,872,050	Incl. civil, security and landscape design	
26 Furnishings Design Fee						\$	50,000	\$	60,000	Design, bidding and project management	
27 Surveys & Soil Investigations						\$	15,000	\$	20,000		
28 Material Testing During Construction						\$	25,000	\$	30,000		
29 Building Commissioning						\$	30,000	\$	40,000		
30 Printing Costs						\$	20,000	\$	25,000		
31 Utility Company Charges (Electric, Gas, Telephone)						\$	30,000	\$	40,000		
32 Moving Costs						\$	40,000	\$	50,000	Moving from temporary facility	

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Village of Arlington Heights Police Department Conceptual Budget for New 70,500 Sq. Ft. Police Station on Municipal Campus - OPTION A, B & C							FGM ARCHITECTS June 24, 2015 FGM#: 14-1933.01	
Item	Quantity	Unit	Cost/Unit Low	High	Construction Cost Low	High	Remarks	
33 Utility costs during construction					\$ 15,000	\$ 20,000		
34 Total Allowances for Fees and Soft Costs					\$ 2,001,001	\$ 2,157,050		
35 Owner's Contingency					\$ 300,900	\$ 335,705	10% of Allowances	
36 TOTAL POLICE STATION BUDGET					\$ 28,919,943	\$ 30,687,833		
Notes:								
Project Budgets are preliminary and are based on historical square foot cost information.								
Project Budgets are based on a Spring 2017 construction start date.								
Project Budgets do not include legal fees or financing costs.								
Construction Costs are based utilizing a Construction Management project delivery method.								
Arlington Heights Police Conceptual Budget 06/24/15								

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Village of Arlington Heights Police Department Conceptual Budget for New 70,500 Sq. Ft. Police Station with 2,240 Sq. Ft. Unfinished Space - OPTION D									
FGM ARCHITECTS June 24, 2015 FGM#: 14-1933.01									
Item	Quantity	Unit	Cost/Unit	Low	High	Construction Cost	Low	High	Remarks
1 POLICE STATION									
2 Site Preparation									
3 Environmental Abatement									Asbestos and lead abatement
4 Building Demolition	37,435	s.f.	\$ 7.50	\$ 280,763	\$ 280,763	\$ 280,763	\$ 280,763	\$ 280,763	Demolish building complete including foundations
5 Site Preparation Sub-Total									
6									
Construction									
7 New Police Station Construction	68,260	s.f.	\$ 285	\$ 19,454,100	\$ 19,454,100	\$ 20,478,000	\$ 20,478,000	\$ 20,478,000	Includes Security and Audio Visual Systems
Shell Space	2,240	s.f.	\$ 240	\$ 537,600	\$ 537,600	\$ 537,600	\$ 537,600	\$ 537,600	Provide shell space for future build-out on 2nd floor
Construction Sub-Total									
8									
Construction Sub-Total									
9									
Escalation (9%)									Assume construction beginning in Spring 2016
10									
Total Police Station Construction Costs									
11									
Design and Pricing Contingency (5%)									
12									
Construction Contingency (5%)									
13									
Total Police Station Construction Budget									
14									
Allowances for Items to be Purchased by the Village									
15 Furniture and Equipment									Includes window treatments
16 Training Equipment									Provided by Owner
17 Computer Systems									
18 Wireless Network System									
19 Maintenance/Janitorial Equipment									
20 Telephone System									
21 Wireless Telephone Boosters/Amplifiers									
22 Miscellaneous Equipment and Furnishings									For items such as art, plants, bond safe, etc.
Total Allowances for Items to be Purchased by the Village									
24									
Allowances for Items Fees and Soft Costs									
25 Architectural and Engineering Fees (7.25%)									Ind. civil, security and landscape design
26 Furnishings Design Fee									Design, bidding and project management
27 Surveys & Soil Investigations									
28 Material Testing During Construction									
29 Building Commissioning									
30 Printing Costs									

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Village of Arlington Heights										FGM ARCHITECTS	
Police Department										June 24, 2015	
Conceptual Budget for New 70,500 Sq. Ft. Police Station with 2,240 Sq. Ft. Unfinished Space - OPTION D										FGM#: 14-1933.01	
Item	Quantity	Unit	Cost/Unit		Construction Cost		Remarks				
			Low	High	Low	High					
31 Utility Company Charges (Electric, Gas, Telephone)					\$ 30,000	\$ 40,000					
32 Moving Costs					\$ 40,000	\$ 50,000	Moving from temporary facility				
33 Utility costs during construction					\$ 15,000	\$ 20,000					
34 Total Allowances for Fees and Soft Costs					\$ 1,989,318	\$ 2,145,367					
35 Owner's Contingency					\$ 299,732	\$ 334,537	10% of Allowances				
36 TOTAL POLICE STATION BUDGET					\$ 27,632,466	\$ 29,340,137					
37 LEED SILVER CERTIFICATION OPTION											
38 Additional Construction Costs	68,260	s.f.	\$ 9	\$ 11	\$ 614,340	\$ 750,860					
39 LEED Certification Fees					\$ 4,000	\$ 4,000					
40 Architectural and Engineering Fees					\$ 65,000	\$ 75,000					
41 Energy Modeling Fees					\$ 22,000	\$ 25,000					
42 Enhanced Commitment Fee Increase					\$ 35,000	\$ 40,000					
43 Contingency (10%)					\$ 74,034	\$ 89,486					
44 LEED Silver Certification Option					\$ 814,374	\$ 964,346					
Notes:											
Project Budgets are preliminary and are based on historical square foot cost information.											
Project Budgets are based on a Spring 2017 construction start date.											
Project Budgets do not include legal fees or financing costs.											
Construction Costs are based utilizing a Construction Management project delivery method.											
Arlington Heights Police Conceptual Budget 06.24.15											

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Village of Arlington Heights Police Department Conceptual Budget for New 68,260 Sq. Ft. Police Station on Municipal Campus - OPTION E										FGM ARCHITECTS June 24, 2015 FGM#: 14-1933.01	
Item	Quantity	Unit	Cost/Unit	Low	High	Construction Cost	Low	High	Remarks		
1 POLICE STATION											
2 Site Preparation											
3 Environmental Abatement		s.f.	allow	\$ 95,000	\$ 105,000				Asbestos and lead abatement		
4 Building Demolition	37,435	s.f.	7.50	\$ 243,328	\$ 280,763				Demolish building complete including foundations		
5 Site Preparation Sub-Total				\$ 338,328	\$ 385,763						
6 Construction											
7 New Police Station Construction	68,260	s.f.	285	\$ 19,454,100	\$ 20,478,000				Includes Security and Audio Visual Systems		
8 Construction Sub-Total						\$ 19,792,428		\$ 20,863,763			
9 Escalation (9%)						\$ 1,781,318		\$ 1,877,739	Assume construction beginning in Spring 2016		
10 Total Police Station Construction Costs						\$ 21,573,746		\$ 22,741,501			
11 Design and Pricing Contingency (5%)						\$ 1,078,687		\$ 1,137,075			
12 Construction Contingency (5%)						\$ 1,078,687		\$ 1,137,075			
13 Total Police Station Construction Budget						\$ 23,731,121		\$ 25,015,651			
14 Allowances for Items to be Purchased by the Village											
15 Furniture and Equipment				\$ 700,000	\$ 800,000				Includes window treatments		
16 Training Equipment				\$ -	\$ -				Provided by Owner		
17 Computer Systems				\$ 150,000	\$ 200,000						
18 Wireless Network System				\$ 30,000	\$ 40,000						
19 Maintenance/Janitorial Equipment				\$ 8,000	\$ 10,000						
20 Telephone System				\$ 60,000	\$ 75,000						
21 Wireless Telephone Boosters/Amplifiers				\$ 50,000	\$ 60,000						
22 Miscellaneous Equipment and Furnishings				\$ 10,000	\$ 15,000				For items such as art, plants, bond safe, etc.		
23 Total Allowances for Items to be Purchased by the Village				\$ 1,008,000	\$ 1,200,000						
24 Allowances for Items Fees and Soft Costs											
25 Architectural and Engineering Fees (7.25%)				\$ 1,720,506	\$ 1,813,635				Incl. civil, security and landscape design		
26 Furnishings Design Fee				\$ 50,000	\$ 60,000				Design, bidding and project management		
27 Surveys & Soil Investigations				\$ 15,000	\$ 20,000						
28 Material Testing During Construction				\$ 25,000	\$ 30,000						
29 Building Commissioning				\$ 30,000	\$ 40,000						
30 Printing Costs				\$ 20,000	\$ 25,000						
31 Utility Company Charges (Electric, Gas, Telephone)				\$ 30,000	\$ 40,000						
32 Moving Costs				\$ 40,000	\$ 50,000				Moving from temporary facility		

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Village of Arlington Heights Police Department Conceptual Budget for New 68,260 Sq. Ft. Police Station on Municipal Campus - OPTION E										FGM ARCHITECTS June 24, 2015 FGM#: 14-1933.01	
Item	Quantity	Unit	Cost/Unit	Low	High	Construction Cost	Low	High	Remarks		
33 Utility costs during construction						\$ 15,000	\$	20,000			
34 Total Allowances for Fees and Soft Costs						\$ 1,945,506	\$	2,098,635			
35 Owner's Contingency						\$ 295,351	\$	329,863	10% of Allowances		
36 TOTAL POLICE STATION BUDGET						\$ 26,979,977	\$	28,644,149			
37 LEED SILVER CERTIFICATION OPTION											
38 Additional Construction Costs	68,260	s.f.	\$ 9	\$	11	\$ 614,340	\$	750,860			
39 LEED Certification Fees						\$ 4,000	\$	4,000			
40 Architectural and Engineering Fees						\$ 65,000	\$	75,000			
41 Energy Modeling Fees						\$ 22,000	\$	25,000			
42 Enhanced Commissioning Fee Increase						\$ 35,000	\$	40,000			
43 Contingency (10%)						\$ 74,034	\$	89,486			
44 LEED Silver Certification Option						\$ 814,374	\$	984,346			
Notes:											
Project Budgets are preliminary and are based on historical square foot cost information.											
Project Budgets are based on a Spring 2017 construction start date.											
Project Budgets do not include legal fees or financing costs.											
Construction Costs are based utilizing a Construction Management project delivery method.											
Arlington Heights Police Conceptual Budget 06.24.15											

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Village of Arlington Heights Police Department Conceptual Budgets - Covered/Indoor Parking Options									
FGM ARCHITECTS June 24, 2015 FGM#: 14-1933.01									
Item	Quantity	Unit	Cost/Unit Low	High	Construction Cost Low	High	Remarks		
37 Architectural and Engineering Fees (7.25%)					\$ 175,611	\$ 202,628			
38 Indoor Parking Garage with Parking Deck Option					\$ 2,597,831	\$ 2,997,497			
Notes:									
Project Budgets assume the design and construction work will be performed in conjunction with the design and construction of the Police Station.									
Project Budgets are preliminary and are based on historical square foot cost information.									
Project Budgets are based on a Spring 2017 construction start date.									
Project Budgets do not include legal fees or financing costs.									
Construction Costs are based utilizing a Construction Management project delivery method.									
Arlington Heights Police Conceptual Budget 04.15.15									

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**SECTION 8
PROJECT BUDGET
ATTACHMENTS – VILLAGE
OWNED ASSETS**

Following this page are the conceptual project budgets for converting other Village owned assets for police department use.

Village Hall - 4th Floor

1. Conceptual Budget for 4th Floor
Village Hall Buildout
OPTIONS A, B & C Page 1

2. Conceptual Budget 4th Floor
Village Hall Buildout
OPTIONS D & E Page 1

Public Works Annex

1. Conceptual Budget for Police Impound Lot
at Davis Street and Gregory Street Page 1

Fire Academy Building

1. Conceptual Budget for Adapting Fire Academy
for Police Department Storage Page 1

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Village of Arlington Heights Police Department Conceptual Budget for 4th Floor Village Hall Buildout - OPTIONS A, B & C										FGM ARCHITECTS June 24, 2015 FGM#: 14-1933.01	
Item	Quantity	Unit	Cost/Unit	Low	High	Construction Cost	Low	High	Remarks		
1 Village Hall - 4th Floor Buildout - A&B											
2 Construction											
3 Build-Out	1,220	s.f.	\$ 25	\$ 30,500	\$ 36,600						
4 Construction Sub-Total				\$ 30,500	\$ 36,600						
5 Escalation (9%)				\$ 2,745	\$ 3,294				Assume construction beginning in Spring 2017		
6 Total Construction Costs Village Hall - 4th Floor Buildout				\$ 33,245	\$ 39,894						
7 Design and Pricing Contingency (10%)				\$ 3,325	\$ 3,989						
8 Construction Contingency (10%)				\$ 3,325	\$ 3,989						
9 Total Construction Budget Village Hall - 4th Floor Buildout				\$ 39,894	\$ 47,873						
10 Allowances for Items to be Purchased by the Village											
11 Furniture and Equipment				\$ 30,000	\$ 35,000				Storage shelving		
12 Training Equipment				\$ -	\$ -				Provided by Owner		
13 Wireless Network System				\$ -	\$ -				Provided by Owner		
14 Telephone System				\$ 1,000	\$ 1,500				Provided by Owner		
15 Wireless Telephone Boosters/Amplifiers				\$ -	\$ -						
16 Total Allowances for Items to be Purchased by the Village				\$ 31,000	\$ 36,500						
17 Allowances for Items Fees and Soft Costs											
18 Architectural and Engineering Fees				\$ 7,979	\$ 9,575						
19 Printing Costs				\$ 2,000	\$ 4,000						
20 Moving Costs				\$ 5,000	\$ 10,000						
21 Total Allowances for Fees and Soft Costs				\$ 14,979	\$ 23,575						
22 Owner's Contingency				\$ 6,897	\$ 9,011				1.5% of Allowances		
23 TOTAL PROJECT BUDGET				\$ 92,770	\$ 116,959						
Notes:											
Project Budgets assume the design and construction work will be performed in conjunction with the design and construction of the Police Station.											
Project Budgets are preliminary and are based on historical square foot cost information.											
Project Budgets are based on a Spring 2016 construction start date.											
Project Budgets do not include legal fees or financing costs.											
Construction Costs are based utilizing a Construction Management project delivery method.											
Arlington Heights Police Conceptual Budget 04.15.15											

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Village of Arlington Heights Police Department Conceptual Budget for Adapting Fire Academy for Police Department Storage									
FGM ARCHITECTS June 24, 2015 FGM#: 14-1933.01									
Item	Quantity	Unit	Cost/Unit	Low	High	Construction Cost	Low	High	Remarks
1 Construction Costs									
2 Construction									
3 New Overhead Colling Door	1	ea	\$25,000	\$25,000	\$30,000	\$	20,000	\$	25,000
4 Change Ceilings to Moisture Resistant	1,065	s.f.	\$	\$	\$	\$	6,390	\$	7,455
5 Damp-Listed Lighting	8	ea	\$	\$	\$	\$	4,800	\$	6,400
6 Miscellaneous Physical Security Upgrades			allow	allow	allow	\$	7,500	\$	10,000
7 Construction Sub-Total						\$	31,190	\$	38,855
8 Escalation (9%)						\$	2,807	\$	3,497
9 Total Construction Costs						\$	33,997	\$	42,352
10 Design and Pricing Contingency (10%)						\$	3,400	\$	4,235
11 Construction Contingency (10%)						\$	3,400	\$	4,235
12 Total Construction Budget						\$	40,797	\$	50,822
13 Allowances for Items to be Purchased by the Village									
14 Security System						\$	6,000	\$	8,000
15 Total Allowances for Items to be Purchased by the Village						\$	6,000	\$	8,000
16 Allowances for Items Fees and Soft Costs						\$	9,159	\$	10,164
17 Architectural and Engineering Fees						\$	2,000	\$	4,000
18 Permitting Costs						\$	10,159	\$	14,164
19 Total Allowances for Fees and Soft Costs						\$	3,232	\$	4,433
20 Owner's Contingency						\$	60,188	\$	77,420
21 TOTAL PROJECT BUDGET						\$	60,188	\$	77,420
Notes:									
Project Budgets assume the design and construction work will be performed in conjunction with the design and construction of the Police Station.									
Project Budgets are preliminary and are based on historical square foot cost information.									
Project Budgets are based on a Spring 2017 construction start date.									
Project Budgets do not include legal fees or financing costs.									
Construction Costs are based utilizing a Construction Management project delivery method.									
Arlington Heights Police Conceptual Budget 04.15.15									

**SECTION 8
PROJECT BUDGET
ATTACHMENTS –
TEMPORARY FACILITY**

Following this page are the conceptual project budgets for providing a temporary police facility for the Police Department during construction.

Temporary Facility

1. Conceptual Budget for Temporary Facility

Page 1

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Village of Arlington Heights

Police Department

Conceptual Budget for Temporary Facility

FGM ARCHITECTS

June 24, 2015

FGM#: 14-1933.01

Item	Quantity	Unit	Cost/Unit	Construction Cost		Remarks
			Low	High		
1 TEMPORARY FACILITY						
2 Build-Out Office Space	20,000	s.f.	15	20	\$ 300,000 \$ 400,000	
3 Lease Costs - assume two years	20,000	s.f.	36	40	\$ 720,000 \$ 800,000	\$18 - \$20/year, does not include utility costs
4 IT and Phones			allow	allow	\$ 80,000 \$ 100,000	Relocate existing equipment
5 Moving Costs			allow	allow	\$ 60,000 \$ 70,000	Relocate existing furniture
6 Temporary Facility Sub-Total					\$ 1,160,000 \$ 1,370,000	
7 Architectural and Engineering Fees			allow	allow	\$ 20,000 \$ 25,000	Design assistance as required
8 Contingency (10%)					\$ 118,000 \$ 139,500	
9 TOTAL TEMPORARY FACILITY COSTS					\$ 1,298,000 \$ 1,534,500	
Notes:						
Project Budgets are preliminary and are based on historical square foot cost information.						
Actual Costs will depend on prevailing lease rates.						
Project Budgets are based on a Winter 2016/2017 construction start date.						
Project Budgets do not include legal fees or financing costs.						

Arlington Heights Police Conceptual Budget 04.09.15

SECTION 9 RECOMMENDATION

Recommendation

Based upon the findings of this study, we recommend the Village of Arlington Heights pursue a project to construct a new police station on the existing Municipal Campus based on Option C as identified in Section 7.

Through this study we have shown that the police station will fit on the Municipal Campus with no new land acquisition required.

Remodeling and expanding the existing Police Station is not recommended because a new building will allow for a more functional layout and will have a significantly smaller footprint which maximizes the capabilities of the site.

Option C includes the following:

- 70,500 square foot Police Station
- 2-Story + Basement
- 10,360 s.f. Indoor Parking Garage (No Parking Deck above)
- Parking Totals of 437-468
- 4th Floor of Village Hall for Storage
- Fire Academy for Police Storage
- Off-Site Impound Lot

Option C

Option C is the Committee's preferred and recommended option. It depicts a 70,500 square foot Police Station which includes a 10,369 square foot Squad Parking Garage to accommodate (28) vehicles with **no** parking deck above, use of the 4th floor of the Village Hall for Records Archive Storage and Long Term Evidence Storage. This concept also takes advantage of the Fire Academy facility for Police storage and the Public Works site for the impound lot. Parking for this concept includes between 437 and 468 parking spaces, depending on the amount of on-grade police vehicle parking that is desired at the northwest corner of the site.

Option C meets all of the pertinent goals established by the Village for this project. The project can be developed on the Municipal Campus with few compromises, and takes full advantage of the site and other Village assets. The concept design is highly functional, secure and provides all of the functional spaces required for modern day policing.

Option C was identified by the Committee as the preferred concept for several reasons:

1. All the appropriate needs of the Police Department are incorporated within the Police Station.
2. Parking quantities are in line with the established needs of the site.

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3. All Training Functions, including FATS, remain together in the Police Station to optimize their use.
4. The concern of noise from training being disruptive to Village staff offices is eliminated by not utilizing the 4th Floor for FATS.
5. Storage needs accommodated at the Village Hall and at the Fire Academy will not affect the day to day operation of the Department by being located off-site.
6. Uniform stacked floor levels for efficiency of structure and construction are incorporated.

In addition, this recommendation is based on the following:

1. The project cost is significantly less than what was projected in the 2010 study.
2. The new police station design will complement the existing architecture of the Municipal Campus.
3. The solution utilizes existing Village Assets, taking full advantage of what is available.
4. The solution accommodates secure covered parking for police vehicles.
5. The solution provides required parking without the costly necessity of increasing the size of the parking deck.
6. The solution provides the greatest flexibility in the future as a new police station will be designed to incorporate future staffing requirements and be adaptable to change.

Option C Budget Summary

Option C is the recommended Option. This concept provides a highly functional facility while taking advantage of utilizing other Village owned assets to reduce the overall construction costs. The low-high average cost for Option C is in the middle of the construction budget cost range for all concepts developed at \$27,207,605.

To the construction budgets, other costs need to be incorporated for a projected total project budget. These costs include furniture, fixtures & equipment, moving costs, design fees and contingency funds.

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The following is a summation of the construction budgets for Option C:

CONSTRUCTION BUDGET	Low	High
Police Station	\$24,496,562	\$25,821,379
Indoor Parking Garage	\$1,726,608	\$1,912,933
4th Floor Village Hall	\$39,894	\$47,873
Impound Lot	\$126,614	\$151,728
Fire Academy	\$40,797	\$50,822
TOTAL	\$26,430,475	\$27,984,735

Average Construction Budget
\$27,207,605

OTHER COSTS BUDGET SUMMARY

Owner Furnished Items (FFE)	Low	High
Police Station	\$1,008,000	\$1,200,000
4th Floor Village Hall	\$31,000	\$36,500
Impound Lot	\$6,000	\$8,000
Fire Academy	\$6,000	\$8,000
TOTAL	\$1,051,000	\$1,252,500

Fees, Soft Costs, Owner Contingency	Low	High
Police Station	\$2,301,901	\$2,492,755
Indoor Parking Garage	\$125,179	\$138,688
4th Floor Village Hall	\$21,876	\$32,586
Impound Lot	\$26,391	\$33,711
Fire Academy	\$13,391	\$18,597
TOTAL	\$2,488,737	\$2,716,337

Temporary Facility Costs	Low	High
	\$1,298,000	\$1,534,500

See budget summaries for Option C attached to this section.

This study is to be utilized as a starting point and is intended to provide the Village of Arlington Heights with the necessary information to make an informed decision on which direction they should take to address the space needs issues of the Police Department. It is in no way intended to be a final design or budget for the Arlington Heights Police Station.

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**SECTION 9
RECOMMENDATION
ATTACHMENTS**

Following this page are larger scale diagrams for the Recommended Option C.

1. Site Plan – Options C
2. Main Level Plan – Option C
3. Second Level Plan – Option C
4. Lower Level Plan – Option C
5. Fourth Floor Village Hall Plan – Option C
6. Public Works Storage Site Plan
7. Fire Department Training Center Plan

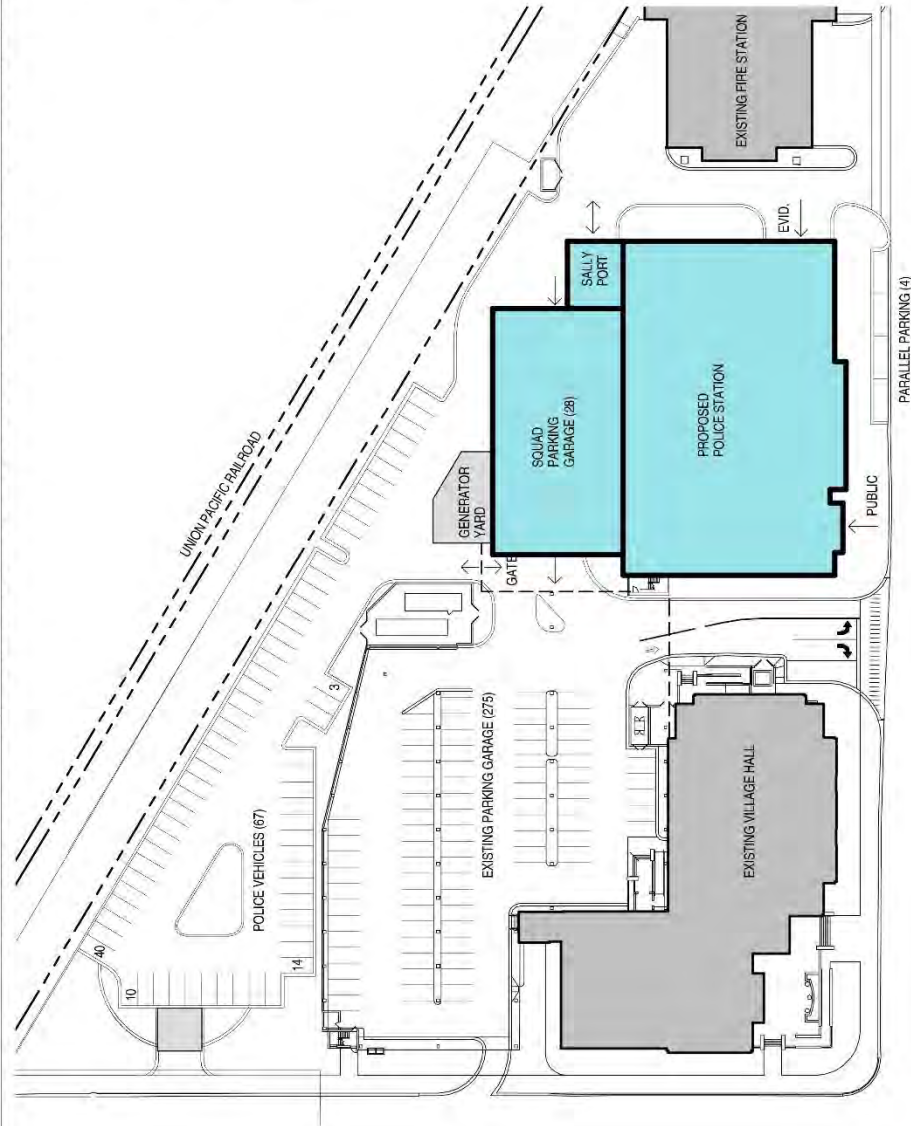
Conceptual Budgets for Option C:

- | | |
|---|-----------|
| 8. Police Station - New 70,500 S.f. Police Station | Pages 1-2 |
| 9. Police Department Indoor Parking | Pages 1 |
| 10. 4th Floor Village Hall Buildout | Page 1 |
| 11. Public Works Annex Police Impound Lot at
Davis Street and Gregory Street | Page 1 |
| 12. Adapt Fire Academy for Police Department Storage | Page 1 |
| 13. Conceptual Budget for Temporary Facility | Page 1 |

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ARLINGTON HEIGHTS POLICE STATION STUDY

BUILDING AREA	
• LOWER LEVEL:	23,000 SF
• MAIN LEVEL (INCLUDES SALLYPORT):	24,500 SF
• SECOND LEVEL:	23,000 SF
TOTAL :	70,500 SF
PARKING GARAGE AREA	
• INDOOR SQUAD PARKING GARAGE:	10,360 SF
PARKING BREAKDOWN	
POLICE VEHICLES (81 REQUIRED)	
• INDOOR PARKING GARAGE:	28
• ON GRADE (INCLUDES 31 AT NW CORNER)	67
• OPTION C (NO PARKING DECK)	0
SUB-TOTAL POLICE VEHICLES	
SUB-TOTAL OPTION C	85
STAFF AND PUBLIC	
• EXISTING PARKING DECK	275
• EXISTING LOTS ON SIGNALT	94
• PARALLEL PARKING AT FRONT	4
SUB-TOTAL STAFF AND PUBLIC	373
TOTAL SITE PARKING:	
TOTAL	468



SITE PLAN - OPTION C - RECOMMENDED

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ARLINGTON HEIGHTS POLICE STATION STUDY



N
SCALE : 1/32" = 1'-0"
07/30/15
14.1933.01

MAIN LEVEL - OPTION C - RECOMMENDED

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ARLINGTON HEIGHTS POLICE STATION STUDY



FGM ARCHITECTS SECOND LEVEL - OPTION C - RECOMMENDED © 2015 FGM ARCHITECTS, INC.

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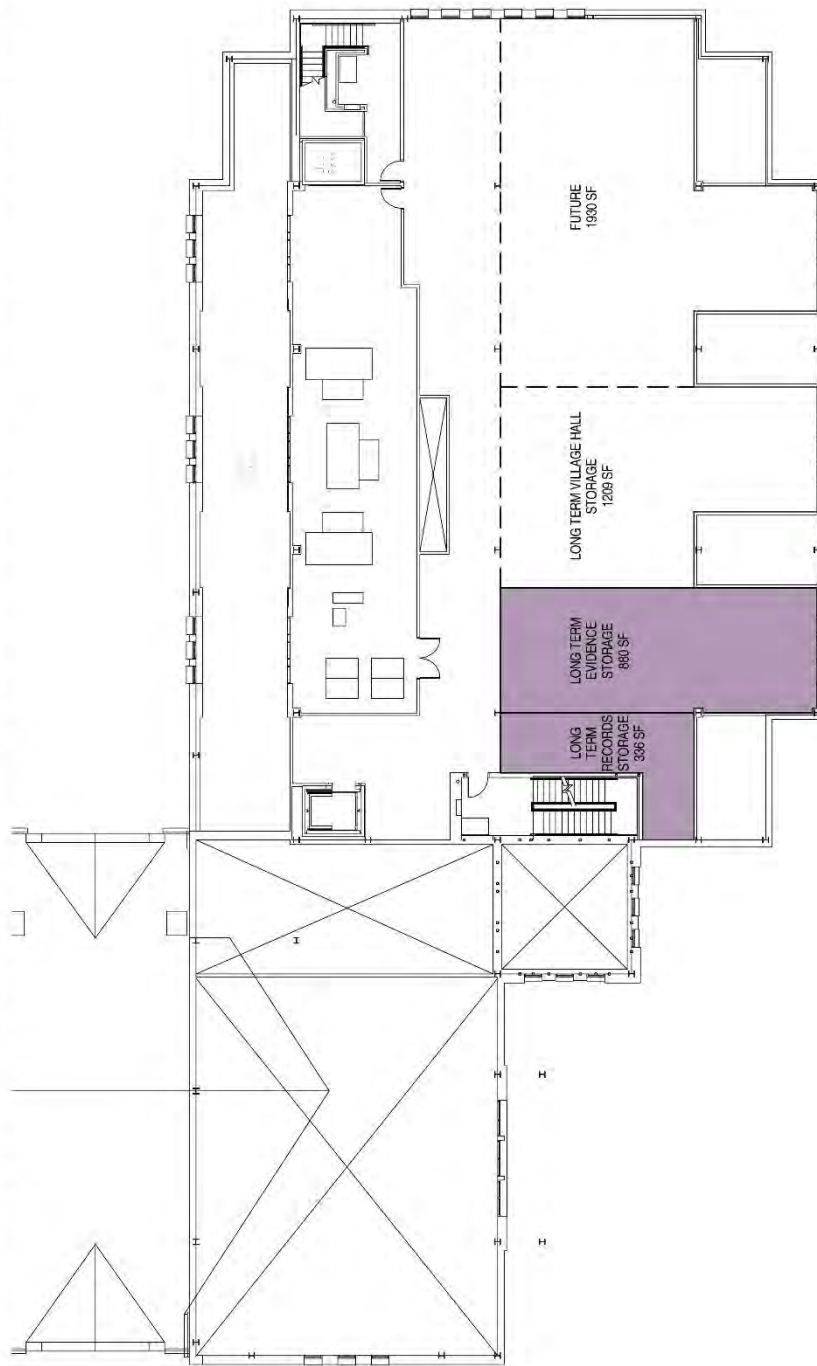
ARLINGTON HEIGHTS POLICE STATION STUDY



LOWER LEVEL - OPTION C - RECOMMENDED

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ARLINGTON HEIGHTS POLICE STATION STUDY



N
SCALE : 1/16" = 1'-0"
07/30/15
14-1033.01

FGM ARCHITECTS 4TH FLOOR VILLAGE HALL - OPTION C - RECOM'D
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ARLINGTON HEIGHTS POLICE STATION STUDY



07/30/15
14-1033.01

PUBLIC WORKS STORAGE SITE

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ARLINGTON HEIGHTS POLICE STATION STUDY



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SCALE : 1/16" = 1'-0"
07/30/15
14-1933.01

FIRE DEPARTMENT TRAINING CENTER

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Village of Arlington Heights Police Department Conceptual Budget for New 70,500 Sq. Ft. Police Station on Municipal Campus - OPTION C										FGM ARCHITECTS June 24, 2015 FGM#: 14-1933.01	
Item	Quantity	Unit	Cost/Unit	Low	High	Construction Cost	Low	High	Remarks		
1 POLICE STATION											
2 Site Preparation											
3 Environmental Abatement			allow			\$ 95,000		\$ 105,000	Asbestos and lead abatement		
4 Building Demolition	37,435	s.f.	\$ 7.50	\$ 6.50	\$ 7.50	\$ 243,328	\$ 338,328	\$ 385,763	Demolish building complete including foundations		
5 Site Preparation Sub-Total											
6 Construction											
7 New Police Station Construction	70,500	s.f.	\$ 285	\$ 285	\$ 300	\$ 20,092,500	\$ 21,150,000		Includes Security and Audio Visual Systems		
8 Construction Sub-Total											
						\$ 20,430,828		\$ 21,535,763			
9 Escalation (9%)							\$ 1,838,774	\$ 1,938,219	Assume construction beginning in Spring 2017		
10 Total Police Station Construction Costs							\$ 22,269,602	\$ 23,473,981			
11 Design and Pricing Contingency (5%)							\$ 1,113,480	\$ 1,173,699			
12 Construction Contingency (5%)							\$ 1,113,480	\$ 1,173,699			
13 Total Police Station Construction Budget							\$ 24,496,562	\$ 25,821,379			
14 Allowances for Items to be Purchased by the Village											
15 Furniture and Equipment						\$ 700,000	\$ 800,000		Includes window treatments		
16 Training Equipment						\$ -	\$ -		Provided by Owner		
17 Computer Systems						\$ 150,000	\$ 200,000				
18 Wireless Network System						\$ 30,000	\$ 40,000				
19 Maintenance/Janitorial Equipment						\$ 8,000	\$ 10,000				
20 Telephone System						\$ 60,000	\$ 75,000				
21 Wireless Telephone Boosters/Amplifiers						\$ 50,000	\$ 60,000				
22 Miscellaneous Equipment and Furnishings						\$ 10,000	\$ 15,000		For items such as art, plants, bond safe, etc.		
23 Total Allowances for Items to be Purchased by the Village						\$ 1,008,000	\$ 1,200,000				
24 Allowances for Items Fees and Soft Costs											
25 Architectural and Engineering Fees (7.25%)						\$ 1,776,001	\$ 1,872,050		Incl. civil, security and landscape design		
26 Furnishings Design Fee						\$ 50,000	\$ 60,000		Design, bidding and project management		
27 Surveys & Soil Investigations						\$ 15,000	\$ 20,000				
28 Material Testing During Construction						\$ 25,000	\$ 30,000				
29 Building Commissioning						\$ 30,000	\$ 40,000				
30 Printing Costs						\$ 20,000	\$ 25,000				
31 Utility Company Charges (Electric, Gas, Telephone)						\$ 30,000	\$ 40,000				
32 Moving Costs						\$ 40,000	\$ 50,000		Moving from temporary facility		

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Village of Arlington Heights Police Department Conceptual Budget for New 70,500 Sq. Ft. Police Station on Municipal Campus - OPTION C									
FGM ARCHITECTS June 24, 2015 FGM#: 14-1933.01									
Item	Quantity	Unit	Cost/Unit	Low	High	Construction Cost	Low	High	Remarks
33 Utility costs during construction						\$ 15,000	\$	20,000	
34 Total Allowances for Fees and Soft Costs						\$ 2,001,001	\$	2,157,050	
35 Owner's Contingency						\$ 300,900	\$	335,705	10% of Allowances
36 TOTAL POLICE STATION BUDGET						\$ 28,919,943	\$	30,687,833	
Notes:									
Project Budgets are preliminary and are based on historical square foot cost information.									
Project Budgets are based on a Spring 2017 construction start date.									
Project Budgets do not include legal fees or financing costs.									
Construction Costs are based utilizing a Construction Management project delivery method.									
Arlington Heights Police Conceptual Budget 06/24/15									

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Village of Arlington Heights Police Department Conceptual Budget for 4th Floor Village Hall Buildout - OPTION C										FGM ARCHITECTS June 24, 2015 FGM#: 14-1933.01	
Item	Quantity	Unit	Cost/Unit Low	Cost/Unit High	Construction Cost Low	Construction Cost High	Remarks				
1 Village Hall - 4th Floor Buildout - A&B											
2 Construction											
3 Build-Out	1,220	s.f.	\$ 25	\$ 30	\$ 30,500	\$ 36,600					
4 Construction Sub-Total					\$ 30,500	\$ 36,600					
5 Escalation (9%)					\$ 2,745	\$ 3,294	Assume construction beginning in Spring 2017				
6 Total Construction Costs Village Hall - 4th Floor Buildout					\$ 33,245	\$ 39,894					
7 Design and Pricing Contingency (10%)					\$ 3,325	\$ 3,989					
8 Construction Contingency (10%)					\$ 3,325	\$ 3,989					
9 Total Construction Budget Village Hall - 4th Floor Buildout					\$ 39,894	\$ 47,873					
10 Allowances for Items to be Purchased by the Village											
11 Furniture and Equipment					\$ 30,000	\$ 35,000	Storage shelving				
12 Training Equipment					\$ -	\$ -	Provided by Owner				
13 Wireless Network System					\$ -	\$ -	Provided by Owner				
14 Telephone System					\$ 1,000	\$ 1,500					
15 Wireless Telephone Boosters/Amplifiers					\$ -	\$ -	Provided by Owner				
16 Total Allowances for Items to be Purchased by the Village					\$ 31,000	\$ 36,500					
17 Allowances for Items Fees and Soft Costs											
18 Architectural and Engineering Fees					\$ 7,979	\$ 9,575					
19 Printing Costs					\$ 2,000	\$ 4,000					
20 Moving Costs					\$ 5,000	\$ 10,000					
21 Total Allowances for Fees and Soft Costs					\$ 14,979	\$ 23,575					
22 Owner's Contingency					\$ 6,997	\$ 9,011	1.5% of Allowances				
23 TOTAL PROJECT BUDGET					\$ 92,770	\$ 116,959					
Notes:											
Project Budgets assume the design and construction work will be performed in conjunction with the design and construction of the Police Station.											
Project Budgets are preliminary and are based on historical square foot cost information.											
Project Budgets are based on a Spring 2016 construction start date.											
Project Budgets do not include legal fees or financing costs.											
Construction Costs are based utilizing a Construction Management project delivery method.											
Arlington Heights Police Conceptual Budget 04.15.15											

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Village of Arlington Heights

Police Department

Conceptual Budget for Police Impound Lot at Davis Street and Gregory Street

FGM ARCHITECTS

June 24, 2015

FGM#: 14-1933.01

Item	Quantity	Unit	Cost/Unit Low	Cost/Unit High	Construction Cost Low	Construction Cost High	Remarks
1 Police Impound Lot							
2 Construction							
3 Gravel Parking Lot	12,000	s.f.	\$ 5	\$ 6	\$ 60,000	\$ 72,000	with geo-synthetic fabric
4 Security Fencing and Manual Gate	520	l.f.	\$ 40	\$ 50	\$ 20,800	\$ 26,000	8' high chain link fence
5 Lighting	2	ea	\$ 8,000	\$ 9,000	\$ 16,000	\$ 18,000	
6 Construction Sub-Total					\$ 96,800	\$ 116,000	
7 Escalation (9%)					\$ 8,712	\$ 10,440	Assume construction beginning in Spring 2016
8 Total Construction Costs Impound Lot					\$ 105,512	\$ 126,440	
9 Design and Pricing Contingency (10%)					\$ 10,551	\$ 12,644	
10 Construction Contingency (10%)					\$ 10,551	\$ 12,644	
11 Total Construction Budget Police Impound Lot					\$ 126,614	\$ 151,728	
12 Allowances for Items to be Purchased by the Village							
15 Security Cameras					\$ 6,000	\$ 8,000	Tie into existing system
23 Total Allowances for Items to be Purchased by the Village					\$ 6,000	\$ 8,000	
24 Allowances for Items Fees and Soft Costs							
25 Architectural and Engineering Fees					\$ 18,992	\$ 22,759	
30 Printing Costs					\$ 2,000	\$ 4,000	
34 Total Allowances for Fees and Soft Costs					\$ 20,992	\$ 26,759	
35 Owner's Contingency					\$ 5,398	\$ 6,952	20% of Allowances
36 TOTAL PROJECT BUDGET					\$ 159,005	\$ 193,439	
Notes:							
Project Budgets assume the design and construction work will be performed in conjunction with the design and construction of the Police Station.							
Project Budgets are preliminary and are based on historical square foot cost information.							
Project Budgets are based on a Spring 2017 construction start date.							
Project Budgets do not include legal fees or financing costs.							
Construction Costs are based utilizing a Construction Management project delivery method.							
Arlington Heights Police Conceptual Budget 04.15.15							

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Village of Arlington Heights

Police Department

Conceptual Budget for Adapting Fire Academy for Police Department Storage

FGM ARCHITECTS

June 24, 2015

FGM#: 14-1933.01

Item	Quantity	Unit	Cost/Unit	Low	High	Construction Cost	Low	High	Remarks	
1 Construction Costs										
2 Construction										
3 New Overhead Colling Door	1	ea	\$25,000	\$25,000	\$30,000	\$	20,000	\$	25,000	
4 Change Ceilings to Moisture Resistant	1,065	s.f.	\$	\$	\$	\$	6,390	\$	7,455	
5 Damp Listed Lighting	8	ea	\$	\$	\$	\$	4,800	\$	6,400	
6 Miscellaneous Physical Security Upgrades			allow				7,500	\$	10,000	
7 Construction Sub-Total							\$	31,190	\$	38,855
8 Escalation (9%)							\$	2,807	\$	3,497
9 Total Construction Costs							\$	33,997	\$	42,352
10 Design and Pricing Contingency (10%)							\$	3,400	\$	4,235
11 Construction Contingency (10%)							\$	3,400	\$	4,235
12 Total Construction Budget							\$	40,797	\$	50,822
13 Allowances for Items to be Purchased by the Village										
14 Security System							\$	6,000	\$	8,000
15 Total Allowances for Items to be Purchased by the Village							\$	6,000	\$	8,000
16 Allowances for Items Fees and Soft Costs										
17 Architectural and Engineering Fees							\$	8,159	\$	10,164
18 Printing Costs							\$	2,000	\$	4,000
19 Total Allowances for Fees and Soft Costs							\$	10,159	\$	14,164
20 Owner's Contingency							\$	3,232	\$	4,433
21 TOTAL PROJECT BUDGET							\$	60,188	\$	77,420
Notes:										
Project Budgets assume the design and construction work will be performed in conjunction with the design and construction of the Police Station.										
Project Budgets are preliminary and are based on historical square foot cost information.										
Project Budgets are based on a Spring 2017 construction start date.										
Project Budgets do not include legal fees or financing costs.										
Construction Costs are based utilizing a Construction Management project delivery method.										
Arlington Heights Police Conceptual Budget 04.15.15										

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Village of Arlington Heights Police Department Conceptual Budget for Temporary Facility FGM ARCHITECTS June 24, 2015 FGM#: 14-1933.01									
Item	Quantity	Unit	Cost/Unit	Low	High	Construction Cost	Low	High	Remarks
1 TEMPORARY FACILITY									
2 Build-Out Office Space	20,000	s.f.	15	\$ 300,000	\$ 400,000				
3 Lease Costs - assume two years	20,000	s.f.	36	\$ 720,000	\$ 800,000				\$18 - \$20/year, does not include utility costs
4 IT and Phones			allow	\$ 80,000	\$ 100,000				Relocate existing equipment
5 Moving Costs			allow	\$ 60,000	\$ 70,000				Relocate existing furniture
6 Temporary Facility Sub-Total				\$ 1,160,000	\$ 1,370,000				
7 Architectural and Engineering Fees									
			allow	\$ 20,000	\$ 25,000				Design assistance as required
8 Contingency (10%)				\$ 118,000	\$ 139,500				
9 TOTAL TEMPORARY FACILITY COSTS				\$ 1,298,000	\$ 1,534,500				
Notes:									
Project Budgets are preliminary and are based on historical square foot cost information.									
Actual Costs will depend on prevailing lease rates.									
Project Budgets are based on a Winter 2016/2017 construction start date.									
Project Budgets do not include legal fees or financing costs.									

Arlington Heights Police Conceptual Budget 04.09.15

SECTION 10
Appendix

Index

Geotechnical Investigation by SMC Consultants, Inc. dated March 12, 2015.



office: 1-847-870-0544

fax: 1-847-870-0661

www.soilandmaterialconsultants.com

us@soilandmaterialconsultants.com

March 13, 2015

File No. 21926

Mr. Bill Enright
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Geotechnical Investigation
Police Station & Parking Garage
200 E. Sigwalt Street
Arlington Heights, Illinois

Dear Mr. Enright:

The following is our report of findings for the geotechnical investigation completed for the proposed police station and expansion of the parking garage in the Village of Arlington Heights, Illinois.

The investigation was requested to determine current subsurface soil and water conditions at select boring locations. The findings of the field investigation and the results of laboratory testing are intended to assist in the planning, design and construction of proposed site improvements.

PROPOSED IMPROVEMENTS

We understand that it is proposed to construct a 2-story police station supported on shallow depth foundations in the area of borings 1 through 5. The interior is expected to have a full or partial basement area as well as areas with slabs supported on prepared subgrade soils. Improvements exterior to the building are expected to include a new squad car parking area, sidewalks and related underground improvements. Additionally, the existing parking garage is proposed to be expanded to the north in the area of soil borings 6 and 7.

SCOPE OF THE INVESTIGATION

The field investigation included obtaining 7 borings at the locations requested and as indicated on the enclosed location sketch. The boring locations were established using field taping methods and accuracy. Surface elevations were determined using the temporary benchmark indicated on the location sketch.

We auger drilled the 7 borings to depths of 20.0 feet below existing surface elevations. Soil samples were obtained using a split barrel sampler advanced utilizing an automatic SPT hammer. Soil profiles were determined in the field and soil samples returned to our laboratory for additional testing including determination of moisture content. Cohesive soils obtained by split barrel sampling were tested further to determine dry unit weight and unconfined compressive strength. The results of all field determinations and laboratory testing are included in summary with this report.

8 WEST COLLEGE DRIVE • ARLINGTON HEIGHTS, IL 60004

SOIL BORINGS • SITE INVESTIGATIONS • PAVEMENT INVESTIGATIONS • GEOTECHNICAL ENGINEERING
TESTING OF • SOIL • ASPHALT • CONCRETE • MORTAR • STEEL

RESULTS OF THE INVESTIGATION

Enclosed are boring logs indicating the soil conditions encountered at each location. Site surface conditions include existing structures, pavement materials, vegetation, topsoil and fill soil conditions. The topsoil is classified as dark brown to black silt/clay mixtures with traces of roots usually present.

Uncontrolled fill soil conditions were encountered at each of the boring locations. Composition of the fill includes the presence of clay/silt, silt, silt/gravel, silt/sand/gravel, sand/gravel, sand/gravel/clay/silt, and brick/cinders mixtures extending to depths of 2.0 feet to 6.5 feet at these locations. The limits of fill placement were not determined within the scope of this investigation. The fill soil conditions are found to overlie the apparent natural topsoil at borings 6 and 7, and a concrete slab at borings 3 and 5.

Underlying soil conditions include the presence of cohesive soils. These are classified as tough to hard clay/silt mixtures with lesser portions of sand and gravel. Non-cohesive soils were also encountered as indicated at each boring. These include very loose to medium dense silt, silt/sand/clay, silt/clay, sand, sand/gravel, and sand/silt mixtures. The non-cohesive granular soils are often in a very damp to saturated condition. Cobbles and boulders may be present within the site soils at any elevation, although none were encountered while drilling.

The following table summarizes depth ranges below existing grade, the magnitude of soil strength within these ranges and other information:

Re: Police Station & Parking Garage
200 E. Sigwalt Street
Arlington Heights, Illinois

<u>Boring</u>	<u>Surface Elevation (feet)</u>	<u>Depth Range Below Existing Surface (feet)</u>	<u>Soil Strength (lbs./sq.ft.)</u>	<u>Recorded Water Levels, W.D./A.D. (feet)</u>
<u>Police Station</u>				
1	99.5	0.5 to 2.5 2.5 to 5.5 5.5 to 7.5 7.5 to 11.5 11.5 to 17.0	*2,000 5,000 6,000 4,000 3,000	15.0/16.0
2	98.4	0.5 to 7.5 7.5 to 12.0 12.0 to 17.0	*2,000 4,000 3,000	13.5/13.5
3	99.7	0.5 to 8.0 8.0 to 10.0 10.0 to 13.5 13.5 to 17.0	*2,000 3,000 4,000 3,000	14.5/16.0
4	98.9	0.5 to 3.0 3.0 to 8.0 8.0 to 14.0 14.0 to 17.0	*500 4,000 2,000 3,000	16.0/16.0
5	98.4	0.5 to 6.5 6.5 to 10.5 10.5 to 14.5 14.5 to 17.0	*500 4,000 5,000 4,000	16.0/16.0
<u>Parking Garage</u>				
6	104.1	4.0 to 8.0 8.0 to 9.5 9.5 to 15.0 15.0 to 17.0	2,000 3,000 6,000 4,000	8.5/8.0
7	103.2	4.0 to 9.0 9.0 to 17.0	2,000 6,000	dry/dry

* Not recommended for support of foundations. Deeper foundation depths or foundations supported on coarse crushed stone fill will be needed to reduce the magnitude of long-term total and differential settlement.

It is expected that foundations can be supported on undisturbed natural soils located at any elevation within the depth ranges indicated in the above table, except as noted. Above these depth ranges the soils are not considered able to support foundations, even at reduced design bearing values, due to long-term settlement considerations.

SUBSURFACE WATER

The boring logs and the above table indicate the depth at which subsurface water was encountered in the bore holes at the time of the drilling operations and during the period of these readings. It is expected that fluctuations from the water levels recorded will occur over a period of time due to variations in rainfall, temperature, subsurface soil conditions, soil permeability and other factors not evident at the time of the water level measurements.

FOUNDATIONS

Based on the results of this investigation for borings 1 through 5, it is our opinion that continuous and isolated footing foundations may be considered for support of building loads. These foundations can be supported on undisturbed natural soils located below all topsoil, debris, existing fill soils, low strength soils and other unsuitable conditions which may be encountered. Soil strength values and the depths at which they are expected to be encountered at these boring locations are indicated in the above table. A net allowable bearing value of 3,000 lbs./sq.ft. is available for design of the police station foundation. A net allowable bearing value of 2,000 lbs./sq.ft. is available for design of the parking garage addition. These values can be used to size foundations for support of structure dead and live loads. Increased bearing values may be available at some locations and elevations. The feasibility of using a higher value is best determined after our review of proposed foundation details and elevations.

All exterior foundations should extend at least 42.0 inches below exposed surface elevations to provide adequate protection against uplift due to freezing of the supporting soils. Foundations for unprotected improvements should extend at least 48.0 inches below exposed surface elevations. We recommend providing adequate reinforcing steel in foundation walls and piers to minimize the effects of long-term differential settlement.

Weak soil conditions may be discovered locally at design foundation elevations and may require extending the foundation to a deeper elevation. Alternately, removal of the weak soil followed by replacement with properly compacted coarse crushed granular fill (CA01) may be feasible. When removal is approved by the Soil Engineer, the removal of the weak soil should also extend beyond the face of footings and/or piers to a distance at least equal to the depth of fill that will be present beneath the footings and/or piers. A capping layer of finer crushed granular fill (CA06) can be utilized to establish a working surface.

FLOOR SLABS

Floor slabs planned for support on the existing soil conditions are expected to undergo some degree of long-term settlement as the soils consolidate under loading and as they shrink due to desiccation. Slabs may be considered for support on suitable natural soils or on properly placed and compacted fill soils. This is feasible when the soils supporting the slabs are prepared in accordance with the recommendations for Subgrade Soil Preparation.

DEWATERING

Shallow excavations may require dewatering due to subsurface water seepage and/or surface precipitation. This water can likely be removed to depths of several feet by standard sump and pump operations. Soils exposed at foundation, slab or undercut elevations should not be permitted to become saturated. Loss of bearing strength and stability may occur, requiring additional soil excavation.

Aggressive dewatering efforts may be necessary for deeper excavations extending to the saturated sand and sand/gravel soils. Well-points or deep sumps can be utilized to collect the water for pumping in an effort to lower the water level below the bottom elevation of proposed excavations. The dewatering should be accomplished prior to soil excavation when possible.

The contractor should be made responsible for designing and constructing stable temporary excavations. Also, the contractor should shore, slope, bench or restrain the sides of the excavations as required to maintain stability of both the excavation sides and bottom. In no case, should the slope, slope heights, or excavation depth exceed those in the local, state, and federal safety regulations.

Permanent dewatering of basement, crawl space and other below grade areas is necessary. The dewatering system should include the provision for peripheral drain tile adjacent to the footings of foundation walls exposed to the interior of the building. Drain tile runs should also be provided below basement floor slabs. We recommend damp-proofing or possibly water-proofing exterior foundation walls exposed to the interior of the building. Water stop may be necessary in concrete cold joints such as the footing/wall interface.

The presence of saturated sand and sand/gravel soils at or near basement foundation elevations may result in significant volumes of water being continually channeled to the drainage system. Water removal will likely be required on a frequent basis. This condition is often undesirable and can be minimized by locating the basement footings at least 2.5 feet above anticipated long-term water levels.

SUBGRADE SOIL PREPARATION

Subgrade soil preparation should be accomplished where needed within building areas prior to excavation for foundations. The procedure in all areas of subgrade supported improvements should include the removal of unsuitable surface conditions including vegetation, topsoil, pavement materials, unsuitable fill soils, significant debris, weak or unstable soils, and other deleterious conditions which may be encountered. Above grade areas should be cut to design subgrade elevations. Exposed subgrade soils should be leveled, compacted and proof-rolled in the presence of the Soil Engineer.

Proof-rolling may reveal areas of unstable soil conditions. Discing and aeration of high moisture content soils can be effective to depths of up to 1.0 foot, depending upon the equipment utilized. Removal of unstable soils may be necessary if high moisture content conditions extend to depths greater than the effective depth of discing. If the depth of undercut appears to be significant, it may be economical to limit the depth of undercut to that needed to establish

adequate support of slabs and remediate weak soil conditions at foundation elevations at the time of foundation construction.

Structural fill can be placed on soils prepared to the satisfaction of the Soil Engineer. The fill should be placed in lifts not to exceed 8.0 inches when uncompacted. Each lift should exceed minimum compaction requirements prior to placement of the next lift. We recommend a minimum of 95% compaction based on the modified Proctor test, ASTM D-1557, be achieved within building areas. A minimum of 90% compaction should be achieved beneath exterior improvements such as pavements and sidewalks. Compaction requirements also apply to backfill placement around foundations and within trench excavations located below subgrade supported improvements.

PAVEMENT AREAS

A remedial subgrade soil preparation procedure can be considered in pavement areas. Unsuitable surfaces can be removed and the exposed subgrade proof-rolled. Soft or unstable soil conditions can be undercut or bridged by use of an effective depth of crushed granular material. This procedure would limit undercuts to the shallow depths needed to remove debris, surface topsoil and other problem surface conditions. The uncontrolled fill soils would remain below the new subgrade. Their continued presence may reduce pavement life and result in earlier maintenance or replacement of the pavement surface. The placement of the crushed granular bridging material, possibly in conjunction with the use of an appropriate geotextile fabric, should only proceed after review of the proof-roll conditions by the Soil Engineer. For design purposes we recommend that consideration be given to a 12 inch undercut, placement of a woven geotextile fabric and 12 inches of CA01 or CA06 crushed aggregate.

FILL SOURCES

The onsite non-organic soils are generally suitable for reuse as fill. Offsite sources may also be used provided they are approved in advance by the Soil Engineer. Aeration may be necessary to reduce soil moisture content prior to compaction. Soil borrowed from near the surface where seasonal fluctuations in soil moisture content occur may require particular attention. The moisture content of fill soils should be within approximately 3.0% of optimum moisture content as determined by the modified Proctor test for the soils to meet or exceed minimum compaction requirements.

CONCLUSION

The information within this report is intended to provide initial information concerning subsurface soil and water conditions on the site. Variations in subsurface conditions are expected to be present between boring locations due to naturally changing soil and filled soil conditions.

Our understanding of the proposed improvements is based on very limited information available to us at the writing of this report. The findings of the investigation and the recommendations presented are not considered applicable to significant changes in the scope of the improvements or applicable to alternate site uses. We recommend that proposed foundation, pavement and grading plans be reviewed by our office to determine if additional considerations

Re: Police Station & Parking Garage
200 E. Sigwalt Street
Arlington Heights, Illinois

are necessary to address anticipated subsurface conditions. Obtaining additional soil borings may be warranted to further define the depth and limits of restrictive subsurface conditions.

The soils exposed in soil undercut areas should be evaluated for suitability prior to placement of structural fill, as previously indicated in this report. Soils and aggregates placed as structural fill should be tested as the work progresses to verify that minimum compaction requirements have been met. We recommend that soil conditions encountered at foundation elevations be tested to verify the presence of design soil strength prior to concrete placement.

If you have any questions concerning the findings or recommendations presented in this report, please let me know.

Very truly yours,

SOIL AND MATERIAL CONSULTANTS, INC.



Reid T. Steinbach, E.I.T
Project Engineer

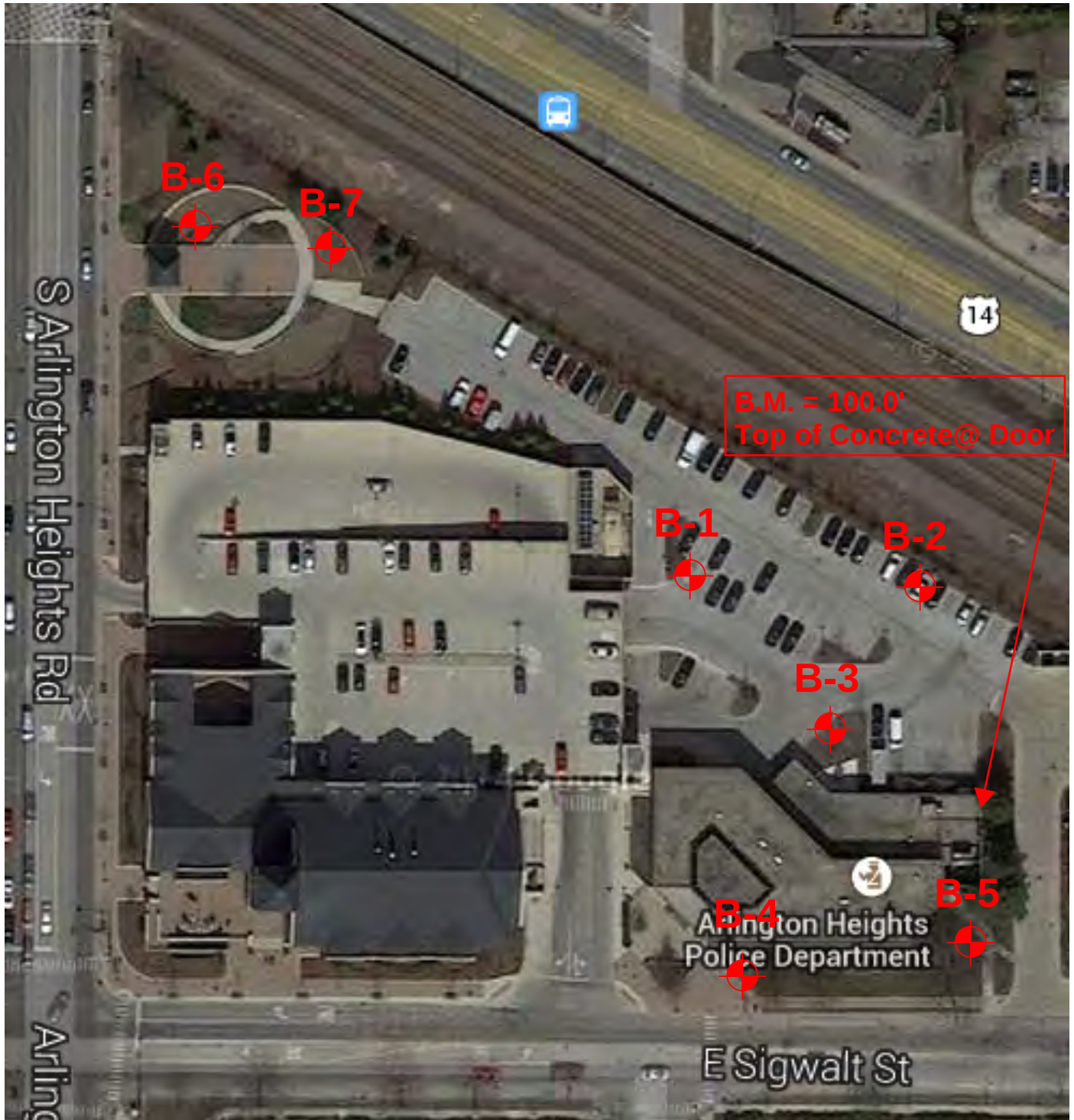


Thomas P. Johnson, P.E.
President

RTS/TPJ:ek

Enc.

cc: Mr. Ryan L. Rathman, FGM Architects



SMC

SOIL AND MATERIAL
CONSULTANTS, INC.

**LOCATION
SKETCH**

Client:

VILLAGE OF ARLINGTON HEIGHTS

Project:

200 E. SIGWALT STREET

Location:

ARLINGTON HEIGHTS, ILLINOIS

File No.

21926

Date: 02-26-15

Scale: NONE

Client: Village of Arlington Heights

File No. 21926

Date Drilled: 2/26/15

Reference: Police Station
200 E. Sigwalt St.
Arlington Heights, IL

Comments:

Equipment: ☒ CME 45B ☐ CME 55 ☐ Hand Auger ☐ Other

CLASSIFICATION

Elevation 99.5' Existing Surface

depth, ft.	
	(a,b,c) see below
5	Brown clay, some silt, trace sand & gravel, damp, very tough to hard
10	
	Brown fine-medium sand, trace coarse sand & gravel, damp, medium dense
15	Gray fine sand, very damp-saturated
	Gray clay, some silt, trace sand & gravel, damp, tough
20	End of Boring
25	(a) Bituminous concrete - 3.5" (b) Limestone, damp (frozen) - 12.5" (c) Dark brown-black clay & silt, some sand & gravel, damp (frozen) - Fill
30	
35	
40	

standard penetration	moisture content	dry unit weight lbs./cu.ft.	unconfined compressive strength	
×	Δ	γ	○	○ unconfined compressive strength, tons/sq.ft. ● penetrometer reading, tons/sq.ft. 1.0 2.0 3.0 4.0 × standard penetration "N", blows/ft. Δ moisture content, % 10 20 30 40
21	23.4 18.4			
10	17.0	110.9	2.9	
15	17.0	114.0	5.0	
12	17.7	114.0	4.2	
12	5.3			
20	4.6			
	15.9			
13	16.3	120.8	1.8	

Water encountered at 15.0 feet during drilling operations (W.D.).
Water recorded at 16.0 feet on completion of drilling operations (A.D.).
Water recorded at feet hours after completion of drilling operations (A.D.).

Client: Village of Arlington Heights

Logged By: DA

Page: 1 of 1

File No. 21926

Date Drilled: 2/26/15

Reference: Police Station
200 E. Sigwalt St.
Arlington Heights, IL

Comments:

depth, ft.	Equipment: ☒ CME 45B ☐ CME 55 ☐ Hand Auger ☐ Other	standard penetration	moisture content	dry unit weight lbs./cu.ft.	unconfined compressive strength	○ unconfined compressive strength, tons/sq.ft. ● penetrometer reading, tons/sq.ft. 1.0 2.0 3.0 4.0			
	CLASSIFICATION					× standard penetration "N", blows/ft. △ moisture content, % 10 20 30 40			
	Elevation 98.4' Existing Surface	×	△	×	○				
	(a & b) see below								
	(c) see below	48	15.4						4.8
5	Brown clay, some silt, trace sand & gravel, damp, tough	6	21.8	101.1	1.1	×	○	●	△
	(d) see below		22.9						
	Brown clay, some silt, trace sand & gravel, damp, very tough	5	19.0	111.6	2.5	×		△	○
10	Gray clay, some silt, trace sand & gravel, damp, very tough to hard	15	16.3	120.1	5.0			×	○
		11	18.9	114.0	3.1	×		△	○
15	Brown fine-medium sand, trace coarse sand & gravel, damp-saturated, medium dense	16	9.6				△	×	
	Gray clay, some silt, trace sand & gravel, damp, tough								
20	End of Boring	9	16.8	125.1	1.4	×	○	●	△
25	(a) Bituminous concrete - 4.0"								
	(b) Limestone, damp (frozen) - 16.0"								
	(c) Dark brown-brown-black clay & silt, trace sand, gravel, brick & concrete, - damp (frozen to 2.5') - Fill								
	(d) Brown silt, trace fine sand & clay, damp-very damp, very loose								
30									
35									
40									

Water encountered at 13.5 feet during drilling operations (W.D.).
Water recorded at 13.5 feet on completion of drilling operations (A.D.).
Water recorded at feet hours after completion of drilling operations (A.D.).



SOIL AND MATERIAL CONSULTANTS, INC.

Arlington Heights, Illinois

(847) 870-0544

SOIL BORING LOG

3

Logged By: DA

Page: 1 of 1

Client: Village of Arlington Heights

File No. 21926

Date Drilled: 2/26/15

Reference: Police Station
200 E. Sigwalt St.
Arlington Heights, IL

Comments:

depth, ft.	Equipment: ☒ CME 45B ☐ CME 55 ☐ Hand Auger ☐ Other	standard penetration	moisture content	dry unit weight lbs./cu.ft.	unconfined compressive strength	○ unconfined compressive strength, tons/sq.ft. ● penetrometer reading, tons/sq.ft. 1.0 2.0 3.0 4.0			
	CLASSIFICATION					× standard penetration "N", blows/ft. △ moisture content, % 10 20 30 40			
	Elevation 99.7' Existing Surface	×	△	⌘	○				
	Dark brown-black silt & gravel, some clay & silt, trace limestone, concrete & cinders, damp, medium dense (frozen to 2.0') Fill	19	15.2						
5		10	8.5						
	Concrete (possible slab) very dense	50+	17.4						
	Brown clay, some silt, trace sand & gravel, damp, tough								
10		20	22.1 15.8						
	Brown fine-medium sand, trace coarse sand & gravel, damp, medium dense	19	6.7						
15		18	16.8						
	Brown to gray fine sand, damp-saturated, medium dense								
	Gray clay, some silt, trace sand & gravel, damp, tough								
20		9	15.9	125.6	1.3				
	End of Boring								
25									
30									
35									
40									

Water encountered at 14.5 feet during drilling operations (W.D.).
Water recorded at 16.0 feet on completion of drilling operations (A.D.).
Water recorded at feet hours after completion of drilling operations (A.D.).

Client: Village of Arlington Heights

File No. 21926

Date Drilled: 2/26/15

Reference: Police Station
200 E. Sigwalt St.
Arlington Heights, IL

Comments:

Equipment: ☒ CME 45B ☐ CME 55 ☐ Hand Auger ☐ Other

CLASSIFICATION

Elevation 98.9' Existing Surface

depth, ft.	standard penetration	moisture content	dry unit weight lbs./cu.ft.	unconfined compressive strength	unconfined compressive strength, tons/sq.ft.	penetrometer reading, tons/sq.ft.	standard penetration "N", blows/ft.	moisture content, %
	X	Δ	γ	○	1.0	2.0	3.0	4.0
							X	Δ
	5	31.8						
		20.7					X	Δ
5	11	15.5					X	Δ
	12	15.5	119.9	4.6			X	Δ
	15	17.1	112.8	6.0			Δ	X
10		8.4						
	9	22.3	108.6	1.2			X	Δ
	12	10.4					X	Δ
15								
		14.1						Δ
	9	20.5					X	Δ
20								
25								
30								
35								
40								

Water encountered at 16.0 feet during drilling operations (W.D.).

Water recorded at 16.0 feet on completion of drilling operations (A.D.).

Water recorded at feet hours after completion of drilling operations (A.D.).

Client: Village of Arlington Heights

File No. 21926

Date Drilled: 2/26/15

Reference: Police Station
200 E. Sigwalt St.
Arlington Heights, IL

Comments:

depth, ft.	Equipment: ☒ CME 45B ☐ CME 55 ☐ Hand Auger ☐ Other	standard penetration	moisture content	dry unit weight lbs./cu.ft.	unconfined compressive strength	○ unconfined compressive strength, tons/sq.ft. ● penetrometer reading, tons/sq.ft. 1.0 2.0 3.0 4.0			
	CLASSIFICATION					× standard penetration "N", blows/ft. △ moisture content, % 10 20 30 40			
	Elevation 98.4' Existing Surface	×	△	8	○				
	Dark brown-brown sand & gravel, some clay & silt, trace roots, damp (frozen) Fill								
	(a) see below	15	12.5 21.5						
5	(b) see below	16	16.5 7.4						
	Concrete (possible slab)								
	Brown clay, some silt, trace sand & gravel, damp, very tough to hard	9	24.4	100.4	2.1				
10		21	16.7	114.6	5.7				5.1
	Gray clay, some silt, trace sand & gravel, damp, very tough	14	16.5	116.5	5.3				5.3
15	Brown fine-medium sand, trace coarse sand & gravel, damp, medium dense	20	19.4 6.1	112.5	2.8				
	Gray fine sand, very damp-saturated, medium dense								
20	(c) see below	14	15.4 19.4						
	End of Boring								
25	(a) Dark brown-brown-black silt, some clay trace sand, gravel & roots, damp, medium dense - Fill								
	(b) Brown-dark brown sand & gravel, damp, medium dense - Fill								
	(c) Gray silt, some clay, trace fine sand, damp, medium dense								
30									
35									
40									

Water encountered at 16.0 feet during drilling operations (W.D).
Water recorded at 16.0 feet on completion of drilling operations (A.D.).
Water recorded at feet hours after completion of drilling operations (A.D.).

Client: Village of Arlington Heights

File No. 21926

Date Drilled: 2/27/15

Reference: Police Station
200 E. Sigwalt St.
Arlington Heights, IL

Comments:

Equipment: ☒ CME 45B ☐ CME 55 ☐ Hand Auger ☐ Other

CLASSIFICATION

Elevation 104.1' Existing Surface

(a) see below

(b) see below

(c) see below

(d) see below

Green-brown to brown clay, some silt, trace sand, damp, tough



Brown clay, some silt, trace sand & gravel, damp, very tough to hard

Gray clay, some silt, trace sand & gravel, damp, hard

(e) see below

End of Boring

(a) Black silt, some clay, trace sand & roots, damp (topsoil) (frozen) - Fill

(b) Brown fine-medium sand & gravel, some coarse sand, damp (frozen) - Fill

(c) Brick & cinders, damp, medium dense - Fill

(d) Black silt, some clay, trace sand, damp (topsoil)

(e) Gray fine sand, trace medium-coarse sand & gravel, very damp-saturated, medium dense

depth, ft.	standard penetration	moisture content	dry unit weight lbs./cu.ft.	unconfined compressive strength	○ unconfined compressive strength, tons/sq.ft. ● penetrometer reading, tons/sq.ft. 1.0 2.0 3.0 4.0 × standard penetration "N", blows/ft. △ moisture content, % 10 20 30 40
	×	△	δ	○	
		25.2			
		4.3			
	22	19.3			
		36.4			
5	7	25.0			
	6	22.5	104.7	1.7	
10	10	18.3	114.9	3.8	
	24	17.7	118.0	5.9	
15	17	17.1	120.4	4.0	
20	14	15.6			
25					
30					
35					
40					

Water encountered at 8.5 feet during drilling operations (W.D.).
Water recorded at 8.0 feet on completion of drilling operations (A.D.).
Water recorded at feet hours after completion of drilling operations (A.D.).

Client: Village of Arlington Heights

File No. 21926

Date Drilled: 2/27/15

Reference: Police Station
200 E. Sigwalt St.
Arlington Heights, IL

Comments:

depth, ft.	Equipment: ☒ CME 45B ☐ CME 55 ☐ Hand Auger ☐ Other	standard penetration	moisture content	dry unit weight lbs./cu.ft.	unconfined compressive strength	○ unconfined compressive strength, tons/sq.ft. ● penetrometer reading, tons/sq.ft. 1.0 2.0 3.0 4.0			
	CLASSIFICATION					× standard penetration "N", blows/ft. △ moisture content, % 10 20 30 40			
	Elevation 103.2' Existing Surface	×	△	⋈	○				
	(a) see below		30.9						
	(b) see below		8.2						
	Black silt, some clay, trace sand, damp, medium dense (topsoil)	11	32.6			△	×		△
5	Brown clay & silt, trace sand & gravel, damp, tough	8	24.5			×	●	△	
	Brown sand & silt, some gravel, damp, loose	7	16.2			×	△		
	Brown clay, some silt, trace sand & gravel, damp, hard	13	16.6	117.0	4.6	×	△	●	4.6 ○
10	Brown silt, some clay & sand, trace gravel, damp, medium dense	16	15.7 14.4	123.6	4.8	△	×		4.8 ○
	(c) see below								
15	Gray clay, some silt, trace sand & gravel, damp, very tough to hard	17	15.8	119.2	3.4	△	×	●	
	(d) see below								
20	End of Boring	23	18.8 7.0	112.9	4.3	△	△	×	● ○
	(a) Black silt, some clay, trace sand & roots, damp (topsoil) (frozen) - Fill								
25	(b) Dark brown-brown silt, some sand & gravel, trace clay, damp (frozen) - Fill								
	(c) Brown clay, some silt, trace sand & gravel, damp, hard								
30	(d) Brown fine-medium sand, some coarse sand & gravel, very damp, medium dense								
35									
40									

Water encountered at dry feet during drilling operations (W.D.).
Water recorded at dry feet on completion of drilling operations (A.D.).
Water recorded at dry feet hours after completion of drilling operations (A.D.).



General Notes

SAMPLE CLASSIFICATION

Soil sample classification is based on the Unified Soil Classification System, the Standard Practice for Description and Identification of Soils (Visual-Manual Procedure), ASTM D-2488, the Standard Test Method for Classification of Soils for Engineering Purposes, ASTM D-2487 (when applicable), and the modifiers noted below.

CONSISTENCY OF COHESIVE SOILS

Term	Qu -tons/sq. ft.	N (unreliable)
Very Soft	0.00 - 0.25	0 - 2
Soft	0.26 - 0.49	3 - 4
Stiff	0.50 - 0.99	5 - 8
Tough	1.00 - 1.99	9 - 15
Very Tough	2.00 - 3.99	16 - 30
Hard	4.00 - 7.99	30 +
Very Hard	8.00 +	

RELATIVE DENSITY OF GRANULAR SOILS

Term	N - blows/foot
Very Loose	0 - 4
Loose	5 - 9
Medium Dense	10 - 29
Dense	30 - 49
Very Dense	50 +

IDENTIFICATION AND TERMINOLOGY

Term	Size Range
Boulder	over 8 in.
Cobble	3 in. to 8 in.
Gravel	-coarse 1 in. to 3 in.
	-medium 3/8 in. to 1 in.
	-fine #4 sieve to 3/8 in.
Sand	-coarse #10 sieve to #4 sieve
	-medium #40 sieve to #10 sieve
	-fine #200 sieve to #40 sieve
Silt	0.002 mm to #200 sieve
Clay	smaller than 0.002 mm

Modifying Term Percent by Weight

Trace	1 - 10
Little	11 - 20
Some	21 - 35
And	36 - 50

Moisture Condition

Dry
Damp
Very Damp
Saturated

DRILLING, SAMPLING & SOIL PROPERTY SYMBOLS

CF	- Continuous Flight Auger
HS	- Hollow Stem Auger
HA	- Hand Auger
RD	- Rotary Drilling
AX	- Rock Core, 1-3/16 in. diameter
BX	- Rock Core, 1-5/8 in. diameter
NX	- Rock Core, 2-1/8 in. diameter
S	- Sample Number
T	- Type of Sample
J	- Jar
AS	- Auger Sample
SS	- Split-spoon (2 in. O.D. with 1-3/8 in. I.D.)
ST	- Shelby Tube (2 in. O.D. with 1-7/8 in. I.D.)
R	- Recovery Length, in.
B	- Blows/ 6 in. interval, Standard Penetration Test (SPT)
N	- Blows/ foot to drive 2 in. O.D. split-spoon sampler with 140 lb. hammer falling 30 in., (STP)
Pen.	- Pocket Penetrometer reading, tons/ sq. ft.
W	- Water Content, % of dry weight
Uw	- Dry Unit Weight of soil, lbs./ cu. ft.
Qu	- Unconfined Compressive Strength, tons/ sq. ft.
Str	- % Strain at Qu.
WL	- Water Level
WD	- While Drilling
AD	- After Drilling
DCI	- Dry Cave-in
WCI	- Wet Cave-in
LL	- Liquid Limit, %
PL	- Plastic limit, %
PI	- Plasticity Index (LL-PL)
LI	- Liquidity Index [(W-PL)/PI]