



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

August 21, 2017

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 02/13/2017
- B. Village Board 08/07/2017

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 08/15/2017

VI. RECOGNITIONS AND PRESENTATIONS

- A. Swearing in of Mark Recker as Deputy Police Chief
- B. Swearing in of Joseph Pinnello as Police Commander
- C. Swearing in of Alexandra Nelson as Police Sergeant
- D. 2017 Alan F. Bombick Design Award

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

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. TIF 4 - RFP Award for Market Analysis and Consulting Services
- B. Fuel Purchase Contract Extension 2017

CONSENT LEGAL

- A. A Resolution Approving an Intergovernmental Agreement with the Arlington Heights Park District
(Nickol Knoll, 3800 N. Kennicott Avenue)
- B. An Ordinance Amending Chapter 7 of the Arlington Heights Municipal Code
(Section added - 7-1113, Storm Water Utility Fee)
- C. A Resolution Accepting a Grant of Easement for Landscaping Purposes
(2.5 feet of University Drive right-of-way adjacent to 825-905 W. University Drive)
- D. A Resolution Approving Renewal of Industrial Real Estate Tax Incentive for Certain Real Estate in the Village of Arlington Heights, Cook County, Illinois
(Drew Enterprises LLC, 2636-2638 S. Clearbrook Drive)

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - St. James Catholic School - Parents' Club

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. DC#17-086 - Popeye's Restaurant - 7 W. Dundee Rd. - Sign Variation

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

- A. Early Review - 400 & 500 Block of West Northwest Highway at Walnut Avenue

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

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



Item: COW 2 13 17

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

C-O-W Minutes 2/13/17

Type

Minutes

**COMMITTEE-OF-THE-WHOLE
MINUTES OF THE MEETING OF THE MAYOR
AND THE BOARD OF TRUSTEES OF
THE VILLAGE OF ARLINGTON HEIGHTS
COMMUNITY ROOM
MONDAY, FEBRUARY 13, 2017
7:30 P.M.**

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

BOARD MEMBERS PRESENT: Mayor Thomas Hayes, Trustees Blackwood, Glasgow, LaBedz, Rosenberg, Scaletta, Sidor

BOARD MEMBERS ABSENT: Trustees Farwell and Tinaglia

STAFF MEMBERS PRESENT: Village Manager Randy Recklaus; Director of Planning & Community Development Department Charles Witherington-Perkins; Business Development Coordinator Michael Mertes

OTHERS PRESENT: Frank Appleby, First Midwest Bank
Richard Baldino
Karen Cullotta, Chicago Tribune

IV. NEW BUSINESS:

- A. Economic Development Report
 - B. Class 6b Tax Abatement Program
 - C. Proposed Modifications to the Small Business Tax Rebate Program
 - D. Vacant Space Report
-

A. Economic Development Report

Village Manager, Mr. Recklaus, explained that all the items on the agenda are related to planning and economic development with the intent to give the

Board a general knowledge of the Village's economic development over the last year.

Director of Planning & Community Development Department, Charles Witherington-Perkins, said the first item is an update on the 2016 economic development efforts that the Village undertook with three-prong components. The first component is business retention, the second component is business attraction, and the third component is marketing and partnerships with local organizations. The report will not address TIF districts, redevelopment plans and studies, corridor studies, or general development. Mr. Perkins said there were 104 new businesses that opened in Arlington Heights last year, bringing 2,329 new employees and re-occupying almost 650,000 square feet. Twenty-four businesses were sales tax generating and based on a formula used by Planning, it is estimated that they generate about \$350,000 in additional sales tax to the community. Business categories are broken down into several categories, and office is the largest category with 1,900 new jobs brought to the community, with the largest employer being HSBC.

Mr. Perkins said there was a strong showing in the industrial front with 17 new businesses bringing in 147 jobs, and the next largest category was restaurant/entertainment.

Mr. Perkins explained that business attraction efforts include target recruitment which identifies specific retailers, businesses, or business users that would be good for the community. This information can be tailored to a specific space in the Downtown, through recruitment and partnering with property owners and brokers to help facilitate bringing in new businesses. In addition, an extensive network of brokers is worked with on a day-to-day basis, and trade shows are attended.

Mr. Perkins said recruitments efforts result from leads that are generated through various sources and are broken down by category. Sometimes it takes several years working with a lead before a business is relocated into the community on an attraction front. Mr. Perkins added that 25N Coworking is a perfect example of working with a lead, as Michael Mertes worked for more than three years before it became part of the community. Arlington Ale was worked with extensively in an attempt to re-occupy a space that had been vacant in the Downtown for ten years.

In describing business retention efforts, Mr. Perkins said the business community is worked with by calling or meeting with them to find out what their needs may be. The Chamber of Commerce is worked with as well, to try to address their needs which may be anything from a landlord to landlord dispute, a business need, or permit questions or issues that they have. Information on retention efforts were broken down by major categories and in all, the Planning and Community Development Department reached out to 549 businesses in the community last year. About 40-45% were in the Downtown area and the remainder split fairly evenly between uptown and southtown throughout the community. Mr. Perkins said that successful

retention included Bentley's Pet Stuff, European Imports, Mago Grill & Cantina, and Molon Motor & Coil.

Business Development Coordinator, Michael Mertes said the third part of the three-prong approach to economic development is marketing, how the community is being promoted, and through events and businesses. Two substantial marketing campaigns are run throughout the year. The Mane Event/Taste of Arlington Heights is run in the summer, and last year it consisted of a series of print ads in the Daily Herald in addition to digital advertising by the Daily Herald, Chicago Tribune, and WGN partner websites. The digital campaign had an interaction rate of .2 percent and which is statistically speaking, four times the click-through rate of a standard industry campaign. Even more successful was the Village's Holiday Campaign which was both digital and print advertising with the Herald and Chicago Tribune. Additionally, WBBM news radio, the second most listened to radio station in the Chicago area during November and December, was utilized for advertising over 60 commercials in addition to streaming advertising. The Holiday click-through rate was .37%, 7 1/2 times the industry standard for a similar digital campaign. Mr. Mertes added that the Discover Arlington website was used to promote business and events, in addition to utilizing social media as well. The hits on Discover Arlington during November were up 11% from the previous year, and up 32% from the previous December.

Mr. Mertes added that a variety of business recruitment advertising is done in trade journals throughout the year, trade shows are attended, and community partners (economic development partners and taxing bodies) are worked with to promote the community as well as each other. Examples include the Chamber of Commerce, formal Small Business Development Agreement which was recently renewed for three years with a focus of retaining small businesses in the community, and Meet Chicago Northwest which is a strong partner that we promote. Meet Chicago Northwest and the Chamber of Commerce are represented on the Arlington Economic Alliance as voting members and are both communicated with on a regular basis.

Mr. Mertes said that the Small Business Development Center at Harper College is a great resource, and businesses that want to open but don't know where to start are regularly sent to the SBDC where they can get a free consultation, business plan, as well as marketing and financial assistance information.

Mr. Mertes explained that Pace is another example that was worked with from time to time to coordinate them with the Transportation Development Management Association of Lake Cook, resulting in a shuttle bus partnership with HSBC so HSBC employees are able to take a shuttle bus to and from the Arlington Park Metra station.

Mr. Mertes further explained that taxing bodies are worked with including the Arlington Heights Memorial Library, and communicating with their business center on a regular basis; Arlington Heights Park District offers non-

traditional advertising opportunities and have connected businesses with them; School Districts, particularly District 214, provides internship opportunities with businesses for students attending District 214 schools. These three taxing districts are on the Economic Alliance in non-voting roles but attend meetings regularly to provide input. Elk Grove Township has been worked with on their property at I-90 and Arlington Heights Road regarding zoning and potential development opportunities in the future, as they are looking to sell that site.

Mr. Mertes said the Arlington Economic Alliance updated their code section for the first time since it's inception over 20 years ago. Their voting body expanded to 13 members and all 13 seats are occupied on the commission. The Alliance accomplishments included the Alliance Breakfast, Discover Arlington.com improvements, Sales Tax Rebate Program modifications, and economic development data review.

In summarizing 2016, Mr. Mertes said 104 new businesses were added to the community, bringing in 2,329 new employees, and re-occupying 648,486 square feet of space.

Mr. Perkins said no action by the Board is requested as the information was provided as an update.

Mayor Hayes thanked Mr. Perkins for his leadership in such a critical area in the Village as economic and business development is critically important in the Village, and the Board relies heavily on Mr. Perkins and his staff for a big area of responsibility. Mayor Hayes additionally thanked Frank Appleby of the Economic Alliance for attending the meeting and all the work the Alliance is doing to help the Village in regard to business development.

Mayor Hayes said that a lot of what he sees in the Village is subjective in terms of the business climate and economic development, and he sees great enthusiasm and energy at events like the Chamber of Commerce installation dinner, Business After Hours at Francesca's, ribbon tying and cuttings like the very recent one at L.A. Fitness located at Town & Country Mall.

Mr. Recklaus said there are a lot of things the Village does in terms of creating and enforcing standards so things are built correctly; Engineering, Building, and Heath departments are working to make sure that what is being built is to our standards. He added that Mr. Perkins and Mr. Mertes are acting as advocates making sure that things are working correctly and moving along within the Village.

Trustee Scaletta said he thought that the Planning Department does a lot when it comes to economic development, retention, and development, and felt that one of the most important aspects is attending the ICSC meetings. The repetition of business owners seeing the Village attending on a regular basis, providing materials, and constantly showing them new opportunities

and initiatives in the Village is important to the branding of the economic development for the Planning Department.

Trustee Scaletta inquired about the presentation, specifically about adding jobs to food and beverage and asked if when a business moves from one location to another or a business has a change in ownership, whether or not that information is being counted as part of the numbers, and Mr. Perkins confirmed it is not.

Trustee Scaletta also inquired if the Village has a point person to assist a business get through the Village's processes. Mr. Mertes said he remains in touch with them through the process but defers them to the particular department to get their expertise. Quite often a meeting is held with the particular department(s) because often times it is quite helpful.

Mr. Recklaus added that the topic of a point person has been discussed but it has been found that depending on the first contact the business had with the Village, that first contact seems to be their contact person. Instead of forcing one person on the business, the Village makes sure that communication is taking place, as well as letting a particular individual play the point person role throughout, especially if the business is comfortable with the individual.

Trustee Scaletta said it would be nice if a business knew they had a point person who could guide them through the process.

Mr. Recklaus said Mr. Perkins and Mr. Mertes often get phone calls from businesses when they get stuck, and Mr. Perkins and Mr. Mertes always point them in the right direction. Additionally, a committee meeting is held in the beginning of projects where principals attend and are given early comments on when/who to contact for specific assistance.

Trustee Scaletta said there are 23 entertainment venues under "retention" and asked where the 23 entertainment venues are, and Mr. Mertes responded that the number represents 23 individual efforts not 23 venues. Trustee Scaletta inquired how that would be retention and Mr. Mertes explained that he had multiple conversations with a particular business and provided multiple types of assistance to that particular business. Trustee Scaletta asked about that type of assistance being classified as "retention" and Mr. Mertes explained that, using the need for a sign as an example, his efforts in assisting a business getting a sign is considered retention as they are already in the community and making a concerted effort to assist that business.

Mr. Perkins explained when a business submits a permit, has it reviewed, and has no issues, it is not counted in "retention" numbers; it is only counted when a business requires additional efforts, explanation, or even a sign sketch-up to help them get where they need to be.

Trustee Scaletta commented that he wasn't sure that this type of help should be classified as retention as he felt that retention was more talking with them about their business, how they like the Village, if they're planning to stay, or what can be done to make things easier for them.

Mr. Perkins responded there are different levels of retention. Some are visits but most often the contact method is through phone calls and e-mails. Mr. Perkins said that there are actual retention visits, or visits when someone has a problem, and all calls are made to help a business.

Trustee Scaletta inquired what marketing is being done between the summer and holiday marketing campaigns, and Mr. Mertes said that the primary focus is during those times of the year where the bulk of the resources are channeled. There has been advertising in the interim which may be business recruitment advertising, and is put in trade journals in an attempt to improve business.

Trustee Scaletta commented that branding is repetition and said he thought there should be branding done between the summer and holiday campaigns. Trustee Scaletta also inquired as to when the update of the Discover website will be complete.

Mr. Recklaus responded that the direction of the Board was to merge the Discover with the new Village website. The goal is to rollout the new website this spring and there will be a dedicated spot for marketing the Village.

Trustee Glasgow said he was glad to see the presentation and the increase in business, and that the department makes the Village a great deal of money from either inter-action of businesses or actually recruiting businesses. Trustee Glasgow asked what the Villages vacancy rate is versus vacancy rates in other towns.

Mr. Mertes explained that it is broken down three different ways; retail, office, and industrial. The Village's retail vacancy rate is 7.3% compared to the rest of the submarket which is at 9%; office vacancy is up at 16.5% whereas the rest of the submarket is at about 20%; and the Village is lagging in industrial at 15.7% whereas the rest of the submarket is at 9.7%. All three of the categories have trended positively in the past year and the bulk of the industrial vacancy primarily consists of two large spaces in the community. In fact, over half the Village's vacant square footage consists of two properties.

Trustee Glasgow asked what submarket the Village is in and Mr. Mertes said it is Arlington Heights and portions or all of Schaumburg, Hoffman Estates, Elk Grove, Rolling Meadows, Palatine, Buffalo Grove, Prospect Heights, and Mt. Prospect. Trustee Glasgow inquired if Arlington Heights is doing better than the other areas overall and Mr. Mertes stated that the Village is doing better overall with the exception of trailing in the industrial segment.

Trustee Glasgow inquired, with the exception of the approximate taxes the business will bring in, what else will be brought in. Mr. Mertes replied that for the past year, the \$360,000 figure is based upon sales taxes and food and beverage taxes. It is not based upon potential property taxes or income taxes. Trustee Glasgow inquired if ancillary spending by the employees was taken into account by the 2,300 jobs that were created, and Mr. Mertes explained that it was estimated that there is \$8.1M in residual spending based upon formulas provided by a consultant a couple of years ago. Mr. Mertes stressed that \$8.1 is an estimate, not money that will be in our general fund next year. Mr. Perkins added that it is money that is spent among other businesses in the region. Mr. Recklaus additionally explained that the economic impact of the additional individuals added to our market place is \$8.1 based on industry-wide standards; not \$8.1M in revenue, but \$8.1M in impact to the local economy.

Trustee Glasgow inquired what the lease term to HSBC is and Mr. Perkins replied that it is at least 10 with multiple options.

Inquiring about Molon, Trustee Glasgow asked if the tax rebate was a factor in regards to business retention and Mr. Perkins confirmed it was. Additionally, Trustee Glasgow inquired what the plans are for next year and whether or not the goals set will be met or exceeded. Mr. Perkins answered that some of the goals are the Board's strategic goals, and more studies on Downtown and what type of entertainment venues can be better targeted, and attract and roll the information into the targeting efforts. Additionally, strategic priorities will be addressed for the spring and summer to present the information to the Board. Information will be gathered about some of the distressed properties; efforts are being made on the TIF districts that would also translate into economic development as well as jobs.

Trustee Glasgow inquired with the scale back in big box stores and more brick and mortar stores not going in a large portion of the market, how has that changed the demographics in business? Mr. Perkins said it is much more challenging to attract major retailers. A study showed that since 2000, the growth in U.S. sales is 75% from internet sales, and many brick and mortar have been greatly impacted (i.e., electronics, books) and some of the businesses less impacted are automobile sales, food stores, entertainment, and restaurant venues. The Village is very strong in these categories and Mr. Perkins said it is going to be very difficult to attract major big box stores into Arlington Heights. Additionally, with the competition of Woodfield, Deer Park, and Randhurst Village, it is more difficult to attract retailers into, for example, the Rand Road corridor. Mr. Perkins said that the addition of L.A. Fitness will bring people into the shopping center, but it is not a traditional retail sales type of business.

Trustee Glasgow asked if any of the big properties that are vacant could be utilized for internet businesses and if that's how they should be marketed. Mr. Mertes asked Trustee Glasgow if he thought the Village should try to attract internet businesses. Trustee Glasgow said properties could also be

used as distribution centers. Trustee Scaletta said it was something that the Village should look into.

Trustee Glasgow said he would like to see an emphasis on personal retention visits when possible as it does a small business a lot of good. Trustee Glasgow said that emails and letters to small businesses tend to get tossed in the trash.

Trustee Blackwood commented that at Northpoint, Southpoint, and the shopping center where Barnes and Noble used to be, there are small storefront empty spaces. Trustee Blackwood asked if everyone is talked to while attending a trade show, or if attendees just talk to larger retailers, or retailers looking for 10,000 – 15,000 square feet of space. Mr. Perkins said the majority of discussions are with small to mid-box spaces because there are few large box tenants that are doing anything in the marketplace.

Trustee Blackwood asked if there is still an issue with the leasehold company for the Dominick's / Caputo's site that they don't want another grocer to occupy it. Mr. Perkins said Dominick's parent company holds the lease and continues to pay the landlord so they control the space. Trustee Blackwood inquired as to how many more years are left to the lease, and Mr. Perkins said they have many options. Mr. Perkins said there are brokers who are actively marketing the space, but not to another grocer.

Trustee Blackwood said she felt that some of the strip malls are going to have to be redeveloped into something else if retailers aren't secured to occupy the spaces, and that would be a lot of real estate. Trustee Blackwood asked what Plan B is for the strip malls. Mr. Recklaus said that the Village is working hard to develop and work on leads and in many cases there are leads that are continually being run down. Long term, it makes sense to look at how the marketplace is evolving and what does the Village want to go after. Mr. Recklaus said that at the moment the Village is maintaining efforts in terms of attracting retail and still having a fair degree of success. Mr. Perkins stated the Village had \$1.2 billion in retail sales last year, the highest sales in more than 10 years. The Rand Road corridor is still a strong corridor with good demographics and good traffic volume. Retail has always been very cyclical but more difficult now with internet sales and the rejuvenation of Randhurst Village. There are some good retailers currently on the Rand Road corridor and the Village is working hard to keep them and add to them. Mr. Perkins said Southpoint is the exception and has been struggling, but meetings continue and the Village is doing as much as it can.

Trustee Blackwood said she sees a lot of real estate on the Rand Road Corridor that could not possibly be developed within the next five years with retailers all the way down to Target, and thought that maybe there should be a Plan B for the prime retail spaces that aren't being used.

Trustee LaBedz said she agrees with Trustee Blackwood and worries about the Rand Road Corridor as well, but is happy to see that great progress was

made over the past year. Trustee LaBedz also heard the ad on WBBM in December and thought it was a good move, and encouraged the use of WBBM as an advertiser. She felt the Village's demographics are such that they match the listeners.

Trustee LaBedz asked if anything was happening regarding sales tax on internet sales and Trustee Glasgow said it is still illegal as it is essentially taxation without representation.

Mr. Recklaus added that internet sales tax is something that is raised from time to time in Springfield, and even at the Federal level, but there is not a lot of movement on either end.

Trustee Sidorsaid he agreed with Trustee Scaletta that the Planning & Community Development Department is not defining retention the same way it is defined for the Small Business Development Agreement. Trustee Sidor said that a business not planning on renewing their lease, or having a problem and looking for another space would be retention. It is not repetitive issues. Therefore, he would like retention to be specifically defined.

Trustee Sidor said he would be interested in seeing how time is broken out efficiency-wide. Referring to micro click-throughs, Trustee Sidor asked if there is a way to track the correlation of click-through after advertising, radio advertising, or spike in revenue, or does someone talk to the local businesses after this activity and find out if anyone came in because of the advertising. Mr. Mertes said he does not have specific follow up in speaking with businesses about feedback they received from radio ads, but website hits can be tracked to an extent. Trustee Sidor said he hopes there is a way to correlate the advertising with sales because the point is to bring revenue into your town and that the revenue exceeds the expense of the advertising.

Trustee Sidor said he agreed with Mr. Perkins that places like the new L.A. Fitness bring people in and support the smaller businesses, and asked if there was any thought about incentivizing a giant 50,000-60,000 square foot place that may help revitalize a shopping center, or is it something the Village is just not looking to do? Mr. Perkins responded that the Village had done that in the past with Lowes and it took years to attract them. Trustee Sidor said he was referring to something like L.A. Fitness, because they are not selling anything nor are they taxing their dues. Mr. Perkins said depending on the use, it wouldn't be ruled out. Trustee Sidor said he asked because maybe a big retailer can be incentivized and help support the smaller businesses.

Trustee Sidor asked what the biggest challenge is, or what does the Village need to improve so that we're competing at a very high level? Mr. Perkins responded that he thought some of the action that the Board took last year, and talking about the corridor and the strategy to improve certain key corridors, along with adding money to do that is critical. A study is being done on the safe Arlington Heights Road corridor, an area that has great

potential; a number of sights that are under common ownership where there is a significant opportunity to redevelop that corridor and there may be some intervention and action from the Village. Mr. Perkins said they would like to be out more but is impossible to do with the resources that the department has. Mr. Perkins added that often departments work together, most recently Planning and Health worked together to create open air dining guidelines/health standards. A mailing was sent to all the restaurants advising them of the new guideline and no reaction has been received yet. Mr. Perkins said staff continues to try to come up with unique ideas because the Downtown is a unique area. One such item is the light ceiling, and the unique things are what will set Arlington Heights apart from other towns. Trustee Sidor added that mid-block crosswalks will be awesome in addition to the light ceiling for the safety of all the people in the Downtown area.

Trustee Rosenberg thanked Mr. Perkins and Mr. Mertes for their efforts. Trustee Rosenberg said there's a term called NEXUS that refers to State sales tax and when a business locates in a State, the State makes them pay the sales tax to the State for their presence as well as certain criteria. Trustee Rosenberg said what is disheartening lately is that every time a new business comes in, there are others closing. Trustee Rosenberg said Mr. Mertes brought up revenue sharing and in the past it's been discussed; anything that's been sales tax based because then the Village has dollars to share; general revenue dollars have never been used for a company that doesn't generate dollars. Trustee Rosenberg asked if 2016 sales tax numbers were available and was curious how the Rohrman Lexus dealership did and Mr. Perkins said final numbers aren't usually received until March to May, and we are not allowed to disclose specific individual business but can group categories together.

Trustee Rosenberg asked if WBBM has numbers that show it crosses all the age categories from the standpoint of listenership, and Mr. Mertes said they do and the demographics and listenership numbers were reviewed before the Village made a commitment. Mr. Mertes said WBBM's listenership demographics are impressive from that standpoint, and is a very inclusive demographic.

Trustee Rosenberg asked what will be done if the Village is reaches capacity at such Village events as the Taste and Mane Event, and Mr. Recklaus responded that the Village will know if gets too crowded because people won't come. If there is no parking we'll be quoted "nobody goes there, it's too crowded". Mr. Recklaus said he felt it is somewhat self regulated and didn't know how the Village could limit capacity. Trustee Rosenberg said he didn't know if the Village was creating something that a shuttle bus would be needed to move people from other lots like during Festival Days. Mr. Perkins said it is very popular and is weather dependent too.

Trustee Scaletta said when loopholes with the taxes are discussed, a business that we had but is now gone is Plass Appliances. They didn't generate any sales tax revenue to the Village as they sold their product in

Arlington Heights, but it was shipped from another location not in Arlington Heights. This loophole is one that Trustee Scaletta would like to see the Village address with the State.

Trustee Scaletta asked Mr. Perkins to tell the Board how vacant big box stores divide up the space, and problems that they've run into splitting that space with retailers on frontage. Trustee Scaletta said an example is K-Mart; the entrance was 80' wide and when you enter, everything is straight back and to the left. When you try to split up 30,000, 60,000, or 80,000 square feet, you get a smaller frontage for the retailer and the retailers don't want to buy into the small frontages as they want big frontages. As another example, Trustee Scaletta said to consider how deep Dominick's is and maybe there needs to be an incentive because a business would be renting an enormous space they don't need, plus they have to have product to put in there or people to put in there. It's going to be very challenging for our big box spaces. Mr. Perkins said there have been retailers that have removed the back space because it's just too deep.

B. Class 6b Tax Abatement Program

Mr. Recklaus said the lay of the land was discussed and now the shift is what the Village can do within the environment. The focus of our efforts is on what pieces of the environment does the Village actually control and modify. The Village can significantly impact the physical environment and how it looks, is why the conversation occurred last year about corridors. We looked at things like light ceilings and streetscapes because we can make it look better and control the experience. It is something that only we really can do. The other thing we can look at is our Codes and Zoning, and the questions we continually have to ask ourselves is will our Codes facilitate the types of uses that we want, which is why the Liquor Code is in the midst of being reviewed and we are looking at the Zoning Code over the course of the year. We are trying to see if we are we doing everything to get what we want regardless of what is going on in the marketplace. The other part of it is taxation. Mr. Recklaus explained that one of the unique things about Cook County is the way that commercial property is assessed. Residential property is assessed at 10%. Commercial property is assessed at 25%. If you have an equally valued piece of property, the commercial property is paying two and a half times in property taxes of what a residential property is paying. Mr. Recklaus said that when he was in DuPage County or in Kane County, both are assessed at 33%, giving an equal playing field in terms of what is being paid.

Mr. Recklaus explained that the Class 6b Tax Incentive Program essentially tries to level that for a period of time if certain criteria is met. Commercial and industrial businesses can get 10% assessment for 10 years and then it goes up to 11% in the 11th year and then 20% in the 12th year and it goes back up to 33% after that if it is not renewed. The program is a way of counter-acting the negative pressure on commercial properties. The Class 6B Tax Abatement Program does not lower the amount of revenue that we

collect as a Village, but instead it increases the amount of taxes that are paid by residential property and other commercial properties that do not qualify for 6b because of how we levy "x" amount of dollars to get spread out by all the users.

Mr. Recklaus said what will be discussed is how the program is being used, what special qualifiers are placed on it in Arlington Heights and how it compares to other communities, and whether or not we want to do any course corrections.

Mr. Perkins said the Class 6b Abatement Program as well as the next item on the agenda is about tools available to incentivize to keep or attract business into the community. It has been used sparingly but appropriately and a few of the Board members had questions on the program. The program is a Cook County program but requires municipal approval and is primarily for manufacturing or industrial property. Arlington Heights has its own additional criteria that has been in place for many years; we have a separate application form, the County requires 51% or more of the facility be dedicated to industrial manufacturing; the Village requires a minimum of 25 employees and at least 10 of those being Arlington Heights residents; demonstration by the business of 5 year financial benefit to the community. Mr. Perkins said many years ago the Village tried to create a funding source for another program that required businesses in the abatement program to remit 10% of the savings for the first five years into a fund for the Zero Interest Loan Program. Since its' creation, everyone has signed the agreement to provide the rebate.

Mr. Perkins presented a scenario of a Class 6b Property Tax Breakdown where the proposed property value has an estimated market value from the County Assessor of \$1,000,000 and with a Class 6b 10% assessment level the estimated tax bill would be \$31,165. Without the Class 6b tax abatement, the tax bill would be \$77,914. In this example, there would be a one-year tax savings of \$46,748 and a rebate to the Village of \$4,675.

Mr. Perkins explained that a survey was performed in 2015 where Cook County was asked of Arlington Heights and surrounding communities, how many new Class 6b had been issued (2010 – July 2015), Arlington Heights issued three, Palatine issued three, Wheeling issued 10, Schaumburg issued 21, and Elk Grove Village issued 84. He said what has been seen is more renewals, and 10 out of the 20 have received one renewal. Five out of the 20 have received two renewals. Mr. Perkins inquired how many renewals are appropriate; should there be a cap? So far, in the Zero Interest Loan Fund, is \$57,000 and it is projected that about \$80,000 in rebates will be received in 2017. Mr. Perkins said over the next five or six years the fund could grow to \$650,000 - \$700,000 and that maybe some of this money can be used to target certain businesses once the strategic priorities are finished.

Mr. Perkins recapped potential options of the program including making no changes, ceasing use of the incentive altogether, modifying some of Village's

existing criteria, and limiting the number of renewals. His recommendation is to continue to use the program; suggesting that the requirement of 10 Arlington Heights employees be eliminated, but asking the applicant to outline the efforts they would take to reach out and try to hire Arlington Heights residents if there are any qualified, and suggested a maximum of two renewals unless there are extenuating circumstances. Mr. Perkins explained that they don't want to say no more than two extensions and lose a business, so they would look for extenuating circumstances such as they are trying to grow the business, reinvesting in the building, and demonstrating more than just today. Additionally, it is being recommended to add additional language to the agreement that the business signs the rebate or remit back 10% of the saving to the Village. The Village will place these funds into the Zero Interest Loan Program or other economic development activities as may be approved by the Village. Mr. Perkins reiterated that the fund could generate a significant amount of money that could help business retention or attraction.

Mr. Perkins said that in regard to the Zero Interest Loan Program, there have been seven applicants; two loans have been approved; three have been rejected for lack of collateral, and two are pending as additional information is required.

Trustee Rosenberg said he agreed with Mr. Perkins' recommended changes and concurs with the two renewals unless otherwise demonstrated. Trustee Rosenberg inquired if the Village has the right to modify the wording in the Class 6B remittance agreement with respect to the businesses that have already signed the agreement.

Mr. Perkins said it was discussed briefly and the change is to make it very clear that it is just not one specific program. If the funds were to be used for other business activities, Mr. Perkins said he they would reach out to those businesses and inform them so they would have the opportunity to object. Trustee Rosenberg's suggestion was to have them sign an addendum.

Trustee Scaletta said he agreed with suggestion #1 and #2, but with #3 inquired if someone was to renew, would the Village receive 10% of the renewal, and Mr. Perkins confirmed that to be correct. Trustee Scaletta asked for an example of other economic development approved by the Village. Mr. Perkins said it has been discussed whether there might be a grant program with the TIF Districts Downtown, there is a façade grant and loan program, there was an interior build-out grant and loan program; it would be a program that would allow the Village to meet with other communities to extend the Downtown TIF's. If there was a user that the Village really wanted to attract or a sales tax generating user that would bring lots of people to a particular location, funds from this program could be utilized. They would be brought to the Board but for now, the funds need to be built up.

Trustee Scaletta ask if anybody used this 6b in a way that they're able to get the Class 6b and then put the property up for sale right away. Mr. Perkins said that yes, some do. Trustee Scaletta asked if that should be a concern to the Village and Mr. Perkins said one was approved by the Village where there was a purchaser of a building that did not have an end user and they were not going to purchase it unless they had a Class 6b so they presented their plans to renovate the building. The plans were scrutinized and then presented to the Board.

Trustee Scaletta asked if this has been discussed at the Economic Alliance and Mr. Mertes confirmed that at last month's meeting he presented the Class 6b Program and how it works. Trustee Scaletta asked what the response was and Mr. Mertes replied that it was mostly informative but there were no objections to the way the program is aligned, and the Economic Alliance was in support. Trustee Scaletta asked if this specific part was discussed and Mr. Mertes responded that what was discussed was the third part about potentially opening it up for other uses than just the Zero Interest Loan Program. There was no formal vote on it but the consensus was that that should be a consideration and it shouldn't just be limited to the Zero Interest Loan Program. Trustee Scaletta asked if the Economic Alliance was aware that Class 6b Tax Abatement Program was on C.O.W. Meeting agenda since Mr. Appleby was present, and Mr. Mertes said the agenda was sent to all members of the Economic Alliance and made them aware of what items were going to be discussed.

Trustee Glasgow said he did not have a problem with item #1 or #3, but had questions with item #2 since he was involved with the Molon property and assisting with getting them back to where they're supposed to be, and inquired what qualifies as an extenuating circumstance under the proposal. Mr. Perkins said 1) if the business said they could not operate and would be closing their doors if they don't get the incentive and 2) if the business has some other needs or plans that they are investing heavily in machinery or equipment or other upgrades that are necessary to the building.

Trustee Glasgow asked how many municipalities, out of the ones mentioned earlier, limit the renewal to two and Mr. Perkins said one (Rolling Meadows) does not allow any renewals at all. Trustee Glasgow commented that Arlington Heights is competing against Elk Grove Village and they are determining where they're going to place their property, or as in the case with Molon, if they were going to move elsewhere. Trustee Glasgow said he was trying to see the logic in limiting the renewal to two times, rather than leave it to the discretion to the Village Board. Mr. Perkins said as the criteria was being reviewed, should it be an automatic renewal, should the renewal be scrutinized, does there really have to be a need, or is the business just asking for the renewal to get a tax deduction, and how many years should it go on. Trustee Glasgow inquired as to what other municipalities turned down the renewals in the past and Mr. Mertes said he was not aware of other Cook County communities that limit the number of renewals. Trustee Glasgow asked why Arlington Heights would put themselves at a disadvantage. Mr.

Recklaus said that he thought if this program is primarily viewed as a business attraction tool, then he thought there was an argument to have a limit on renewals. If the Board wants to consider it as a business attraction and retention tool, then there would be an argument about having a limit on renewals, and that is part of why staff is looking to the Board for guidance so that staff knows how to communicate this program to the business community. Trustee Glasgow asked why the Village would be so short-sided as to only look at business attraction instead of business attraction and retention, because those are businesses that stay in the community and provide jobs and an economic impact, so why would we want them to move somewhere else after a set period of time. The other issue that Trustee Glasgow said he is concerned with is that if a business is looking at a long term planning position and he sees he can only renew two times and it's going to cost "X" number of dollars, why would he not end up going somewhere else.

Trustee Sidor said he concurred with Trustee Glasgow and that he was not fond of item #2. Trustee Sidor asked, referring to "or other economic development activities as may be approved by the Village" who is the Village; the Village Board or the Department of Planning and Community Development? Mr. Perkins responded that it referred to the Village Board.

Trustee LaBedz said she concurred with her fellow Trustees on item #2, and added that when she first became part of the Village Board she had trouble with the 6b and the affect it has on the other property owners who are not 6b. Trustee LaBedz said she understands the reasoning behind it and supports the uses that the Village has had, and would like to continue the renewals. She added that she had a difficult time coming up with extenuating circumstances and said allowing renewals would eliminate that. Trustee LaBedz said she was glad to see the change for item #1 about the requirement for the number of Arlington Heights residents because it has been waived for some, and borders are fluid with where people live and it makes a lot of sense.

Trustee Scaletta said his point with #2 is that he can appreciate everything that is being said but he hoping that the Village is not going to be doing renewal after renewal, because as one goes down another has to go up. Trustee Scaletta is for item #2 as long as the Board starts to think about what the renewals are going to and that the renewals just don't go on forever, and they all have to be proven out. Trustee Scaletta said he doesn't want someone to come to Arlington Heights thinking if I get a 6b, I'm going to have a 6b as long as I want. He is all for removing it, but as a Board it must be understood whether or not renewals will continue almost like no matter what.

Mayor Hayes said he concurs and doesn't feel it should be an automatic renewal and agrees that item #2 is not needed.

Mr. Perkins said the Board has the opportunity on every situation as it is not a right, it is a discretionary privilege, and the Board can reject it or ask for something else and is able to review it further.

TRUSTEE SCALETTA MOVED, SECONDED BY TRUSTEE GLASGOW, THAT THE COMMITTEE OF THE WHOLE RECOMMEND TO THE VILLAGE BOARD CONTINUED USE OF THIS PROGRAM AND CONTINUED FUNDING FROM CLASS 6b APPLICANTS, SUBJECT TO THE FOLLOWING MODIFICATIONS:

- **MODIFY THE VILLAGE'S CRITERIA TO ELIMINATE THE REQUIREMENT FOR 10 ARLINGTON HEIGHTS EMPLOYEES AND INCLUDE IN THE APPLICATION THAT "THE APPLICANT SHOULD OUTLINE EFFORTS TO REACH OUT TO ARLINGTON HEIGHTS RESIDENTS, REGARDING FUTURE EMPLOYMENT OPPORTUNITIES."**
- **MODIFY THE CLASS 6b REMITTANCE AGREEMENT (10% OF THE TAX SAVINGS ANNUALLY TO THE VILLAGE DURING THE FIRST FIVE YEARS OF THE TAX ABATEMENT) AS FOLLOWS: THE VILLAGE WILL PLACE THESE FUNDS INTO THE ZERO INTEREST LOAN PROGRAM OR OTHER ECONOMIC DEVELOPMENT ACTIVITIES AS MAY BE APPROVED BY THE VILLAGE.**

Trustee Rosenberg said he feels strongly about #2 because renewals should not go on with appropriate duty, and in the 16 years he's been on the Board every renewal has been granted. Trustee Rosenberg said it's a case where their taxes go down and somebody else's goes up, and after having the benefit for twenty-four years, he felt it was sufficient. Trustee Rosenberg added that most businesses that are entrenched in the community will more than likely not move because of the funds they've invested in the community. Additionally, he said he was comfortable with #2 and if there are extenuating circumstances or they could demonstrate a true need, the Board would approve it, whereas the taxpayer shouldn't feel that is an automatic and with the absence of that, Trustee Rosenberg felt it implies that it is an automatic and it will be there unless they don't approve it.

THE MOTION: PASSED

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

Nay: Rosenberg

C. Proposed Modifications to the Small Business Tax Rebate Program

Mr. Mertes, for historical purposes, explained that the program was approved in 2011 to improve new boutique independent retail to the community and also to hopefully help existing ones not only retain, but help them grow as well. In the course of the five plus years, the Village has not received a

completed application for this incentive program yet, hence why it is being suggested to make modifications that will hopefully make the program more enticing so that businesses will take advantage of it. Mr. Mertes explained that there were a couple of modifications when it was brought to the Economic Alliance Commission over a couple of meetings and the Commission also made four other recommended modifications.

Mr. Mertes explained the program that retailers contribute 2% of sales taxes through the Village and currently the business would get rebated on an annual basis one-third of the sales taxes they generate up to a period of three years. It also applies to existing businesses but with two key differences; 1) there is a base year that is taken into account therefore the three year rebate takes into account the new taxes that they're generating post-expansion; 2) they need to expand by at least 50% of their existing square footage in order to be eligible. Both new and existing businesses must primarily be retail, they must have a lease of at least five year, cannot be larger than 5,000 square feet, they must be open until at least 7:00 p.m. on Monday through Wednesday and at least 9:00 p.m. Thursday through Saturday with Sunday hours being optional, and lastly they must make an investment in the business and/or physical facilities themselves.

Mr. Mertes said the proposed recommendations (the first two from staff) include increasing the share of the rebate amount from 33% to 50%, and increasing the duration of the program from three years to a maximum duration of five years. The expansion requirement of 50% would decrease to 25% but the base year requirement would remain in effect. The recommendation on store hours was to eliminate them; in discussing it with the business owners on the Alliance and researching independent boutique and other retailers in the community, very few are open until 9 p.m. and many of them are not open until 7 p.m., and felt it was too restrictive to recruit new retail to the community. We would encourage the business owner in order to help complement the foot traffic that we'd like to have in the evening in the community, to make an effort to try and be open later in the evening as well. The duration of the lease, in doing research with other businesses and speaking with business owners on the Alliance, would reduce to a minimum of a three-year lease versus a minimum of five years; however, the incentive could not extend beyond the duration of the lease. Finally to remove the statement the business must make an investment in their business or physical facilities, strictly on the basis that we felt it was already assumed, that any business opening or growing is making an investment in the business and/or the facilities as well. Removing this too, would avoid any confusion.

Trustee Glasgow stated to Mr. Recklaus that one of the Board goals was to ensure that the Downtown area was the Central Business District. Mr. Recklaus said that was viable and it includes the type of uses that is felt to be successful. Trustee Glasgow said it was to be more than an entertainment district and have vibrancy not only during the day but during the night hours as well. Trustee Glasgow said he and Mr. Siegel had a

conversation years ago about how the Village could get people to stay open later and one of the ideas that Jack had was to tie into some type of rebate. Trustee Glasgow asked what the average amount is that the businesses get back. Mr. Perkins responded that when the program was first created a case study of six small businesses and what the third rebate over three years would be, and also looked at three national chains and three local stores. With the current program for national chains, a third rebate would be \$8,500. Under the new program, the rebate would increase to about \$12,800 per year, or over five years for the national chain it would be about \$64,000. These figures are based on a case study of three national small businesses of 5,000 sq. ft. or less that sales tax data was received. On the local stores for the current program, the third rebate would be about \$4,000 per year and under the proposed program, about \$6,000 per year. The three stores combined would receive about \$30,000 over five years. The old program would return about \$12,000 over the three years.

Mr. Perkins said the new program is definitely a higher incentive for attracting new businesses for those expanding because the base year, the Village relies on it's tax revenue to pay for police, fire, streets and other things so they didn't want to go into the base. Therefore, their potential for growth is much smaller because the rebate will only be given on the rebate on the expanded sales.

Trustee Glasgow said he was not so much concerned with businesses outside the Central Business District because that was not the will of the Board at the goal setting session. He asked if in the Central Business District, the Village could have something that if this were to be granted to those in the Central Business District, would they have to stay open certain hours. Mr. Recklaus said the Village could have any criteria, but he said the challenge is there have been no takers. That is why staff has been looking to modify the requirements to encourage more participation. The modification is a little mis-stated that we are allowing the businesses to propose store hours that the Village can take into account when considering the location. The application will recommend the hours that were previously a requirement. Mr. Recklaus added that it would not be hard and fast but the Village would still take into consideration that one of the Board's stated goals as part of this program is to encourage businesses Downtown to stay open longer, it could be weighted more heavily in decision making. Mr. Recklaus said staff wanted to see what the interest would be with the changed standards to see if it makes a difference, and if it does not, a different direction may be taken.

Trustee Glasgow said that was his only concern and he agreed that shrinking down the amount of size they have to have is probably a good idea, and asked if a business has two twenty-year leases, would it still be for the term of the lease? Mr. Mertes said the maximum would be five years so if they had a twenty-year lease, the maximum would be their first five years.

Trustee Glasgow said he is fine with all the terminology and other conditions but he felt it should be added to the Central Business District that if they're

going to accept it in the Central Business District, that the hours are kept as they currently are, the reason being that staying open later hours goes back to discussions nine years ago. Trustee Glasgow added that if the hours changed he would be for that but would like to add that in the Central Business District, businesses should stay open for the purposes of the fact the Board's stated goal is that this is an entertainment district.

Trustee Rosenberg inquired as to why this could not apply to a new business instead of having the expansion required, and Mr. Perkins explained that it would apply to new businesses and could be any new business that is 5,000 square feet or less, and if it is an existing business they would have to expand by 25%. Trustee Rosenberg asked if a business could take advantage of the program or borrow money if the business doesn't have the ability to expand because they're locked into their space, but do want to expand from the standpoint of improving the space with tenant improvements or facade, or just to improve what they have? Mr. Perkins explained in theory a rebate could probably be given to every existing business. The idea was how to attract more smaller retailers into the community and the program was developed, then the thought was how could the program be used for existing retailers who want to expand, recognizing that the prior year would be the base year because the Village is already seeing the revenue and we don't want to lose revenue. Originally the idea was for a business to expand by 50% to qualify, but discussion with the Alliance resulted in reducing the expansion requirement to 25%. If there is no expansion requirement, then every small retailer, 5,000 square feet or less, would apply for this rebate.

Trustee Rosenberg inquired if they (smaller retailers) could apply for the Zero Interest Loan Program and Mr. Perkins confirmed that to be correct and added that they are eligible for up to \$20,000 at zero interest to help fund any improvements that they would be looking to do.

Trustee Rosenberg commented that the Village has tried to have the businesses have evening hours but they are setting their own hours and many of them are not even open. Additionally, Trustee Rosenberg said there may be a disadvantage to force a business to stay open when others are not, as they may be the only business on the street that is open. Mr. Perkins said there was a discussion at the Alliance about hours of operation, and Mr. Mertes said the hours were a recommendation by the Alliance. Mr. Mertes added that the primary point is that most retail businesses in Downtown Arlington Heights as well as most other communities, are not open that late and if they see that as a requirement, they won't even bother applying for the incentive. Additionally, Mr. Mertes said that it could be a potential loss of money if they have employees present and not recouping the cost.

Trustee LaBedz said she concurred with the change as recommended in hours and felt the point that nobody is coming into the businesses at 8 or 9 p.m. on a Saturday night is well taken. It may be a burden on the business owner to have an employee there at those hours, or even a burden on the

owner to be there at that time. Trustee LaBedz said from a customer's standpoint, and using herself as an example, that after walking around Downtown after a show or dinner, she personally doesn't shop as she's doing something else. However, she felt that the more there is entertainment and restaurants, it gives exposure to the boutique type businesses during times that they may be closed, and may encourage people to come back at another time, maybe even on a Monday or Tuesday when it tends to be quiet Downtown. Trustee LaBedz added that she thought this was a great idea especially since it came as a recommendation from the Alliance.

Trustee Sidor, referring to the business next to Tuscan Market, asked if the current plan was presented to them and Mr. Mertes said it was, in addition to the Zero Loan Program as well. Trustee Sidor asked what the response was and Mr. Mertes said he never heard from them after he provided them with the information and never followed up on it.

Trustee Sidor said he had a similar experience with a larger jewelry store in town when they were doing an expansion. He told them about the plan, they looked at the program, and they said the savings were not worth their time. The hours necessary to apply in the first place, along with a required business plan may be a lot of effort required by the business owner. Trustee Sidor added that anything the Village does to improve the plan would be good since there were no takers over the last five to six years. Trustee Sidor said his experience on the street with retailers who have expanded, have said it wasn't worth their time.

Trustee Blackwood said she really likes the expansion required because obviously in the Alliance minutes, one company would have really liked to take advantage of it, but she only needed it for a 30-35 percent increase. Trustee Blackwood said she felt that bringing it down to 25% is very important. Trustee Blackwood, referring to the hours, asked if there was any discussion about expanding hours on only one day and requiring the business to stay open until 9 p.m. on only one day. Mr. Recklaus responded that in the proposal, they are being asked to propose their hours into something that we could consider. Mr. Recklaus said maybe it is something we could try out and push back in the application to see if that's the reason they walk away. If it is a standard and nobody applies, you never really know what their reasoning was. If they come in and apply and through the discussion process that is what scares them off, maybe we learn more.

Trustee Sidor said the business owner has to deduct the cost of staying open the additional hours from their savings, whether it is benefits, salary, electricity, etc. because it just not straight savings.

Trustee Blackwood said hours are currently in the plan, 10 a.m. to 7 p.m., Monday through Wednesday and then Thursday through Saturday the suggestion is 10 a.m. to 9 p.m., and she suggested that there is just one day that would be beneficial to the group instead of choosing whether it is Thursday through Saturday.

Trustee Scaletta (referring to the store hours) said as the former President of the Downtown Business Association, trying to get anyone to come up with an idea that everyone could agree on was near impossible and he doesn't want to make any of these things a deal breaker. He said that maybe instead of focusing on store hours, maybe the minimum hours a business is open should be talked about. Trustee Scaletta pointed out that even though the Village says Monday through Saturday, there are some businesses that are not open on Sunday or Monday even in the Downtown retail, and said he wondered if a stated minimum number of hours to be opened would be better than saying these are the hours you must keep. Trustee Scaletta asked Mr. Perkins if that is something that happens with leases that are not necessarily in a shopping center, or a shopping center with regulated hours, more like the open air centers and not like a mall. Mr. Perkins said the malls definitely have more specific hours that are required, but smaller strip centers, smaller than Town & Country for example, probably have some minimum hours. They may have a provision that you have to be open five days a week or minimum total hours but not specific times of the day.

Trustee Scaletta, using the Vitamin Shoppe at the Towne Square as an example, said that business won't be open until 8 or 9 o'clock on weeknights, where Bath & Body Works or Yankee Candle might be, but he imagined there was something in the Vitamin Shoppe's lease about a minimum number of hours he must be open each week. Trustee Scaletta added that maybe this is the kind of twist we're looking for. Trustee Sidor said he liked that idea. Mayor Hayes asked if there is any idea what that total number of hours might be and Trustee Glasgow said something that would require them to be open at least one night during the weekend, and he would be in agreement with that. Trustee Glasgow said he is really only interested in putting it in the Downtown district pursuant to the goals of the Board. Trustee Glasgow added that he doesn't like telling a business owner when he should be opened or closed but the Downtown district is of special interest to the Board and to the Village as a whole because it is a magnet. Trustee Glasgow said having the open Downtown with a set of hours is something he would agree to so that there would be at least one night open as Trustee Blackwood said. Trustee Blackwood said she was thinking that when you go to other destinations, whether it's an entertainment or shopping destination, which we all agree we're not, there are certain shops that lend themselves to the entertainment field, an evening may even be until 7 p.m. one day a week. Trustee Glasgow said some malls make a business stay open certain hours so there is uniformity in the mall so people don't close early, and said he didn't think it was outrageous to do it, especially in the Downtown district, especially if they're getting money back from the Village.

Mayor Hayes asked if there would be a set number of hours a week, and Trustee Blackwood said to include one night per week. Mr. Perkins confirmed that the Board is requesting that the Downtown business propose a minimum number of hours per week to include one evening until 7 p.m.

Mr. Recklaus said he wanted two possibilities for the Board to consider; 1) the rules could be modified as suggested with one night a week open until 7 p.m., 2) we could go with the staff recommendation but in either case try it out for six months then revisit. There have been no takers so we do not know how far off we are, and we still may not get any takes as there may be other reasons why. Mr. Recklaus said we may want to consider having the looser end of it for a short period of time, and if all of a sudden we're inundated with everyone coming in, then we can always regroup and add more stipulations. Either way, Mr. Recklaus said he thought it should be only for six months or a year, and then regroup.

Trustee Scaletta said he thought that tightening up as we go is worse. He suggested saying you must be open a minimum of 40 hours per week and one evening must be open until 7 p.m., this being specifically for the Downtown. Trustee Scaletta said we could always back off the hours if it's a sticking point, but we're trying to encourage some evening shopping. He added that retailers follow other retailers and certain retailers want to be near each other. If one sees it's working for another one, he may just decide to stay open as well. Trustee Scaletta said it's just a start and staff can always come back to the Board. Mr. Perkins said it would be used as the 6b guidelines and not everyone can meet it, Staff will bring it to the Board. Trustee Glasgow said he didn't think he would have an objection even if it was just during May 1 until October 1st, just so it's facilitated for Downtown use. Trustee Sidor suggested to coincide it with the Downtown outdoor dining. Trustee LaBedz said she likes the minimum hours per week and the one evening per week, but would suggest 8 p.m. instead of 7 as it gives people time to eat and then do a little bit of shopping, in addition to possibly catching some of the people coming off the train who may want to stop at a retailer. Trustee LaBedz said she does not understand why business owners don't want to be available to the consumer. Trustee Scaletta said that many of the stores in the Downtown operate their own business and don't want to stay open at night. Many have tried, but they just don't see the foot traffic and if you don't have the consistency of staying open every single week, people don't rely on the business being open.

Mayor Hayes asked if there is a rational basis for 40 hours per week and Mr. Perkins said that would be about 10 a.m. to 6 p.m. and several Board members said 40 hours is low for retail. Mayor Hayes said the language would be for a minimum of at least 40 hours per week and at least one night open until at least 7 p.m. between May 1st and October 1st. Trustee Scaletta said if it's going to be May to October, he thought it should be until 8 p.m. because in late October people are out walking our streets. To clarify, Mayor Hayes asked if it could any day of the week and Trustee Scaletta responded that the business can pick any day of the week.

TRUSTEE SCALETTA MOVED, SECONDED BY TRUSTEE LA BEDZ, THAT THE COMMITTEE OF THE WHOLE RECOMMEND TO THE VILLAGE BOARD APPROVAL OF THE PROPOSED MODIFICATIONS TO THE SMALL BUSINESS SALES TAX REBATE PROGRAM:

- **INCREASING THE REBATE AMOUNT THAT THE BUSINESS RECEIVES TO 50% OF LOCAL SALES TAX GENERATED THROUGHTOUT THE DURATION OF THE INCENTIVE PERIOD.**
- **INCREASING THE MAXIMUM DURATION OF THE INCENTIVE PERIOD TO FIVE YEARS, NOT TO EXCEED THE LENGTH OF THE LEASE.**
- **REDUCING THE EXPANSION REQUIREMENT TO 25% OF FLOOR AREA FOR EXISTING BUSINESSES. THE BASE YEAR REQUIREMENT WILL REMAIN IN EFFECT.**
- **ALLOWING BUSINESS TO PROPOSE STORE HOURS, AS LONG AS IT IS OPEN AT LEAST 40 HOURS PER WEEK AND ONE WEEKEND EVENING UNTIL 8 P.M. BETWEEN APRIL 1 TO OCTOBER 31, WHICH THE VILLAGE CAN TAKE INTO ACCOUNT WHEN CONSIDERING THE APPLICATION. THE APPLICATION WILL RECOMMEND THE BUSINESS HOURS THAT WERE PREVIOUSLY A REQUIREMENT.**
- **REQUIRING A MINIMUM THREE-YEAR LEASE. HOWEVER, THE INCENTIVE PERIOD MAY NOT EXCEED THE DURATION OF THE LEASE.**
- **REMOVING THE LANGUAGE REFERENCING THAT THE BUSINESS MUST "MAKE AN INVESTMENT IN THEIR BUSINESS OR PHYSICAL FACILITIES", AS THIS IS ALREADY ASSUMED BY A TENANT'S COMMITMENT TO A PARTICULAR SPACE.**

THE MOTION: PASSED

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

D. Vacant Space Report

Mr. Recklaus said some aspects of the vacant space report were covered in the earlier presentation and in talking about it over the past several months, Trustee Glasgow had asked what is being done in terms of trying to reduce vacancy, aside from the traditional efforts. Mr. Recklaus said staff has looked at leases and if there are greater restrictions that can be placed on leases to prevent someone from keeping another kind of use from coming; are there taxes, fees, or negative use restrictions on different types of uses and detailed information is in the report. Mr. Recklaus said the staff recommendation, because there has been some success with using traditional methods, is to not change or add any items to the existing list and

to keep it on the radar, and share some of the pros and cons with the Board and generate discussion. Mr. Recklaus again said staff would not be making any recommendations because the cons could outweigh the pros in many cases.

Mr. Mertes said vacancy rates were reviewed, and mentioned that the Village is out performing the submarket in retail and office, but does trail a little in industrial/flex. In the past year the retail vacancy rate has dropped from 7.6% to 7.3%, the office vacancy rate in the community has gone down from 20.5% to 16.3%. This time last year the industrial vacancy rate was 22.4% and has dropped nearly 7 full percentage points. Our retail compares to the submarket at about a 9% vacancy rate and is a little bit higher north of the tracks. It doesn't have as much of the critical mass as the south side has, but there was a fair number of successes on the north side of the tracks last year. Companies such as Around Café moved into the community, along with the Barre Code, and Prestige Renovations, but there was also the re-opening of Fannie May and the expansion of Egg Harbor Café which were highlights on the north side of the tracks.

Mr. Perkins said there are challenges, but the vacancy rates are holding up very well. He added that in the report it talked about research done regarding negative use restrictions; Buffalo Grove passed an Ordinance prohibiting covenants placed on a property that prevents another user going in that property even though the Zoning Code may allow it. There are a number of legal challenges with that one and it doesn't really eliminate lease restrictions that are very common but go away at the end of the term of the lease. Mr. Perkins said research was done on vacancy tax, that if you have a vacant storefront you have to pay an extra tax; minimum vacant storefront standards so you have some stores when they're vacant the property owner keeps it looking nice and others that don't and we felt that was very challenging to administer and enforce even with legislation so a better avenue would be to encourage the ones that we see that don't look good to clean them up. Mr. Perkins added that there was legislation proposed in Springfield to also tax some vacant properties that were not being marketed, but how to show it wasn't marketed may be a challenge.

Mr. Perkins said the Village has a few existing programs to use and will continue to monitor the other communities and what they are doing, and will bring the information back to the Board if there are any successes without legal challenges.

Trustee Glasgow said the reason he brought this up is because in his travels he had conversations with other municipal leaders who were considering these very strongly for the purposes of the properties that were owned were owned by REITs and because they were owned by REITs they didn't have a local incentive to sell because they were owned by the real estate investment trusts that often did not have a community interest. Trustee Glasgow said it is important to know that the Village has options in case we want to end up

taking some options if something like this happens if we have buildings or vacancies.

Trustee Glasgow said that there is a perception there are a lot of vacant stores in Arlington Heights compared to elsewhere, and a wonderful job has been done and the numbers show that the vacancies in Arlington Heights are far lower than the rate of the submarket. It's a testament to not only the Planning Department but to the Chamber of Commerce as well, in addition to everyone in the business community in making sure we keep a low vacancy rate. Trustee Glasgow asked what the plans are to take care of the notable exceptions and the store fronts that don't look well, and how does the Village plan on taking care of the property of a big box that is just sitting there with a lease restriction on it? Mr. Perkins said there is a situation at the former Dominick's space that was purchased by Jewel (Albertson's) and they control the lease. There is no deed restriction, they just control the lease. There have been numerous meetings with the brokers, at the ICSC last may there was a meeting with Albertson's to try to get the message across, even if it's a competing grocery store going in there, they didn't say they wouldn't allow it nor did they say if we have the right user if they would or not. Discussions continue with the broker and landlord but there are no key uses that have stepped up at this point. As far as vacant stores that don't look good, discussions have been held with one owner to improve their store but they are not willing to do so. Trustee Glasgow said the problem he has is that some of the vacancies are in very high visibility areas where people can see it vacant, and believe there are vacancies everywhere, which is one of the reasons Trustee Glasgow said he wanted to make sure the information is publicized. Trustee Glasgow asked how Buffalo Grove is handling the negative use restriction and Mr. Mertes said they implemented it about a year to a year and a half ago and was not sure about too many of the details other than the space is still vacant and the space was another Albertson' controlled, former Dominick's space which was part of the impetus for putting together that Ordinance.

Trustee Rosenberg confirmed that the space Mr. Mertes referred to in Buffalo Grove was the Lake Cook / Arlington Heights Road Dominick's location and said Buffalo Grove went after them and a lot of money was spent to clean it up. Mr. Rosenberg asked in light of the things that the Board did tonight, is there a way that the Village can get all this information out, especially the retailers so they have the knowledge of these programs and utilize them? Mr. Recklaus said that when people come in the door is a good time to do that, and other than harming our friends at the Chamber of Commerce when they have had interaction with the information, is that we've been talking to them about having joint events where a Village staff member can do a pitch and talk about the new programs, updated programs that we have at the Village to help encourage business growth. There is a couple of different things the Village can do to get the word out. Mr. Perkins said they've done e-blasts, postcard direct mail, and have worked with the Chamber and they've done e-blasts out to their members as well.

Trustee Rosenberg said maybe there is a way that maybe Jim Platt can take some time and take the programs door to door to the Downtown area. Mr. Recklaus said this is good news Jim Platt can bring to people.

Trustee Scaletta said that between the Community Room and the Village Board Room, something could be easily hosted, even with box lunches brought in. Trustee Scaletta suggested the Alliance breakfast but Mr. Mertes said the Alliance has spoken about foregoing the breakfast this year and instead have smaller programs and more than one. Trustee Scaletta asked Mr. Perkins if we've gone away from the branding message in the windows and Mr. Perkins said it hasn't been done for a while but if it was going to be done again, new images would be used. There were some positives and negatives from that; it was time-consuming and with different images it could be a good mechanism. Not all property owners were willing to have it in their windows but overall it was a good approach to hang up and reference.

Trustee Scaletta said in principle he is opposed to a vacancy tax because he thinks it is very difficult to lump all landlords in together and from experience explained that whether it's a strip mall or just a block of stores it's a portfolio and you want to make sure you have the right mix. Trustee Scaletta said a client sat on a vacant space, one of ten of them, for a while because we wanted the right fit and by the end it paid off. Trustee Scaletta added that he gets a little concerned about vacancy tax because it might end up doing a disservice to the Village by a deal being taken instead of being taxed.

Trustee Glasgow said he didn't think the Village could do it just by virtue of the way taxes are levied. Mr. Recklaus said it would be very obtuse and difficult along with the legal issues that would be raised.

Trustee Scaletta asked Mr. Perkins if there is a requirement that if a space is available, that there must be a sign in the space advertising that it is available for lease and Mr. Perkins said there is not. Trustee Glasgow said that when speaking about having to prove you are marketing your space, requiring a vacant space to have a sign in it saying it is for lease with a telephone number and contact information could be required. If it is a space that is not going to be leased, a sign would still have to be hung and phone calls would have to be answered.

V. OTHER BUSINESS

C. Discussion of Potential Cell Tower Lease on Village Water Tower

Mr. Recklaus said this was a project that has been going on for the last several months at the staff level and wanted to get Board feedback and us not looking for formal direction. Mr. Recklaus said the one thing that he

found unique when he came to town was that we don't lease any of our water towers to cell providers and we're one of very few communities that do not do that. It is something municipalities use and can generate tens of thousands of dollars per year per lease, and often there are multiple cell antennae leases on each water tower, creating a good source of revenue. The other advantage as seen through other processes, we have very little ability to regulate antennae's through the zoning process and you have to deal with whatever is put up, whereas they are often willing to make concessions, we just can't make them through the zoning process. If you are the landlord, you can put any concessions you want through a lease and no one can say anything about it. Generally speaking, Mr. Recklaus said that water towers are the highest points in the community. Additionally, you would think there is a proliferation of antennae's already but we've spoken to people in the industry over the last few months and found that it is really not the case because the demand continues to increase as people continue to do things on their phones, in addition to increasing competition. At this point we've worked through some potential security issues and aesthetic issues, looked at some sample lease language, and what staff would like to do is initiate a pilot project and the sight believed to best suited for this is the water tower behind station three; it's more secure, it's near I-90 and Arlington Heights Road. We'd like to reach out to providers to gauge interest and solicit proposals and then come back and talk about what it would look like and compare it to other leases. If we decided it was successful, we could open it up to other sights in the community.

Mayor Hayes said he thinks it's a good staff recommendation and these days the aesthetic concerns can be addressed and is sure that the size and shape of the antennas are such that they are not too overwhelming in terms of their appearance and safety concerns in terms of emissions, so Mayor Hayes would be in favor of a pilot program.

Trustee Sidor said he agrees with the Mayor and asked what fund the proceeds would go into. Mr. Recklaus said it would have to be discussed but his perspective is that it should go into the capital improvement fund.

Trustee Glasgow said likewise, he agrees with it and that the Village has left money on the table for far too long.

Trustees Rosenberg, LaBedz, and Scaletta said they agreed as well.

TRUSTEE GLASGOW MOVED TO ADJOURN AT 10:05 P.M. TRUSTEE SIDOR SECONDED THE MOTION

The Motion: Passed

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



Item: village board 8/7/17

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
vb minutes 8 17 17	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 7, 2017

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Trustees Rosenberg and Scaletta were absent.

Also present were: Randy Recklaus, Diana Mikula, Mark Burkland, Tom Kuehne, Robin Ward, Gerald Mourning, Robert Taraszka and Becky Hume.

IV. APPROVAL OF MINUTES

A. Committee of the Whole 07/10/2017 Approved

Trustee Carol Blackwood moved to approve approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg, Scaletta

B. Village Board 07/10/2017 Approved

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

The Motion: Passed

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

Absent: Rosenberg, Scaletta

C. Village Board 07/17/2017

Approved

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

The Motion: Passed

Abstain: Baldino

Absent: Rosenberg, Scaletta

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 07/30/2017

Approved

Trustee Thomas Glasgow moved to approve the Warrant Register dated 7/30/17. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg, Scaletta

VI. RECOGNITIONS AND PRESENTATIONS

A. Police Department Life Saving Award Presented to Officer Adam Plawer

President Hayes presented Officer Adam Plawer with the Life Saving Award for his brave and heroic actions on June 28th. 2017. Officer Plawer took action to successfully remove a young lady from a flaming crashed vehicle, exposing himself to significant personal risk.

B. Police Department Certificate of Appreciation Awarded to Citizens Delivering Aid to a Victim of a Violent Attack

Scott Frost, Mark Hewitt, Deborah Bauer and Valerie Valadez worked together to rescue and provide life saving first aid to a victim of a brutal chain saw attack. President Hayes presented each of them with a Certificate of Appreciation.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Josh Fishel, President of the Arlington Market Community Homeowners Association built by MMI Homes, said the development is having sump

pump issues. Despite the issuance of Certificates of Occupancy, the sump pump discharge elements were not installed according to Code. A Village representative agreed that the discharge pipes were not installed with access to a drainage ditch or storm sewer, which is required. Mr. Fishel said there is no possibility of a drainage ditch. The neighborhood is experiencing flooding and constant standing water. Mr. Fishel cited a letter, dated March 10, 2017 from the Deputy Director of Engineering Mike Pagones to MMI Homes, referencing an email dated 11/18/2016 that said "as we discussed on site, many of the sump pump discharges are not within Code." The understanding was that Michele Perkins, the construction supervisor of the development, would perform all exterior work; grading, pump and downspout discharge, under the site improvement permit, in order to expedite the issuance of the Occupancy Permits. Mr. Fishel said all homes would fail inspection if they needed to be sold now. He asked for help in resolving this issue.

President Hayes said the Board was not in a position to respond this evening. Mr. Recklaus said they will work with residents, investigate further and communicate with the residents and the Board what they find.

IX. OLD BUSINESS

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

A. Contract Manhole Rehabilitation Approved

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

The Motion: Passed

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

Absent: Rosenberg, Scaletta

CONSENT LEGAL

A. An Ordinance Amending Chapter 18 of the Arlington Heights Municipal Code (Sections 18-217c and 18-218a - Parking - permits and fees) Approved

Trustee Robin LaBedz moved to approve 17-031. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg, Scaletta

- B. A Resolution Approving an Intergovernmental Major Case Assistance Team Agreement (Law enforcement intergovernmental cooperation of participating agencies) Approved

Trustee moved to approve R17-047/A17-045. Trustee Seconded the Motion.

The Motion: Passed

Absent: Rosenberg, Scaletta

- C. An Ordinance Authorizing the Sale of Surplus Property Owned by the Village of Arlington Heights (2071 and 2081 N. Ridge Avenue, former water detention) Approved

Trustee Robin LaBedz moved to approve 17-032. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg, Scaletta

CONSENT REPORT OF THE VILLAGE MANAGER

- A. Settlement of Worker's Compensation Claim - Nicholas Buchanan Approved

Trustee Robin LaBedz moved to approve the worker's compensation settlement for Nicholas Buchanan in the amount of \$32,474.46. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg, Scaletta

- B. Settlement - Workers' Compensation Claim - Ryan Glendenning Approved

Trustee Robin LaBedz moved to approve the worker's compensation

settlement for Ryan Glendenning in the amount of \$27,116.37. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg, Scaletta

CONSENT PETITIONS AND COMMUNICATIONS

A. Bond Waiver - American Legion Post #208 Approved

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

The Motion: Passed

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

Absent: Rosenberg, Scaletta

B. Bond Waiver - Northwest Suburban Genealogy Society Approved

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

The Motion: Passed

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

Absent: Rosenberg, Scaletta

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Proposed Storm Water Utility Fee Approved

Mr. Recklaus said a Storm Water Utility Fee is being proposed in order to perform ongoing storm water improvement projects and support the storm sewer program. Mr. Kuehne said in the past, storm water improvements have relied on transfers of surplus dollars from other funds. This fee will cover ongoing annual projects and 5 years' worth of storm-water infrastructure projects. The Villages of Palatine, Buffalo Grove and Wheeling have storm water utility fees. The proposal would add a charge on resident's water and sewer bill. A \$6.25 is being proposed for each Single-Family Home, Non-Profit and Small Business. Larger properties would be priced on a tier basis. Implementation could occur on October 1, 2017.

Trustee Tinaglia said this is a reasonable approach to get some of these

projects going. One of the number one issues in the Village is sewer water management. Mr. Kuehne explained that commercial properties might have a number of meters and larger square footage. These properties could end up in tier two or three.

Trustee Sidor asked why the grant projections were zero. Mr. Kuehne said staff is pursuing all grant opportunities available. For budgeting purposes, he said staff never projects grant funds unless it is known that the money is certain. Mr. Recklaus said three grants have been applied for. Grants are not given until projects are shovel ready.

President Hayes said this is a good approach as it spreads the burden and benefits the community.

Trustee Thomas Glasgow moved to approve the Storm Water Utility Fee rate structure as outlined and that it become effective with the October, 2017 billing dates. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg, Scaletta

XIII. LEGAL

- | | | |
|----|---|----------|
| A. | A Resolution Approving a Membership Agreement for a Geographic Information System Consortium
(Arlington Heights' membership to consortium) | Approved |
|----|---|----------|

Mr. Recklaus said a there has been a recent vacancy in the GIS (Geographic Information Systems) work unit. Staff reviewed the current use of GIS to determine what might be necessary to meet current and future needs. After evaluation, joining a regional cooperative for GIS services makes sense.

Ms. Mikula said the GIS program includes computer hardware, software and geographic data. It is very specialized and needs highly trained staff to keep up with all the capabilities. The Village's GIS has become stagnant because of limited staffing and its benefits are not being maximized. It was determined that two-three people would be needed to have a proper GIS system. Hiring the appropriate staff is more costly than joining a consortium. Keeping the status quo would sustain limited satisfaction and not provide adequate mapping information to the community or staff.

Ms. Mikula explained the organization of the GIS Consortium (GISC). Hardware and software costs are shared. The fee is based on the size of the municipality and the amount of staffing required. There would be dedicated GISC staff in Village Hall 5 days a week. The total cost savings are projected to be \$18,461.50 annually with increased GIS capability and

service. GISC partners with Municipal GIS Partners, Inc. (MPG) for its GIS services.

Maria Storm from MPG demonstrated the benefits they have provided to other communities. All programming would be available to the Village and is customizable. She said there is greater efficiency, better customer service and increased transparency. Municipalities share software, hardware, solutions and ideas. She showed different kinds of applications related to address like taxes, school districts, permits, pets, and vehicle stickers. Community information can be mapped and shown including: closed roads during storm events, sandbag locations, snow plowing, projects under review, available commercial properties, vacant land and home developments, parking for special events, capital improvement projects, and parade routes.

President Hayes asked about the staffing. Ms. Storm said they would have a person on site 5 days a week, but those days would be shared by two people so that more than one person knows the system. These site staff have access to analysts, managers and client account staff who are remotely based. President Hayes asked what if a project needs more manpower? Ms. Storm said they will work with staff to set priorities. If necessary they will add more resources and there may or may not be additional charges.

Mr. Recklaus said he spoke with colleagues in other communities and was overwhelmed by how much support this consortium has. No communities have left. Because the consortium owns the intellectual property, once a program is created, all communities can use it, which is an innovation accelerator.

Trustee Glasgow said he typically is not in favor of outsourcing. He said this proposal has good benefits, staff expertise and is cost effective. Trustee Glasgow asked about privacy issues. Ms. Storm said the Village has complete control of what data is made public. Staff has different access than the public does.

Trustee Glasgow asked about staffing and implementation. Mr. Recklaus said the previous manager was outstanding. The system needs a lot of data entry. Someone of that caliber is not needed for data entry. The Consortium provides access to developers, and the data entry is done too. The price is based on getting the appropriate level of both of those capabilities.

Ms. Mikula said there will be an onboarding process and Staff will prepare a priority list of projects after meetings with departments. Ms. Storm said it takes 12 months or less for a community portal to be constructed. They will figure out how many projects are ongoing, and how quickly data can be integrated into the model.

Trustee Tinaglia said this is a front loaded operation; a lot of early

information has to occur to make sure it is usable. Ms. Storm said several client account representatives will help get projects prioritized; there will also be analysts, project owners and platform administrators working on it. Mr. Recklaus said the Village is not starting from scratch. Staff is already collecting and cleaning data.

Trustee Tinaglia asked how long it will take to implement. Ms. Storm said because the Village has data, some projects will be delivered right away. Within 6 months, they will have a lot built out. She said she hoped it would not take 12 months, but it depends on the balancing of priorities.

Trustee LaBedz asked how this will integrate into the new website? Mr. Recklaus said this will be another component of the new website but won't delay implementation. Things will be added to website as they become available. Ms. Mikula said there is no issue with integration into the website.

Trustee Blackwood said the community interaction is the most powerful component in its ability to go to a particular issue and get all the information, without having to pick up the phone. Ms. Storm said the links can be visual in a gallery format or in a text link. Trustee Blackwood said the portal concept for staff is critical.

Trustee Baldino asked where the Village's data lives and how it is stored. Ms. Storm said on their servers/Microsoft Azure, but the Village owns the data. GIS Partners President Tom Thomey said it is in one massive database that is standardized but communities are filtered.

Trustee Baldino asked if there were concerns regarding migration. Mr. Thomey said there are some concerns as they try to make the Village's data fit in a uniform model. A preliminary review was done on primary data sets and there are no initial concerns. There is an opportunity to have custom data that lives outside the model if needed. Trustee Baldino said he was in support as long as there was data integrity and security.

Trustee Sidor asked about the Village's investment in hardware and software. Ms. Mikula said costs will be reduced as not all current licenses and expenditures will need to continue. A lot of software will not be needed anymore. No additional hardware is needed. Trustee Sidor asked if there was a possibility for overload during weather events. Ms. Storm said there could be, but the technical team monitors the performance of the servers to make sure there is always enough space. She explained that the Village would create its own tabs in the portal program. The Village is responsible for the content.

Trustee Sidor asked when the website would be live. Ms. Mikula said by the end of September, testing will begin in a few weeks. Trustee Sidor asked if content will come from the website. Mr. Recklaus said staff has not determined what exact products will be available, as it was not assumed the Board would give approval. This will be a new feature that will be

easily integrated.

Trustee Sidor asked if the usual website staff will create this too? Ms. Mikula said implementation will be faster because of the new content on the website. She and Mr. Taraszka will be the primary people responsible for content. Forestry will contribute too. Nancy Kluz is responsible for website content with two other team members. Mr. Recklaus said the web team meets regularly and will continue to work with content owners in different departments. The website is an ongoing process and will never be complete; it lives and breathes. Each piece of GIS information will be seamless with the website; the user will not know they are in a GIS section. Ms. Storm said property search information could be in several locations.

Melissa Cayer asked if it is legal to share information within the departments. Mr. Burkland said yes.

Trustee Thomas Glasgow moved to approve the GIS Consortium Membership Agreement and appoint the Assistant Village Manager as the Village Director and the IT Manager as the Alternate Village Director to the Consortium. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg, Scaletta

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| B. | A Resolution Approving a Contract with
Municipal Geographic Information System
Partners, Incorporated
(Contract with the Service Provider as a member
of the GIS Consortium) | Approved |
|----|--|----------|

Trustee Thomas Glasgow moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg, Scaletta

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| C. | A Resolution Relating to Participation by Elected
Officials in the Illinois Municipal Retirement
Fund
(Village President) | Approved |
|----|--|----------|

Keith Moens asked for this item to be removed from the Consent Agenda. Mr. Recklaus explained that IMRF requires that a Resolution be passed if elected officials are to participate in the fund. The Board must pass such a resolution indicating that that position requires 1000 hours of work or more a year. By passing this, the Village President qualifies for membership in

the retirement fund.

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

The Motion: Passed

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

Absent: Rosenberg, Scaletta

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

President Hayes thanked all those involved in National Night Out, Mane Event, and the Taste of Arlington.

Trustee Blackwood said the Dragon Boat Races, in it's 5th year, was more fun than she could have imagined and is truly a significant event.

XVII. ADJOURNMENT

Trustee Jim Tinaglia moved to adjourn at 9:46 p.m. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg, Scaletta



Item: Warrant Register 08/15/2017

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
warrant register 8/15/17	Warrant Register



**VILLAGE OF ARLINGTON
HEIGHTS**
WARRANT REGISTER FOR
CHECK DATE: 8-15-2017

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$409,192.46
211	Motor Fuel Tax Fund	\$31,375.00
231	Criminal Investigation Fd	\$21,892.28
235	Municipal Parkg Opr Fund	\$8,867.56
301	Debt Service Fund	\$1,230.50
401	Capital Projects Fund	\$1,481,623.06
426	Storm Water Control Fund	\$1,576.13
431	Public Building Fund	\$677,960.84
435	EAB Fund	\$22,822.74
505	Water and Sewer Fund	\$1,699,268.32
511	Solid Waste Fund SWANCC	\$94,293.75
515	Arts,Entert & Events Fund	\$11,107.56
605	Health Insurance Fund	\$313,049.34
611	General Liability Ins Fnd	\$7,457.65
615	Workers Compensation Ins	\$91,628.22
621	Fleet Operations Fund	\$24,023.75
625	Technology Fund	\$19,137.48
715	Guaranty Deposits Fund	\$2,250.00
TOTAL ALL FUNDS		\$4,918,756.64

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2116	231-0000-489.90-00	DAVID KNIGHT	FUNDS RECOVERED	\$1,900.00	\$1,900.00
207643	505-0000-140.10-00	AMERICAN PRINTING TECHNOLOGIES	WATER BILL POSTAGE REIMB	\$1,812.57	\$3,682.66
			WATER BILL POSTAGE REIMB	\$1,870.09	
207707	101-0000-421.99-00	FREEMAN FENCE INC	OL REFUNDS	\$65.00	\$65.00
207710	715-0000-220.93-00	GOECKING, BRIAN 171554	BOND REFUND	\$50.00	\$50.00
207722	715-0000-220.93-00	HERNANDEZ, FERNANDO 171386	BOND REFUND	\$100.00	\$100.00
207736	231-0000-250.20-00	IL STATE POLICE ASSIST SEIZURE UNIT	AHPD CASE 17-08398	\$2,145.00	\$2,145.00
207744	715-0000-220.93-00	JOE STEHMAN	BOND REFUND	\$200.00	\$200.00
207749	101-0000-140.52-00	KONICA MINOLTA BUSINESS USA	COPIER MAINTENANCE	\$530.59	\$530.59
207770	715-0000-220.93-00	MILLER, BRUCE 144456	BOND REFUND	\$500.00	\$500.00
207771	715-0000-220.93-00	MOSER, LARRY 172075	BOND REFUND	\$200.00	\$200.00
207789	505-0000-452.42-00	JAMIE PALES	REFUND WATER BILL OVERPYMT	\$34.40	\$34.40
207805	715-0000-220.93-00	RAMSAY, JAMES G 172087	BOND REFUND	\$200.00	\$200.00
207815	715-0000-220.93-00	ROSE PAVING 14 1892	BOND REFUND	\$200.00	\$200.00
207816	715-0000-220.93-00	ROTO ROOTER 15 1320	BOND REFUND	\$200.00	\$200.00
207825	715-0000-220.93-00	SEPUTIS, THOMAS M 17652	BOND REFUND	\$200.00	\$200.00
207846	715-0000-220.93-00	TURF INDUSTRIES, INC 171138	BOND REFUND	\$200.00	\$200.00
207847	715-0000-220.93-00	TURF INDUSTRIES, INC. 17899	BOND REFUND	\$200.00	\$200.00
207864	101-0000-433.14-00	VILLAGE OF HINSDALE	REFUND AMBULANCE CLAIM	\$942.00	\$942.00
901263	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA CLAIMS 07312017	\$1,880.88	\$1,880.88

Check Date: 8-15-2017

Wednesday, August 16, 2017

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901268	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA CLAIMS 08072017	\$5,480.70	\$5,480.70
				Division 0 Total	\$18,911.23
				Department 0 Total	\$18,911.23

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207765	101-0101-501.22-02	METROPOLITAN MAYORS CAUCUS	CAUCUS DUES	\$3,379.55	\$3,379.55
901269	101-0101-501.22-05	CITIBANK	ROUTE 40678625	\$5.29	\$5.29
				Division 1 Total	\$3,384.84
				Department 1 Total	\$3,384.84

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207675	101-0201-502.30-05	CANON SOLUTIONS AMERICA	PRINTER CARTRIDGE	\$168.00	\$168.00
207717	101-0201-502.22-03	HARRIS TRUST & SAVINGS BANK	PAYPAL *OREGON ELGL	\$30.00	\$30.00
207785	101-0201-502.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$72.37	\$284.47
			OFFICE SUPPLIES	\$5.34	
			OFFICE SUPPLIES	\$206.76	
207832	101-0201-502.21-65	SPRINT	ACCT 456761884	\$100.00	\$100.00
207859	101-0201-502.21-65	VERIZON WIRELESS	ACCT 88534852600001	\$133.64	\$133.64
207874	101-0201-502.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901269	101-0201-502.22-05	CITIBANK	ROUTE 40678625	\$3.24	\$3.24
Division 1 Total					\$804.35
Department 2 Total					\$804.35

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207708	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	\$30,123.55	\$34,575.39
			CLAIMS - MEDICAL LOSS	\$4,451.84	
	615-0301-552.42-80	GALLAGHER BASSETT SERVICES INC	CLAIMS - W/C	\$8,416.19	\$56,911.67
			CLAIMS - WORKERS COMP	\$48,495.48	
207717	101-0301-503.40-70	HARRIS TRUST & SAVINGS BANK	TORTORICE S PIZZERIA	\$126.20	\$126.20
	605-0301-552.20-50	HARRIS TRUST & SAVINGS BANK	NW COMMUNITY HOSPITAL	\$105.26	\$526.15
			NW COMMUNITY HOSPITAL	\$150.89	
			NW COMMUNITY HOSPITAL	\$270.00	
	615-0301-552.20-50	HARRIS TRUST & SAVINGS BANK	JIMMY JOHNS - 748 - MO	\$41.16	\$41.16
207757	615-0301-552.22-02	KELLY LIVINGSTON	RECERTIFICATION FEE	\$100.00	\$100.00
207782	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	\$3,313.00	\$7,818.00
			SERVICE HEALTH TESTING	\$3,268.00	
			SERVICE HEALTH TESTING	\$1,237.00	
207792	101-0301-503.30-05	PETTY CASH	EILEEN HELLSTROM	\$9.99	\$9.99
207874	101-0301-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901266	605-0301-552.20-65	PRUDENTIAL INSURANCE CO OF AMERICA	AUGUST INSURANCE PREMIUM	\$5,650.13	\$5,650.13
	605-0301-552.20-66	PRUDENTIAL INSURANCE CO OF AMERICA	AUG SUPPLEMENTAL INSURANCE PREMIUM	\$2,702.50	\$2,702.50
901267	605-0301-552.20-60	HMO ILLINOIS	AUGUST HMO PREMIUM	\$296,352.56	\$296,352.56
901269	101-0301-503.22-05	CITIBANK	ROUTE 40678625	\$25.83	\$25.83
				Division 1 Total	\$404,924.58

Check Date: 8-15-2017

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WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Department 3 Total	\$404,924.58

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207700	101-0401-503.20-15	ERNEST R BLOMQUIST PC	RETAINER	\$4,170.00	\$4,170.00
	101-0401-503.20-20	ERNEST R BLOMQUIST PC	LEGAL SERVICES	\$4,799.50	\$4,799.50
207703	101-0401-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$23.25	\$23.25
207724	101-0401-503.20-10	HOLLAND & KNIGHT LLP	RETAINER	\$3,000.00	\$3,000.00
207751	101-0401-503.21-65	LAW OFFICES OF BUTON A BROWN	SCAVENGER SALE BID	\$350.00	\$350.00
207814	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	\$280.00	\$280.00
207874	101-0401-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$140.90	\$140.90
901269	101-0401-503.22-05	CITIBANK	ROUTE 40678625	\$35.66	\$35.66
Division 1 Total					\$12,799.31
Department 4 Total					\$12,799.31

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207643	505-0501-503.22-10	AMERICAN PRINTING TECHNOLOGIES	SERVICE MISCELLANEOUS	\$920.35	\$920.35
207645	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	SERVICE FINANCIAL	\$6,770.36	\$6,770.36
207708	611-0501-552.42-60	GALLAGHER BASSETT SERVICES INC	CLAIMS - LIABILITY LOSS	\$46.50	\$46.50
207717	101-0501-503.21-65	HARRIS TRUST & SAVINGS BANK	GOVERNMENT FINANCE	\$580.00	\$580.00
	101-0501-503.22-03	HARRIS TRUST & SAVINGS BANK	ILLINOIS GOVERNMENT FI	\$350.00	\$350.00
	101-0501-503.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM	\$44.54	\$44.54
207738	611-0501-552.42-53	INTERGOVERNMENTAL RISK MGMT AGENCY	JULY DEDUCTIBLE	\$7,391.15	\$7,391.15
207743	611-0501-552.20-70	JLT RE NORTH AMERICA INC	BOND REF:106780974	\$20.00	\$20.00
207750	101-0501-503.20-05	LAUTERBACH & AMEN LLP	COMPTROLLERS REPORT 2016	\$250.00	\$250.00
207775	101-0501-503.22-02	MUNICIPAL CLERKS N&NW SUBURBS	MEMBER DUES-R HUME	\$20.00	\$20.00
207777	101-0501-503.30-25	NATL BAND & TAG CO	LICENSING SUPPLIES	\$1,350.00	\$1,350.00
207792	101-0501-503.22-03	PETTY CASH	DENISE RUDA	\$58.50	\$58.50
207818	101-0501-503.30-25	RYDIN SIGN & DECAL	OFFICE SUPPLIES	\$6,612.00	\$6,612.00
207874	101-0501-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$111.00
			OFFICE MACHINES & ACCESS	\$26.00	
901269	101-0501-503.22-05	CITIBANK	ROUTE 40678625	\$897.31	\$897.31
	505-0501-503.22-05	CITIBANK	ROUTE 40678625	\$1,297.24	\$1,297.24
Division 1 Total					\$26,718.95
Department 5 Total					\$26,718.95

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207717	625-0601-553.22-02	HARRIS TRUST & SAVINGS BANK	AMAZONPRIME MEMBERSHIP	\$99.00	\$574.00
			GMIS INTERNATIONAL	\$475.00	
	625-0601-553.33-05	HARRIS TRUST & SAVINGS BANK	GOVCNCTN	\$142.84	\$1,634.92
			GOVCNCTN	\$1,492.08	
	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$15.00	\$64.98
			AMAZON.COM	\$49.98	
207838	625-0601-553.20-39	SUPERION LLC	SERVICE MISCELLANEOUS	\$160.00	\$16,284.78
			SERVICE MISCELLANEOUS	\$80.00	
			SERVICE MISCELLANEOUS	\$25.60	
			SERVICE MISCELLANEOUS	\$16,019.18	
801655	625-0601-553.21-65	AT & T	ACCT 8310002604723	\$578.80	\$578.80
Division 1 Total					\$19,137.48
Department 6 Total					\$19,137.48

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207672	101-1008-502.22-01	BLUE LINE, THE	AD FOR ENTRY LEVEL PO 201	\$637.00	\$637.00
Division 8 Total					\$637.00

Division: 17

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207762	101-1017-502.20-24	JACKIE MC CARTHY	SUPPLIES	\$380.05	\$380.05
	101-1017-502.33-05	JACKIE MC CARTHY	SUPPLIES	\$219.96	\$219.96
Division 17 Total					\$600.01

Division: 18

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207717	515-1018-525.40-55	HARRIS TRUST & SAVINGS BANK	WINDY CITY NOVELTIES	\$1,108.06	\$2,216.12
901269	101-1018-502.22-05	CITIBANK	ROUTE 40678625	\$137.08	\$137.08
Division 18 Total					\$2,353.20

Division: 22

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207648	515-1022-525.40-55	ARLINGTON HTS ART GUILD	WALK IN THE PARK FESTIVAL	\$65.00	\$65.00
Division 22 Total					\$65.00
Department 10 Total					\$3,655.21

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207632	101-3001-511.21-65	ACCURATE DOCUMENT DESTRUCTION	SERVICE MISCELLANEOUS	\$313.26	\$313.26
207637	101-3001-511.21-65	AFTERMATH	BIO-HAZARD CLEANING	\$105.00	\$105.00
207638	101-3001-511.30-35	JEFFREY C AIELLO	REIMBURSEMENT	\$19.36	\$19.36
207653	101-3001-511.21-65	ARMOR SYSTEMS	COLLECTION FEES	\$775.70	\$775.70
207670	101-3001-511.22-03	DANIEL BELL	TRAVEL REIMBURSEMENT	\$2,256.13	\$2,256.13
207674	101-3001-511.30-35	NELSON CALZADILLA	REIMBURSEMENT	\$81.86	\$81.86
207679	101-3001-511.33-25	CFE TAGMAN SOUTH	SUPPLIES	\$203.65	\$203.65
207685	101-3001-511.22-03	COLLEGE OF DUPAGE	TUITION TYLER MASNOVI	\$3,735.60	\$3,735.60
207697	101-3001-511.22-03	COWSERT MICHAEL	TRAVEL REIMBURSEMENT	\$125.00	\$400.00
			TRAVEL REIMBURSEMENT	\$275.00	
207701	101-3001-511.30-35	ANFINY ESHOO	REIMBURSEMENT	\$210.36	\$210.36
207711	101-3001-511.21-65	GOLF ROSE PET LODGE	SERVICE MISCELLANEOUS	\$150.45	\$150.45
207716	101-3001-511.22-03	HAMRICK PETER	07232017-07282017	\$235.00	\$235.00
207717	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	AEROVISTA INNOVATIONS	\$299.00	\$349.00
			SAFE KIDS WORLDWIDE	\$50.00	
	101-3001-511.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$20.72	\$71.06
			AMAZON.COM	\$50.34	
			DISPUTE: SGD608.00@0.7	(\$454.22)	
			RWS-ESERVICES	\$454.22	
	101-3001-511.33-05	HARRIS TRUST & SAVINGS BANK	ADOBE *CREATIVE CLOUD	\$299.94	\$299.94
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	CUSTOMINK LLC	\$648.80	\$917.93

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207717	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	PANERA BREAD #3287	\$89.25	\$917.93
			PANERA BREAD #3287	\$179.88	
207721	101-3001-511.33-25	HENNING BROTHERS INC	KEYS DUPLICATION	\$41.10	\$41.10
207734	101-3001-511.22-03	HUNDRIESER NANCY	JULY 18 - JULY 20	\$90.00	\$90.00
207735	101-3001-511.22-02	IL LAW ENFORCEMENT ALARM SYSTEM	DUES	\$360.00	\$360.00
207742	101-3001-511.30-35	JG UNIFORMS	CLOTHING	\$190.00	\$2,083.15
			CLOTHING	\$175.00	
			CLOTHING	\$185.00	
			CLOTHING	\$27.35	
			CLOTHING	\$380.85	
			CLOTHING	\$226.95	
			CLOTHING	\$65.00	
			CLOTHING	\$785.00	
			CLOTHING	\$48.00	
207749	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	\$41.77	\$108.13
			OFFICE MACHINES & ACCESS	\$66.36	
207759	101-3001-511.22-03	MACK STEPHANIE	TRAVEL REIMBURSEMENT	\$478.84	\$478.84
207761	101-3001-511.33-25	MAY SCOTT	REIMBURSEMENT	\$256.77	\$256.77
207778	101-3001-511.21-65	NORTHERN IL FUNERAL SERVICES INC	SERVICE MISCELLANEOUS	\$425.00	\$1,385.00
			SERVICE MISCELLANEOUS	\$480.00	
			SERVICE MISCELLANEOUS	\$480.00	
207781	101-3001-511.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	\$69,129.18	\$69,129.18
207785	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$40.04	\$2,577.65

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207785	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$171.03	\$2,577.65
			OFFICE SUPPLIES	\$56.68	
			OFFICE SUPPLIES	\$56.57	
			OFFICE SUPPLIES	\$1,970.34	
			OFFICE SUPPLIES	\$282.99	
	101-3001-511.30-35	OFFICE DEPOT	CLOTHING	\$282.99	\$282.99
207795	101-3001-511.22-03	POLICE TECHNICAL	REGISTRATION	\$420.00	\$420.00
207804	101-3001-511.21-65	BRIAN RADEK	REIMBURSEMENT	\$25.00	\$25.00
207806	101-3001-511.30-35	RAY O'HERRON	CLOTHING	\$84.99	\$609.89
			CLOTHING	\$32.95	
			CLOTHING	\$306.95	
			CLOTHING	\$116.00	
			CLOTHING	\$69.00	
207819	101-3001-511.33-25	SAMS CLUB/SYNCHRONY BANK	SUPPLIES	\$292.90	\$292.90
207824	101-3001-511.21-65	SECRETARY OF STATE	SERVICE PROFESSIONAL	\$20.00	\$20.00
207829	401-3001-572.50-15	SOUTHERN COMPUTER WAREHOUSE	COMPUTER	\$944.50	\$1,043.90
			COMPUTER	\$99.40	
207853	101-3001-511.22-15	UPS STORE #4073	SHIPPING CHARGE	\$10.41	\$10.41
207867	101-3001-511.21-65	WALGREEN COMPANY	SERVICE PROFESSIONAL	\$144.65	\$144.65
901269	101-3001-511.22-05	CITIBANK	ROUTE 40678625	\$650.47	\$650.47
Division 1 Total					\$90,134.33

Division: 3

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207823	231-3003-511.40-01	SCIENTIFIC ANIMAL FEEDS AND NEEDS	CANINE UNIT PROGRAM	\$63.28	\$63.28
207865	231-3003-511.40-01	VOHNE LICHE KENNELS INC	CANINE SUPPLIES	\$400.00	\$17,784.00
			CANINE SUPPLIES	\$17,384.00	
Division 3 Total					\$17,847.28
Department 30 Total					\$107,981.61

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207632	101-3501-512.21-65	ACCURATE DOCUMENT DESTRUCTION	DOCUMENT SHREDDING	\$117.19	\$117.19
207639	101-3501-512.30-35	AIR ONE EQUIPMENT	CLOTHING	\$316.00	\$8,237.35
			SAFETY & FIRST AID EQUIP.	\$7,155.00	
			SAFETY & FIRST AID EQUIP.	\$766.35	
207673	101-3501-512.31-65	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	\$46.34	\$46.34
	101-3501-512.33-50	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	\$291.16	\$291.16
207676	101-3501-512.31-85	CAR QUEST	EQUIPMENT CART	\$1,172.53	\$1,172.53
207678	101-3501-512.30-05	CDW GOVERNMENT INC	COMPUTER EQUIPMENT	\$199.00	\$199.00
207680	101-3501-512.21-07	CHICAGO COMMUNICATIONS LLC	TOWER COMMUNICATIONS SERV	\$760.00	\$1,395.00
			SERVICE EQUIPMENT	\$95.00	
			SERVICE EQUIPMENT	\$270.00	
			SERVICE EQUIPMENT	\$270.00	
207717	101-3501-512.21-02	HARRIS TRUST & SAVINGS BANK	HON*ANALYTICS INC.	\$890.00	\$890.00
	101-3501-512.22-02	HARRIS TRUST & SAVINGS BANK	4TE*EMT BASIC INITAL F	\$1.41	\$91.41
			4TE*IDPH EMS HWYSAFETY	\$60.00	
			SAMSClub #8198	\$30.00	
	101-3501-512.22-03	HARRIS TRUST & SAVINGS BANK	AEROVISTA INNOVATIONS	\$299.00	\$414.30
			CRACKER BARREL #122 GU	\$73.96	
			BP#9725482BB CONVENGPS	\$41.34	
	101-3501-512.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM	\$288.00	\$288.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207717	101-3501-512.31-65	HARRIS TRUST & SAVINGS BANK	SAMS CLUB #8198	\$187.36	\$187.36
	101-3501-512.31-85	HARRIS TRUST & SAVINGS BANK	STRAPWORKS	\$92.70	\$92.70
207742	101-3501-512.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$35.95	\$239.95
			CLOTHING & APPAREL	\$102.00	
			CLOTHING & APPAREL	\$102.00	
207779	101-3501-512.22-02	NORTHWEST ASSOC PROVIDER	ANNUAL DUES 2017	\$50.00	\$50.00
207781	101-3501-512.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT	\$23,043.07	\$23,043.07
207784	101-3501-512.31-65	O'REILLY AUTO PARTS	VEH MAINTENANCE SUPPLY	\$9.86	\$9.86
207794	101-3501-512.22-02	MARC PISCITIELLO	PARAMEDIC LICENSE FEE	\$61.41	\$61.41
207802	101-3501-512.31-60	R H MEDICAL	OXYGEN CYLINDER RENTAL	\$313.50	\$313.50
207851	101-3501-512.22-03	UNIV OF IL	TRUCK OPERATION SCLASS	\$650.00	\$650.00
207852	101-3501-512.22-05	UPS STORE #1051	SHIPPING/DELIVERY SERVICE	\$3.10	\$3.10
207858	101-3501-512.21-65	VERIZON WIRELESS	ACCT 44205897800001	\$774.52	\$774.52
207874	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$189.00
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	
901269	101-3501-512.22-05	CITIBANK	ROUTE 40678625	\$12.15	\$12.15
				Division 1 Total	\$38,768.90
				Department 35 Total	\$38,768.90

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207652	101-4001-521.30-05	ARLINGTON SIGNS & BANNERS	OFFICE SUPPLIES	\$70.00	\$70.00
207712	101-4001-521.20-05	GOVTEMPSUSA LLC	SERVICE PROFESSIONAL	\$1,792.00	\$1,792.00
207785	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$34.48	\$34.48
207788	101-4001-521.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$103.95	\$754.65
			ADVERTISING	\$83.70	
			ADVERTISING	\$83.70	
			ADVERTISING	\$83.70	
			ADVERTISING	\$85.05	
			ADVERTISING	\$76.95	
			ADVERTISING	\$86.40	
			ADVERTISING	\$76.95	
			ADVERTISING	\$74.25	
207862	101-4001-521.21-65	VERIZON WIRELESS	ACCT 38042002700001	\$102.57	\$102.57
207874	101-4001-521.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$37.96	\$37.96
901269	101-4001-521.22-05	CITIBANK	ROUTE 40678625	\$145.77	\$145.77
Division 1 Total					\$2,937.43
Department 40 Total					\$2,937.43

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207714	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	ENG.REVIEW-POLICE STATION	\$1,035.00	\$1,495.00
			ENG. REVIEW-POLICE STATION	\$460.00	
207785	101-4501-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$230.68	\$513.67
			OFFICE SUPPLIES	\$282.99	
207842	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	\$38.00	\$718.00
			SERVICE BLDG MAINT	\$38.00	
			SERVICE BLDG MAINT	\$190.00	
			SERVICE BLDG MAINT	\$114.00	
			SERVICE BLDG MAINT	\$76.00	
			SERVICE BLDG MAINT	\$262.00	
207856	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747600002	\$144.04	\$144.04
207857	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800001	\$545.25	\$545.25
207874	101-4501-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$140.08
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$29.08	
901269	101-4501-523.22-05	CITIBANK	ROUTE 40678625	\$157.62	\$157.62
Division 1 Total					\$3,713.66

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207694	101-4502-523.21-10	CORELOGIC SOLUTIONS LLC	PROPERTY SEARCH	\$220.00	\$220.00
207704	101-4502-523.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	\$90.00	\$1,015.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207704	101-4502-523.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	\$85.00	\$1,015.00
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$200.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$130.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$85.00	
207717	101-4502-523.21-65	HARRIS TRUST & SAVINGS BANK	J2 *MYFAX SERVICES	\$10.00	\$10.00
	101-4502-523.30-01	HARRIS TRUST & SAVINGS BANK	AGM*HEALTH NEWS	\$54.00	\$54.00
	101-4502-523.33-05	HARRIS TRUST & SAVINGS BANK	RECREATION SUPPLY COMP	\$65.18	\$65.18
	101-4502-523.33-10	HARRIS TRUST & SAVINGS BANK	CANDYFAVORITES.COM	\$71.85	\$214.17
			PEAPOD *GROCERIES	\$111.60	
			SPANGLER CANDY	\$30.72	
	101-4502-523.40-53	HARRIS TRUST & SAVINGS BANK	COMED PAYMENT	\$400.00	\$400.00
207748	101-4502-523.20-25	KATOR LCSW, ANNE	COUNSELING	\$180.00	\$180.00
207754	101-4502-523.20-25	SHERRY LEMKE	COUNSELING	\$220.00	\$220.00
207763	101-4502-523.33-10	MC KESSON MEDICAL SURGICAL	CLINIC SUPPLIES	\$125.42	\$125.42
207785	101-4502-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$52.10	\$87.26
			OFFICE SUPPLIES	\$35.16	
207792	101-4502-523.22-03	PETTY CASH	TERESE B	\$38.52	\$96.30
			TERESE B	\$57.78	
207863	101-4502-523.21-65	VERIZON WIRELESS	ACCT 88556712200001	\$177.28	\$177.28

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207874	101-4502-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901269	101-4502-523.22-05	CITIBANK	ROUTE 40678625	\$164.38	\$164.38
				Division 2 Total	\$3,113.99

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207642	101-4503-523.22-40	AMERICAN CHARGE SERVICE	TAXI PROGRAM	\$51.00	\$51.00
207717	101-4503-523.21-65	HARRIS TRUST & SAVINGS BANK	VOLGISTICS INC	\$61.00	\$61.00
	101-4503-523.22-02	HARRIS TRUST & SAVINGS BANK	NISC MEMBERSHIP	\$145.00	\$145.00
	101-4503-523.30-05	HARRIS TRUST & SAVINGS BANK	ACCO BRANDS DIRECT	\$74.46	\$215.75
			ACCO BRANDS DIRECT	\$120.97	
			AMAZON.COM	(\$0.88)	
			AMAZON.COM	\$21.20	
	101-4503-523.31-65	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$15.55	\$5,405.19
			GFS STORE #0204	\$35.94	
			GFS STORE #0204	\$54.43	
			GFS STORE #0204	\$280.86	
			OCGLLC	\$1,011.63	
			AMAZON MKTPLACE PMTS	\$56.88	
			AMAZON.COM	(\$112.50)	
			AMAZON.COM	(\$0.72)	
			AMAZON.COM	\$12.29	
			AMAZON.COM	\$3,824.98	
			AMAZON.COM	(\$6.78)	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207717	101-4503-523.31-65	HARRIS TRUST & SAVINGS BANK	AMAZON.COM	(\$2.25)	\$5,405.19
			AMAZON.COM	(\$0.32)	
			AMAZON.COM	\$32.28	
			AMAZON.COM	\$38.24	
			AMAZON.COM	\$115.27	
			AMAZON.COM AMZN.COM/BI	(\$10.12)	
			AMAZON.COM AMZN.COM/BI	\$172.03	
207785	101-4503-523.31-65	OFFICE DEPOT	OFFICE SUPPLIES	\$115.92	\$115.92
207850	101-4503-523.22-40	UNITED DISPATCH LLC	TAXI PROGRAM 7/1-7/30/17	\$3.00	\$3.00
207874	101-4503-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$18.60	\$37.20
			OFFICE MACHINES & ACCESS	\$18.60	
901269	101-4503-523.22-05	CITIBANK	ROUTE 40678625	\$7.47	\$7.47
Division 3 Total					\$6,041.53
Department 45 Total					\$12,869.18

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207654	401-5001-571.50-30	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	\$377,657.54	\$377,657.54
207682	401-5001-571.50-30	ROMONA CHIN	SIDEWALK REIMBURSEMENT	\$146.63	\$146.63
207693	401-5001-571.50-30	CONSTRUCTION & GEOTECHNICAL	SERVICE PROFESSIONAL	\$3,476.50	\$12,261.60
			SERVICE PROFESSIONAL	\$8,785.10	
207695	101-5001-524.30-35	CORPORATE IMAGING CONCEPTS INC	CLOTHING	\$191.07	\$191.07
207696	401-5001-571.50-30	CORRECTIVE ASPHALT MATERIALS LLC	SERVICE MISCELLANEOUS	\$137,780.74	\$137,780.74
207712	101-5001-524.20-05	GOVTEMPSUSA LLC	TEMP PLAN REVIEWER	\$2,058.00	\$4,424.00
			TEMP PLAN REVIEWER	\$2,366.00	
207715	101-5001-524.20-05	HAMPTON LENZINI & RENWICK INC	SERVICE PROFESSIONAL	\$29,216.60	\$29,216.60
	401-5001-571.50-30	HAMPTON LENZINI & RENWICK INC	SERVICE PROFESSIONAL	\$16,195.90	\$21,907.41
			SERVICE PROFESSIONAL	\$5,711.51	
207717	101-5001-524.22-03	HARRIS TRUST & SAVINGS BANK	AMERICAN PUBLIC WORKS	\$70.00	\$70.00
	101-5001-524.33-05	HARRIS TRUST & SAVINGS BANK	ADOBE *CREATIVE CLOUD	\$299.94	\$299.94
207737	101-5001-524.20-05	INFRASTRUCTURE MGMT SERVICES	SERVICE PROFESSIONAL	\$5,388.00	\$5,388.00
207740	401-5001-571.50-30	KEVIN JANSEN	SIDEWALK REIMBURSEMENT	\$143.75	\$143.75
207745	211-5001-571.50-40	JOHNSON PAVING CO	SERVICE CONSULTING	\$8,560.00	\$8,560.00
	401-5001-571.50-30	JOHNSON PAVING CO	SERVICE CONSTRUCTION	\$903,569.06	\$903,569.06
207767	401-5001-571.50-30	JIM MEYERS	DRIVEWAY REIMBURSEMENT	\$1,445.20	\$1,445.20
207785	101-5001-524.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$123.13	\$123.13
207799	101-5001-524.21-65	PRECISION REPRODUCTION INC	PLAN COPIES	\$138.30	\$138.30
207871	401-5001-571.50-30	TOM WERDERITCH	SIDEWALK REIMBURSEMENT	\$287.50	\$287.50

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207872	401-5001-571.50-30	DENISE WHITEFIELD	DRIVEWAY REIMBURSEMENT	\$348.60	\$348.60
207874	101-5001-524.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901269	101-5001-524.22-05	CITIBANK	ROUTE 40678625	\$554.11	\$554.11
				Division 1 Total	\$1,504,598.18
				Department 50 Total	\$1,504,598.18

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207633	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	STREET LIGHT SUPPLIES	\$207.90	\$462.00
			STREET LIGHT SUPPLIES	\$9.24	
			STREET LIGHT SUPPLIES	\$244.86	
207634	101-7101-531.31-55	ACTIVE LOCK AND KEY LTD	MAINTENANCE HARDWARE	\$280.48	\$280.48
207635	101-7101-531.22-02	ADAMS GLENN	CDL REIMBURSEMENT	\$50.00	\$50.00
207636	101-7101-531.31-75	ADDISON BUILDING MATERIAL CO	STREET LIGHT SUPPLIES	\$59.18	\$59.18
	101-7101-531.31-90	ADDISON BUILDING MATERIAL CO	SERVICE MAINTENANCE	\$92.48	\$92.48
207640	435-7101-531.31-85	ALEXANDER EQUIPMENT CO INC	MAINTENANCE SUPPLIES	\$543.90	\$543.90
207644	101-7101-531.31-55	ANDERSON LOCK	MAINTENANCE SUPPLIES	\$21.95	\$21.95
207651	515-7101-525.33-05	ARLINGTON RENTAL INC	RENTAL	\$925.00	\$1,850.00
207655	101-7101-531.22-70	AT & T	ACCT 84734215365273	\$40.16	\$40.16
207656	101-7101-531.22-70	AT & T	ACCT 217S667106106	\$1,711.02	\$1,711.02
207657	101-7101-531.22-70	AT & T	ACCT 84739443682112	\$40.27	\$40.27
207658	101-7101-531.22-70	AT & T	ACCT 847R1902892011	\$850.15	\$850.15
207659	101-7101-531.22-70	AT & T	ACCT 84739420624707	\$40.30	\$40.30
207660	101-7101-531.22-70	AT & T	ACCT 84725535058159	\$2,076.61	\$2,076.61
207661	101-7101-531.22-70	AT & T	ACCT 84739271083278	\$40.74	\$40.74
207662	101-7101-531.22-70	AT & T	ACCT 84779713213488	\$40.74	\$40.74
207665	101-7101-531.22-70	AT & T	ACCT 84759060006156	\$854.06	\$854.06
207666	101-7101-531.22-70	AT & T	ACCT 84739208661733	\$43.04	\$43.04
207683	101-7101-531.21-11	CINTAS CORP	MATS	\$27.59	\$153.35

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207683	101-7101-531.21-11	CINTAS CORP	MATS	\$30.99	\$153.35
			MATS	\$65.09	
			MATS	\$29.68	
	101-7101-531.30-35	CINTAS CORP	CLOTHING	\$74.82	\$74.82
207698	101-7101-531.21-55	DRISCOLL PRODUCTS INC	BEE REMOVAL	\$395.00	\$395.00
207704	435-7101-571.50-55	FLECKS LANDSCAPING	SERVICE MAINTENANCE	\$22,023.60	\$22,023.60
207706	101-7101-531.21-02	FOUNTAIN TECHNOLOGIES LTD	FOUNTAIN MAINTENANCE	\$850.00	\$1,105.00
			FOUNTAIN MAINTENANCE	\$255.00	
207713	101-7101-531.31-70	GRAINGER W W INC	MAINTENANCE SUPPLIES	\$119.04	\$119.04
207717	101-7101-531.22-02	HARRIS TRUST & SAVINGS BANK	INTERNATIONAL MUNICIPA	\$40.00	\$40.00
	101-7101-531.31-65	HARRIS TRUST & SAVINGS BANK	APL* ITUNES.COM/BILL	\$0.99	\$0.99
207718	101-7101-531.31-55	HASTINGS AIR ENERGY CONTROL	MAINTENANCE SUPPLIES	\$392.95	\$392.95
207719	401-7101-571.50-20	HAYES MECHANICAL	EQUIPMENT, NON OFFICE	\$5,141.01	\$5,141.01
207726	101-7101-531.31-55	HOME DEPOT CREDIT SERVICES	STAIN	\$84.64	\$273.58
			STAIN	\$62.98	
			STAIN	\$125.96	
207739	101-7101-531.21-11	INTL EXTERMINATORS INC	AUG PEST CONTROL	\$147.00	\$147.00
207746	101-7101-531.31-55	JUST FAUCETS	FIRE STA 1 SHOWER VALVE	\$164.05	\$164.05
207758	101-7101-531.31-65	LOWES COMMERCIAL SERVICES	COMMUNITY EVENTS	\$653.39	\$653.39
	101-7101-531.31-70	LOWES COMMERCIAL SERVICES	TRAFFIC SIGNAL SUPPLIES	\$13.76	\$13.76
	101-7101-531.31-85	LOWES COMMERCIAL SERVICES	TRAFFIC SIGNAL SUPPLIES	\$60.16	\$175.76
			HARDWARE SUPPLIES	\$18.99	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207758	101-7101-531.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$58.77	\$175.76
			HARDWARE SUPPLIES	\$37.84	
	101-7101-531.31-90	LOWES COMMERCIAL SERVICES	MAINTENANCE SUPPLIES	\$65.31	\$136.34
			HARDWARE SUPPLIES	\$20.86	
			MAINTENANCE SUPPLIES	\$50.17	
207760	426-7101-571.50-25	MANHARD CONSULTING	NPDES AND MS4 PERMITS	\$465.00	\$1,576.13
			NPDES AND MS4 PERMITS	\$26.13	
			NPDES AND MS4 PERMIT	\$775.00	
			LOST CREEK MAINTENANCE	\$310.00	
207766	101-7101-531.21-02	METROPOLITAN PUMP COMPANY	SERVICE EQUIPMENT	\$5,650.00	\$5,650.00
207769	101-7101-531.21-55	MILIEU DESIGN LLC	SERVICE MISCELLANEOUS	\$2,179.89	\$2,179.89
207774	101-7101-531.31-90	MULTIPLE CONCRETE ACCESSORIES	MAINTENANCE SUPPLIES	\$88.00	\$465.40
			LIGHTING SUPPLIES	\$377.40	
207776	101-7101-531.31-75	MUNICIPAL MARKING DIST INC	LIGHTING SUPPLIES	\$466.39	\$466.39
207783	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	LIGHTING SUPPLIES	\$44.86	\$44.86
	101-7101-531.31-70	NORTHWEST ELECTRICAL SUPPLY CO	LIGHTING SUPPLIES	\$229.04	\$229.04
	101-7101-531.31-75	NORTHWEST ELECTRICAL SUPPLY CO	LIGHTING SUPPLIES	\$126.75	\$126.75
	101-7101-531.31-85	NORTHWEST ELECTRICAL SUPPLY CO	HARDWARE SUPPLIES	\$28.34	\$28.34
207785	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$17.80	\$138.31
			OFFICE SUPPLIES	\$120.51	
	101-7101-531.33-05	OFFICE DEPOT	OFFICE SUPPLIES	\$25.90	\$25.90
207786	101-7101-531.31-90	ORANGE CRUSH LLC	MAINTENANCE SUPPLIES	\$177.23	\$177.23
207790	101-7101-531.31-65	CRIS PAPIERNIAK	EVENT SUPPLIES	\$76.33	\$76.33

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207793	235-7101-571.50-20	PF CONSTRUCTION	SERVICE BLDG MAINT	\$4,450.00	\$4,450.00
207797	101-7101-531.21-15	POTHOLE PROS INC	SERVICE CONSTRUCTION	\$12,144.00	\$12,144.00
207798	101-7101-531.22-70	PRECISE MRM LLC	DATA PLAN	\$385.56	\$385.56
207811	101-7101-531.30-39	RKA PETROLEUM COMPANIES INC	MAINTENANCE SUPPLIES	\$15,459.44	\$15,459.44
207813	401-7101-571.50-30	ROONEY LANDSCAPE	REISSUE CK 207555	\$19,890.12	\$19,890.12
207821	101-7101-531.21-15	SCHROEDER AND SCHROEDER	SERVICE CONSTRUCTION	\$52,061.70	\$52,061.70
207822	101-7101-531.21-15	SCHROEDER ASPHALT	SERVICE CONSTRUCTION	\$69,321.50	\$69,321.50
207826	101-7101-531.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$40.87	\$82.58
			HARDWARE SUPPLIES	\$41.71	
	101-7101-531.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$21.96	\$90.87
			HARDWARE SUPPLIES	\$59.56	
			HARDWARE SUPPLIES	\$9.35	
	101-7101-531.31-85	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$9.99	\$9.99
	101-7101-531.31-90	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$13.99	\$13.99
	101-7101-531.33-05	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$2.78	\$2.78
207827	435-7101-531.31-85	SITEONE LANDSCAPE SUPPLY LLC	AGRICUL SUPPLIES	\$255.24	\$255.24
207830	101-7101-531.30-39	SPEEDWAY LLC	FUEL	\$64.75	\$64.75
207834	101-7101-531.31-55	STANDARD PIPE & SUPPLY INC	HARDWARE SUPPLIES	\$13.05	\$86.30
			HARDWARE SUPPLIES	\$23.66	
			HARDWARE SUPPLIES	\$49.59	
207835	211-7101-571.50-40	STATE OF IL TREASURER	SERVICE PROFESSIONAL	\$22,815.00	\$22,815.00
207843	101-7101-531.31-85	TRAFFIC CONTROL & PROTECTION	HARDWARE SUPPLIES	\$105.00	\$105.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207844	101-7101-531.31-70	TRAFFIC CONTROL CORP	MAINTENANCE SUPPLIES	\$3,540.00	\$3,540.00
207845	101-7101-531.31-55	TRANE	MAINTENANCE SUPPLIES	\$249.75	\$249.75
207855	101-7101-531.22-03	VAISALA INC	REGISTRATION	\$649.39	\$649.39
207860	101-7101-531.22-70	VERIZON WIRELESS	ACCT 64202486400001	\$126.44	\$126.44
207866	101-7101-531.21-15	JAMES WAHOUT	CURB REIMBURSEMENT	\$431.20	\$431.20
207868	101-7101-531.22-02	STEVE WASHBURN	CDL REIMBURSEMENT	\$50.00	\$50.00
207873	101-7101-531.20-05	WILSON CONSULTING	SERVICE CONSULTING	\$375.00	\$375.00
801656	101-7101-531.21-50	NICOR	ACCT 06802945268	\$24.88	\$3,909.65
			ACCT 15839647334	\$47.92	
			ACCT 1942640000	\$61.24	
			ACCT 25422686599	\$2,571.38	
			ACCT 38096400007	\$325.65	
			ACCT 72489260108	\$119.79	
			ACCT 97034457784	\$758.79	
801657	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 4321662000	\$556.17	\$1,100.82
			ACCT 4643388009	\$544.65	
901269	101-7101-531.22-05	CITIBANK	ROUTE 40678625	\$66.52	\$66.52
Division 1 Total					\$259,028.88
Department 71 Total					\$259,028.88

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207636	505-7201-561.31-55	ADDISON BUILDING MATERIAL CO	MAINTENANCE SUPPLIES	\$56.66	\$56.66
207650	505-7201-561.31-07	ARLINGTON POWER EQUIPMENT	HARDWARE SUPPLIES	\$44.06	\$44.06
207651	505-7201-561.21-36	ARLINGTON RENTAL INC	HARDWARE SUPPLIES	\$27.95	\$27.95
207663	505-7201-561.22-70	AT & T	ACCT 84759021056118	\$384.50	\$384.50
207664	505-7201-561.22-70	AT & T	ACCT 84759080850047	\$175.63	\$175.63
207669	505-7201-561.31-65	BATTERIES PLUS LLC	BATTERIES	\$107.90	\$107.90
207671	505-7201-561.31-55	BENJAMIN MOORE MT PROSPECT PAINT	PAINT	\$71.99	\$71.99
207686	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0684023014	\$112.67	\$112.67
207687	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0705092066	\$38.00	\$38.00
207688	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0522082015	\$1,252.12	\$1,252.12
207689	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0111076085	\$623.85	\$623.85
207690	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0159027139	\$2,323.49	\$2,323.49
207691	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0300013030	\$4,485.44	\$4,485.44
207692	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0789016039	\$934.68	\$934.68
207705	505-7201-561.31-01	FOREMAN JOSEPH D AND CO	WATER DIST SUPPLIES	\$1,598.38	\$9,525.72
			WATER DIST SUPPLIES	\$2,838.74	
			HARDWARE SUPPLIES	\$1,758.00	
			WATER DIST SUPPLIES	\$1,575.60	
			WATER DIST SUPPLIES	\$1,755.00	
207713	505-7201-561.31-55	GRAINGER W W INC	ELECTRICAL EQUIP & SUPPLY	\$351.36	\$351.36

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207717	505-7201-561.22-03	HARRIS TRUST & SAVINGS BANK	AMERICAN WATER WORKS A	\$64.00	\$64.00
	505-7201-561.31-65	HARRIS TRUST & SAVINGS BANK	MAMA ROSA PIZZA	\$139.25	\$241.97
			MEIJER #228 Q01	\$102.72	
207720	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	\$2,574.00	\$2,574.00
	505-7201-561.31-02	HBK WATER METER SERVICE INC	METERS SUPPLIES	\$43.47	\$2,047.15
			METERS SUPPLIES	\$287.50	
			METERS SUPPLIES	\$1,428.68	
			METERS SUPLIES	\$287.50	
207727	505-7201-561.21-50	HOMEFIELD ENERGY	ACCT 4874331007	\$2,957.36	\$2,957.36
207728	505-7201-561.21-50	HOMEFIELD ENERGY	ACCT 0983023007	\$752.43	\$752.43
207729	505-7201-561.21-50	HOMEFIELD ENERGY	ACCT 0405097038	\$2,144.81	\$2,144.81
207730	505-7201-561.21-50	HOMEFIELD ENERGY	ACCT 0300013030	\$6,187.09	\$6,187.09
207731	505-7201-561.21-50	HOMEFIELD ENERGY	ACCT 0522082015	\$1,035.58	\$1,035.58
207732	505-7201-561.21-50	HOMEFIELD ENERGY	ACCT 0159027139	\$107.64	\$107.64
207733	505-7201-561.21-50	HOMEFIELD ENERGY	ACCT 0789016039	\$1,056.66	\$1,056.66
207747	505-7201-561.31-02	JUST FAUCETS	MAINTENANCE SUPPLIES	\$80.22	\$80.22
207758	505-7201-561.31-05	LOWES COMMERCIAL SERVICES	MAINTENANCE SUPPLIES	\$13.26	\$13.26
	505-7201-561.31-07	LOWES COMMERCIAL SERVICES	WATER SEWER SYSTEM SUPPLY	\$45.56	\$55.06
			WATER SEWER SYSTEM SUPPLY	\$9.50	
	505-7201-561.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$28.06	\$56.47
			PAINT	\$14.16	
			HARDWARE SUPPLIES	\$14.25	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207758	505-7201-561.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$37.97	\$37.97
	505-7201-561.33-05	LOWES COMMERCIAL SERVICES	COMMUNITY EVENTS	\$28.49	\$28.49
207773	505-7201-561.22-03	MULLANY STEVE	CASH ADVANCE FOR TRAINING	\$250.00	\$250.00
207783	505-7201-561.31-55	NORTHWEST ELECTRICAL SUPPLY CO	HARDWARE SUPPLIES	\$30.66	\$190.43
			HARDWARE SUPPLIES	\$159.77	
207785	505-7201-561.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$17.79	\$107.78
			OFFICE SUPPLIES	\$89.99	
207786	505-7201-561.31-90	ORANGE CRUSH LLC	STREET/SIDEWALK SUPPLIES	\$273.70	\$532.53
			STREET/SIDEWALK SUPPLIES	\$258.83	
207791	505-7201-561.20-05	PDC LABORATORIES INC	WATER SAMPLES	\$465.00	\$465.00
207798	505-7201-561.22-70	PRECISE MRM LLC	DATE PLAN	\$385.57	\$385.57
207808	505-7201-561.30-35	RED WING SHOE STORE	CLOTHING & APPAREL	\$178.49	\$178.49
207820	505-7201-561.22-10	SCHNEIDER GRAPHICS INC	DOOR HANGERS	\$1,225.75	\$1,225.75
207821	505-7201-561.21-30	SCHROEDER AND SCHROEDER	SERVICE CONSTRUCTION	\$18,121.83	\$18,121.83
207822	505-7201-561.21-30	SCHROEDER ASPHALT	SERVICE CONSTRUCTION	\$45,933.27	\$45,933.27
207826	505-7201-561.31-55	SHERWIN ACE HARDWARE	PAINT & EQUIPMENT	\$15.98	\$31.96
			PAINT & EQUIPMENT	\$15.98	
	505-7201-561.31-60	SHERWIN ACE HARDWARE	BATTERIES	\$6.39	\$6.39
	505-7201-561.31-65	SHERWIN ACE HARDWARE	BATTERIES	\$19.98	\$19.98
	505-7201-561.31-85	SHERWIN ACE HARDWARE	AGRICULTURAL SUPPLIES	\$17.99	\$17.99
207828	505-7201-561.22-02	SMITH GEOFFREY C	CDL REIMBURSEMENT	\$50.00	\$50.00
207834	505-7201-561.31-02	STANDARD PIPE & SUPPLY INC	METERS SUPPLIES	\$116.51	\$173.27
			METERS SUPPLIES	\$56.76	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207834	505-7201-561.31-55	STANDARD PIPE & SUPPLY INC	METERS SUPPLIES	\$2.20	\$616.43
			METERS SUPPLIES	\$266.77	
			METERS SUPPLIES	\$238.95	
			METERS SUPPLIES	\$103.11	
			PIPE REMODEL	\$5.40	
207839	505-7201-561.21-35	TAYLOR PLUMBING	SERVICE METER	\$12,466.56	\$12,466.56
207841	505-7201-561.31-02	TEST GAUGE & BACKFLOW SUPPLY	METERS SUPPLIES	\$699.36	\$699.36
207849	505-7201-561.31-07	UNDERGROUND PIPE & VALVE	SEWER SUPPLIES	\$1,167.10	\$1,167.10
207854	505-7201-561.31-05	USA BLUEBOOK	MAINTENANCE SUPPLIES	\$130.09	\$244.17
			MAINTENANCE SUPPLIES	\$114.08	
	505-7201-561.31-85	USA BLUEBOOK	MAINTENANCE SUPPLIES	(\$43.88)	(\$43.88)
207861	505-7201-561.22-70	VERIZON WIRELESS	ACCT 78635116200001	\$400.66	\$400.66
207869	505-7201-561.31-02	WATER PRODUCTS CO	METERS SUPPLIES	\$450.00	\$450.00
207877	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER DIST SUPPLIES	\$988.00	\$988.00
801656	505-7201-561.21-50	NICOR	ACCT 04055600003	\$98.47	\$242.52
			ACCT 42567835683	\$28.37	
			ACCT 58544400003	\$27.72	
			ACCT 90920700003	\$87.96	
801657	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0368380009	\$32.38	\$32.38
901264	505-7201-561.21-53	NORTHWEST WATER COMMISSION	QUARTERLY PAYMENT	\$1,102,890.00	\$1,102,890.00
				Division 1 Total	\$1,227,799.72
				Department 72 Total	\$1,227,799.72

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207699	235-7301-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$453.84	\$453.84
				Division 1 Total	\$453.84

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207699	235-7302-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$1,437.16	\$1,437.16
				Division 2 Total	\$1,437.16

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207699	235-7303-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$1,437.16	\$1,437.16
207768	235-7303-532.21-02	MID AMERICAN ELEVATOR CO INC	SERVICE BLDG MAINT	\$442.50	\$442.50
801656	235-7303-532.21-50	NICOR	ACCT 12690400002	\$50.61	\$50.61
				Division 3 Total	\$1,930.27

Division: 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207699	235-7304-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$453.84	\$453.84
801656	235-7304-532.21-50	NICOR	ACCT 92296400002	\$142.45	\$142.45
				Division 4 Total	\$596.29
				Department 73 Total	\$4,417.56

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207807	511-7401-562.21-54	RECYCLE AWAY LLC	HEALTH RELATED SUPPLIES	\$3,587.98	\$4,029.76
			SHIPPING/DELIVERY SERVICE	\$441.78	
901265	511-7401-562.21-54	SOLID WASTE AGENCY	FY2018 O&M COSTS	\$90,263.99	\$90,263.99
				Division 1 Total	\$94,293.75
				Department 74 Total	\$94,293.75

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207640	621-7501-551.31-51	ALEXANDER EQUIPMENT CO INC	HARDWARE SUPPLIES	\$416.55	\$416.55
207641	621-7501-551.21-07	WINDSHIELD CENTERS LLC	VEH MAINTENANCE SUPPLIES	\$69.95	\$69.95
207646	621-7501-551.31-51	ARING EQUIPMENT CO INC	VEH MAINTENANCE SUPPLIES	\$25.96	\$25.96
207647	621-7501-551.21-07	ARLINGTON CAR WASH & DETAIL	VEH MAINTENANCE SUPPLIES	\$50.80	\$50.80
207649	621-7501-551.21-07	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLIES	\$406.45	\$406.45
	621-7501-551.31-51	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLIES	\$19.19	\$1,566.23
			VEH MAINTENANCE SUPPLIES	\$235.21	
			VEH MAINTENANCE SUPPLIES	\$304.13	
			VEH MAINTENANCE SUPPLIES	\$40.90	
			VEH MAINTENANCE SUPPLIES	\$11.40	
			VEH MAINTENANCE SUPPLIES	\$345.70	
			VEH MAINTENANCE SUPPLIES	\$604.26	
			VEH MAINTENANCE SUPPLIES	\$235.83	
			VEH MAINTENANCE SUPPLIES	(\$100.00)	
			VEH MAINTENANCE SUPPLIES	(\$158.83)	
			VEH MAINTENANCE SUPPLIES	\$16.40	
			VEH MAINTENANCE SUPPLIES	\$13.45	
			VEH MAINTENANCE SUPPLIES	(\$13.45)	
			VEH MAINTENANCE SUPPLIES	\$9.04	
			VEH MAINTENANCE SUPPLIES	\$3.00	
207650	621-7501-551.31-51	ARLINGTON POWER EQUIPMENT	VEH MAINTENANCE SUPPLIES	\$8.88	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207667	621-7501-551.31-51	AUTO TECH CENTERS INC	VEH MAINTENANCE SUPPLIES	\$70.58	\$70.58
207669	621-7501-551.31-51	BATTERIES PLUS LLC	VEH MAINTENANCE SUPPLIES	\$157.04	\$498.78
			VEH MAINTENANCE SUPPLIES	\$184.70	
			VEH MAINTENANCE SUPPLIES	\$157.04	
207676	621-7501-551.31-51	CAR QUEST	VEH MAINTENANCE SUPPLIES	\$45.49	\$1,539.81
			VEH MAINTENANCE SUPPLIES	\$16.68	
			VEH MAINTENANCE SUPPLIES	\$141.05	
			VEH MAINTENANCE SUPPLIES	\$10.50	
			VEH MAINTENANCE SUPPLIES	\$112.44	
			VEH MAINTENANCE SUPPLIES	\$85.52	
			VEH MAINTENANCE SUPPLIES	\$50.62	
			VEH MAINTENANCE SUPPLIES	\$182.78	
			VEH MAINTENANCE SUPPLIES	\$195.48	
			VEH MAINTENANCE SUPPLIES	\$42.29	
			VEH MAINTENANCE SUPPLIES	\$18.25	
			VEH MAINTENANCE SUPPLIES	\$198.60	
			VEH MAINTENANCE SUPPLIES	\$76.25	
			VEH MAINTENANCE SUPPLIES	\$5.24	
			VEH MAINTENANCE SUPPLIES	\$36.40	
			VEH MAINTENANCE SUPPLIES	\$9.34	
			VEH MAINTENANCE SUPPLIES	\$60.57	
			VEH MAINTENANCE SUPPLIES	\$48.79	
			VEH MAINTENANCE SUPPLIES	\$16.16	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207676	621-7501-551.31-51	CAR QUEST	VEH MAINTENANCE SUPPLIES	\$13.98	\$1,539.81
			VEH MAINTENANCE SUPPLIES	\$173.38	
207677	621-7501-551.31-51	CASTLE CHEVROLET NORTH	VEH MAINTENANCE SUPPLIES	\$157.52	\$157.52
207681	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLIES	\$353.04	\$494.30
			VEH MAINTENANCE SUPPLIES	\$141.26	
207683	621-7501-551.30-35	CINTAS CORP	CLOTHING & APPAREL	\$74.83	\$74.83
207684	621-7501-551.21-36	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLIES	\$137.34	\$137.34
	621-7501-551.31-65	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLIES	\$26.32	\$26.32
207702	621-7501-551.31-51	FACTORY MOTOR PARTS	VEH MAINTENANCE SUPPLIES	\$87.50	\$411.77
			VEH MAINTENANCE SUPPLIES	\$78.75	
			VEH MAINTENANCE SUPPLIES	\$78.32	
			VEH MAINTENANCE SUPPLIES	\$167.20	
207709	621-7501-551.31-51	GLOBAL EMERGENCY PRODUCTS	VEH MAINTENANCE SUPPLIES	\$813.06	\$3,299.13
			VEH MAINTENANCE SUPPLIES	\$2,486.07	
207713	621-7501-551.31-65	GRAINGER W W INC	HARDWARE SUPPLIES	\$11.60	\$11.60
	621-7501-551.31-85	GRAINGER W W INC	HARDWARE SUPPLIES	\$41.62	\$41.62
207717	621-7501-551.21-02	HARRIS TRUST & SAVINGS BANK	ARCHIE STERIG HYDRAULI	\$680.00	\$680.00
	621-7501-551.21-07	HARRIS TRUST & SAVINGS BANK	TRUCK ALIGNMENT SPECIA	\$135.34	\$135.34
	621-7501-551.21-65	HARRIS TRUST & SAVINGS BANK	IL TOLLWAY AUTO REPLEN	\$40.00	\$40.00
	621-7501-551.31-50	HARRIS TRUST & SAVINGS BANK	GOLIGHT.COM	\$65.48	\$65.48
207723	621-7501-551.21-07	HILLSIDE AUTO BODY SERVICES	VEH MAINTENANCE SUPPLIES	\$722.50	\$722.50
207725	621-7501-551.31-51	HOLTZ INDUSTRIES INC	VEH MAINTENANCE SUPPLIES	\$285.00	\$285.00
207752	621-7501-551.31-51	LEACH ENTERPRISES INC	VEH MAINTENANCE SUPPLIES	\$81.85	\$81.85

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207755	621-7501-551.31-51	LIEBOVICH STEEL & ALUMINUM CO	VEH MAINTENANCE SUPPLIES	\$902.90	\$902.90
207756	621-7501-551.21-07	LINE X OF NORTHERN ILLINOIS	VEH MAINTENANCE SUPPLIES	\$605.00	\$605.00
207772	621-7501-551.31-51	MPC COMMUNICATIONS & LIGHTING INC	VEH MAINTENANCE SUPPLIES	\$110.00	\$110.00
207780	621-7501-551.21-07	NORTHWEST AUTO WASH	VEH MAINTENANCE SUPPLIES	\$550.15	\$550.15
207787	621-7501-551.31-51	ORR & ORR INC	VEH MAINTENANCE SUPPLIES	\$31.98	\$31.98
207796	621-7501-551.31-51	POMPS TIRE	VEH MAINTENANCE SUPPLIES	\$1,065.86	\$1,065.86
207800	621-7501-551.33-05	PRO SAFETY INC	FIRST AID KITS	\$235.00	\$235.00
207801	621-7501-551.31-51	PRO VISION INC	VEH MAINTENANCE SUPPLIES	\$785.95	\$785.95
207803	621-7501-551.21-07	RACEWAY CARWASH	VEH MAINTENANCE SUPPLIES	\$150.00	\$150.00
207809	621-7501-551.21-07	REX RADIATOR & WELDING CO	VEH MAINTENANCE SUPPLIES	\$75.00	\$75.00
207817	621-7501-551.31-51	RUSH TRUCK CENTERS OF ILLINOIS INC	VEH MAINTENANCE SUPPLIES	\$147.54	\$705.75
			VEH MAINTENANCE SUPPLIES	\$125.14	
			VEH MAINTENANCE SUPPLIES	\$433.07	
207831	621-7501-551.21-07	SPRING ALIGN	VEH MAINTENANCE SUPPLIES	\$850.42	\$850.42
207833	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLIES	\$331.88	\$1,379.46
			VEH MAINTENANCE SUPPLIES	\$140.75	
			VEH MAINTENANCE SUPPLIES	\$386.42	
			VEH MAINTENANCE SUPPLIES	\$520.41	
207836	621-7501-551.21-02	STERIG HYDRAULIC JACK REPAIRS	VEH MAINTENANCE SUPPLIES	\$390.00	\$390.00
	621-7501-551.31-85	STERIG HYDRAULIC JACK REPAIRS	VEH MAINTENANCE SUPPLIES	\$645.00	\$645.00
207837	621-7501-551.21-07	SUBURBAN ACCENTS INC	VEH MAINTENANCE SUPPLIES	\$600.00	\$600.00
207840	621-7501-551.31-51	TERMINAL SUPPLY CO	VEH MAINTENANCE SUPPLIES	\$120.04	\$700.28
			VEH MAINTENANCE SUPPLIES	\$37.34	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207840	621-7501-551.31-51	TERMINAL SUPPLY CO	VEH MAINTENANCE SUPPLIES	\$542.90	\$700.28
207848	621-7501-551.31-85	ULINE INC	VEH MAINTENANCE SUPPLIES	\$771.09	\$771.09
207855	621-7501-551.22-03	VAISALA INC	REGISTRATION	\$185.61	\$185.61
207870	621-7501-551.31-51	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLIES	\$927.02	\$802.96
			VEH MAINTENANCE SUPPLIES	(\$124.06)	
207876	621-7501-551.31-51	ZARNOTH BRUSH WORKS INC	VEH MAINTENANCE SUPPLIES	\$960.75	\$1,162.75
			VEH MAINTENANCE SUPPLIES	\$202.00	
				Division 1 Total	\$24,023.75
				Department 75 Total	\$24,023.75

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207741	505-9001-571.50-25	JETCO LTD	SERVICE CONSTRUCTION	\$462,179.70	\$462,179.70
207812	505-9001-571.50-25	ROBINSON ENGINEERING LTD	SERVICE CONSULTING	\$3,354.25	\$3,354.25
				Division 1 Total	\$465,533.95

Division: 13

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207753	431-9013-571.20-05	LEGAT ARCHITECTS	SERVICE CONSULTING	\$49,732.20	\$49,732.20
207810	431-9013-571.50-25	RILEY CONSTRUCTION	SERVICE CONSULTING	\$168,175.85	\$606,331.76
			SERVICE CONSULTING	\$11,434.47	
			SERVICE CONSTRUCTION	\$233,966.24	
			SERVICE CONSTRUCTION	\$192,755.20	
207875	431-9013-571.50-25	YPI ARLINGTON LLC	RENTAL/LEASE EQUIPMENT	\$21,896.88	\$21,896.88
				Division 13 Total	\$677,960.84
				Department 90 Total	\$1,143,494.79

WARRANT REGISTER - GM0002**Department: 95 Debt Service****Division: 51**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207668	301-9551-582.60-20	BANK OF NEW YORK MELLON	PAYING AGENT FEES 2011	\$802.50	\$802.50
				Division 51 Total	\$802.50

Division: 53

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207668	301-9553-582.60-20	BANK OF NEW YORK MELLON	PAYING AGENT FEES 2013	\$428.00	\$428.00
				Division 53 Total	\$428.00
				Department 95 Total	\$1,230.50

WARRANT REGISTER - GM0002**Department: 99 Non Operating****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
207764	515-9901-525.40-83	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE	\$5,776.54	\$5,776.54
	515-9901-525.40-92	METROPOLIS COMMERCIAL CONDO ASSN	BUILDING RESERVE CHARGE	\$1,199.90	\$1,199.90
Division 1 Total					\$6,976.44
Department 99 Total					\$6,976.44
TOTAL ALL FUNDS:					\$4,918,756.64



Item: Police Department Promotion - MRecker

Department: Police

Swearing in of Mark Recker as Deputy Police Chief

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Police Department Promotion - JPinnello

Department: Village Manager's Office

Swearing in of Joseph Pinnello as Police Commander

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Police Department Promotion - ANelson

Department: Village Manager's Office

Swearing in of Alexandra Nelson as Police Sergeant

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: 2017 Alan F. Bombick Design Award

Department: Village Manager's Office

2017 Alan F. Bombick Design Award

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: TIF 4 - RFP Award for Market Analysis and Consulting Services

Department: Planning & Community Development

Background

In order to facilitate development of Tax Increment Financing District #4, staff is proposing that the Village retain a consulting firm to assess current market conditions to determine the highest and best use of property in TIF 4 including International Plaza.

Therefore, the Village requested competitive proposals from three consulting firms to analyze the market for future land uses in TIF 4. Two proposals were received as follows: Ehlers, Inc. (\$45,860) and SB Friedman (\$85,000). The FY 2017 TIF 4 budget includes \$50,000 for professional services. Staff has reviewed the proposals and recommends Ehlers, Inc. as their proposal addresses the scope of work outlined in the request for proposals within budget.

Recommendation

It is recommended that the Board authorize the Village Manager to enter into an Agreement for professional services with Ehlers Inc. not to exceed \$45,860 from TIF 4 account #263-4001-571-20-05.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Ehlers Proposal	Correspondence
Ehlers Scope of Work	Correspondence

Project Team Introduction

Team Members



EHLERS is an independent municipal public finance advisory firm. Since 1955, Ehlers has designed financial solutions to help counties, municipalities, townships, school districts, and other local government units build better communities throughout Illinois and the Midwest. Ehlers provides a wide range of financial services designed to help resolve issues facing local governments



Market & Feasibility Advisors

Market and Feasibility Advisors, LLC (MFA), Chicago based MFA consultants have successfully completed over 400 market analyses, needs assessments, entertainment programming master planning and feasibility studies across the US and overseas for both communities and private companies. This includes more than 75 in the Chicago metro area and many in Texas where MFA also has an office in Austin. MFA consultants have worked on over \$1.5 Billion in developed projects. Several of our principals came to MFA from the now closed ERA (Economics Research Associates).



Houseal Lavigne Associates is an award-winning consulting firm specializing in all areas of community planning, economic development and urban design, with expertise in downtown planning, comprehensive planning, corridor planning, neighborhood planning, zoning, market analysis, project implementation and financing, and citizen engagement. We strive for a true collaboration of disciplines and talents, infusing all of our projects with creativity, realism, and insight.

Details about the firms can be found in the **Firm Profile** sections

Work Program

Again, thank you for the opportunity to submit on this exciting project. We want this proposal to fit your needs as closely as possible; therefore, it is subject to modification in scope and services based upon further discussion with the Village. We endeavor to produce a work program that gives you exactly what you need to make a decision and, if positive, to move ahead successfully.

Based on the understanding of the Village's needs expressed in the RFP, the project team has developed the following proposed scope of services consisting of five chronological phases to perform the engagement.

Task I:	Project Initiation, Engagement and Existing Document Review
Task II:	Market Analysis
Task III:	Concept Site Plans
Task IV:	Proforma/Valuation for Concept Plan
Task V:	Final Document & Presentation

These phases cover all of the elements outlined in the RFP.

Task I: Project Initiation, Engagement and Existing Document Review

Task 1 ensures that the stakeholders in this comprehensive assessment are identified and have appropriate opportunities for input, thereby increasing ownership during course of this effort and further during the implementation. Furthermore, this task will clarify elements in the scope of services to ensure that the key factors and goals are considered and addressed. An orientation visit will be held with Village Staff to review and discuss:

- Introduce the key team members to the Village Staff
- Names of key contacts in the community and in the area with whom the team should speak to, including the owners of the International Plaza shopping center
- Refining the work program and individual tasks
- Data and information sources
- Identify and obtain any prior reports regarding the parcels in question
- Discuss redevelopment ideas that the Village has identified and considered
- Concept/positioning consideration – what are the Village's expectations for the properties including but not limited to target markets, capacity, composition of elements, and overall quality
- What is the vision behind the idea or motivation – what would Village Staff like this to do for the community – is it a part of a long-range community and/or economic development plan?
- The Village's financial expectations
- Assess the physical condition of the parcels in the project boundaries, of existing structures and existing businesses as well as adjacent uses

Together with the Village Staff, the team will take an in-depth tour of the Project Area. The properties will be evaluated including size, visibility, accessibility, surrounding uses, and how they might support or detract from a new use.

Task II: Market Analysis

The Market analysis conducted will provide the basis to define the current and near-term market environment, competition, trends, issues, constraints and opportunities focusing on the study area and will link market reality to the vision and recommended future land use defined for project area. Assessments will include the following markets:

1. High density and multifamily residential real estate including the various types of senior housing,
2. Local and community retail,
3. Entertainment, recreational, and leisure
4. Office in several formats including healthcare related facilities,
5. Hotels, and
6. Institutional Uses including education.

In addition, we will evaluate the site to identify whether it is particularly well suited for any regional use not in the classes above. We have a lot of experience with market and financial analyses of these uses across the US.

Activities for each of the markets will include, but not be limited to:

General Analysis – evaluating site characteristics from a market perspective. Characteristics to be considered include traffic counts, access, visibility, proximity and drive time to population centers, and characteristics of adjacent development. Drive-time maps for five, ten, and fifteen minutes around the site will be produced showing key demographic and economic factors.

Analysis of Existing Facilities in the Market Areas – Complementary and competitive facilities in the drive-time areas will be surveyed to determine the extent of existing and planned development. Key operating characteristics noting desirable location and market attributes for each development type listed will be detailed. We will assess the availability of alternatives in the area then develop data on pending change for a subsequent task in the market analysis.

Analysis of the Market – analyzing the area drive time markets for each of the components as they are today and are likely to grow or change. The results of this analysis will also be used as input for subsequent tasks of the overall analysis.

Determine the Available Market Potential – Using proprietary databases and information from published federal, state and local data sources, supplemented by data collected in the previous tasks, the team will evaluate the size, relevant characteristics and growth trends of development types market segments. For retail, appropriate runs leakage analysis runs will be made and included.

Competitive Analysis – Competitors will be profiled then evaluated for their relevance and impact on the site. Competitors will be profiled for the extent to which they will compete with existing and proposed and impact the ability to draw from the market.

Forecast Absorption – This task will include a five and ten-year projection of absorption of space through sales and lease for the residential, retail, office and light industrial uses by estimating the project's likely penetration of each available market, the team will project overall absorption.

Pricing – Working with the Village Staff, and results from previous tasks, to determine a market driven pricing range for the residential, retail, office and light industrial markets (sales and lease prices) and the likely property and sales tax yields for each development type.

Property Type Mapping – We will map the concentrations of businesses by type (including variations on retail) to identify clusters and areas of opportunity. Other important features as it relates to the analysis will also be mapped, including building conditions, vacancies, vacant lots and open space in order to identify patterns and inform recommendations.

All of the above will be presented in a briefing document for Village Staff review and presented for discussion in a briefing.

Task III: Concept Site Plans

Sketch Site Plans Options

Based on feedback and direction provided during Task I and results from Task II the market analysis, the team will develop 2-3 sketch site plan options accompanied by example photos for staff review. The sketch site plans will establish uses, parcel division, lot/building orientation and layout, parking layout, access, circulation, buffering, landscaping, and open space/detention. Using the Market Analysis and current development trends the concepts will explore different mixes and approaches to assist in attaining the best use and development characteristics for the TIF District #4 redevelopment site.

Village Staff Review

The sketch site plan options will be discussed to Village staff for review and comment. During this meeting the consultant will review and discuss the sketch site plan options and ultimately identify the direction of the preferred concept site plans.

Preferred Concept Site Plans

Once staff and the consultant agree upon a preferred option, the consultant will incorporate any desired changes and develop the preferred concept site plans along with general building massing to illustrate building location, orientation, and scale.

Village Staff and International Plaza Property Owners Review

The preferred conceptual site plan will be presented to Village staff and International Plaza Property Owners for review and comment. During this meeting, Village staff, property owners, and the consultant will discuss any changes necessary before we begin to refine the model and add detail for the TIF District #4 redevelopment site.

Final Concept Site Plans and Perspective Renderings

Based on Village staff and property owner feedback received from the previous steps, the team will prepare final concept site plans and perspective renderings for the TIF District #4 redevelopment site. The Consultant prepare will prepare a single final concept site plan and perspective renderings will strive to achieve the Village's goals in winning broad public support and investor interest through colorful illustrations of the site plan.

Task IV: Proforma/Valuation for Concept Plan

Building on the information gathered in the prior tasks, we will evaluate the real estate economics associated with the conceptual land use plan created in Task 3, which will contain the assumptions for which the proforma analysis will be prepared.

Prepare Proforma Analysis

The conceptual development program will be evaluated as follows:

- a. The Village and /or the International Plaza owners shall provide and the Consultant will review information related to the current rent rolls and any studies related to the existing building and property including environmental reports. Through our meetings with Village Staff and the Plaza owners, we will identify those businesses that will require relocation and determine relocation estimates based on needs as well as any requirements per the TIF Act.

- b. We will apply per square foot construction cost estimates, current market rent and sales data, vacancy rates, absorption and financing assumptions to estimate net operating income and prepare a general returns analysis for the land uses included in the conceptual plan. Data will be sourced from Ehlers' database of construction cost information and verified with information gathered from our informal interviews with developers, as described in item d below.
- c. In addition, the Consultant will work with the Village to determine cost estimates for required storm water detention, parking requirements, and required permits and fees as needed to implement the conceptual plan.
- d. We will conduct informal telephone interviews with developers. Ehlers will reach out to developer contacts with current and/or recent development projects to discuss and verify current expectations for returns for the general land uses included in the conceptual plan as well as verify our data on construction costs, absorption, etc. These discussions are brief and do not require disclosure of specific location details should the Village and/or the Plaza owners wish to keep this analysis confidential.
- e. While not specifically requested in the RFP, we can as part of this proposed scope of work, prepare public revenue projections of property and sales taxes, as appropriate. This information is useful to understand the potential impacts to TIF 4 and to estimate revenues that could be used to offset future TIF-eligible redevelopment costs. We will use current tax year and EAV data from the Downers Grove Township Assessor's Office and look at comparable properties in the Village or in similar communities.
- f. The Consultant will prepare a memorandum that summarizes the results of the analysis. We envision this will be comprised of a one to two page narrative with the proforma and incremental property tax and sales tax projections as attachments. These findings will ultimately be incorporated into a final comprehensive report document.

Task V: Final Document & Presentation

All tasks, results, recommendations and conclusions will be shown and summarized in a final report. An initial detailed report will be prepared for review and internal use, and then reissued as a final report including an executive summary.

A formal final presentation that includes conclusions and recommendations will be given to the Village of Arlington Heights Board if required. Presentation slides will be made available to the Village.



Item: Fuel Purchase Contract Extension 2017

Department: Public Works

Annually, the Village purchases approximately 165,000 gallons of unleaded gasoline and 75,000 gallons of diesel fuel to operate our vehicles and various pieces of equipment. The Village has a fueling contract that bases our fuel cost on the Oil Price Information Service (OPIS) price on the day of delivery, plus the vendor's mark up. OPIS provides the most widely accepted fuel price benchmarks for contracts. The OPIS benchmark is used by Federal, State, Municipal, and County Governments to allow competitive contract pricing, while accounting for market volatility.

In 2012, The Village held a public bid for our fuel needs. Contracts were awarded to the lowest responsible bidders with terms of three years, with three optional one-year extensions. Since petroleum prices change frequently, the Village's bid was based on the vendor's mark up only. Four vendors supplied bids for both fuel types, and the Village Board awarded the unleaded gasoline bid to RKA Petroleum Companies, Inc., and the bio-diesel fuel bid to Mansfield Oil Company.

Per Village policy and contract terms, Staff is recommending the third and final of three possible one-year extensions. Both vendors have agreed to hold current mark-ups of (-.0088) cents per gallon of Regular Unleaded Gasoline and .0001 cents per gallon of Bio-Diesel Fuel. Staff has been satisfied with the fuel delivery times from both companies.

RECOMMENDATION

It is recommended that the Village Board award the third and final of three possible one-year extensions for regular unleaded gasoline to RKA Petroleum Companies, Inc., and for bio-diesel fuel to Mansfield Oil Company, and authorize Staff to execute the necessary documents.

Bid Section

Item: Fuel Purchase Contract Extension 2017

Bid Opening Date: August 15, 2012

Account Numbers: 101-7101-531.30-39 (Fuel Inventory Account)

Total Budget for
Specific Item:

Bid Amount: -.0088 cents per gallon of Regular Unleaded Gasoline, and
 .0001 cents per gallon of Bio-Diesel Fuel



Item: Resolution - Intergovernmental Agreement - Nickol Knoll

Department: Legal

In 1992, the Village and the Arlington Heights Park District entered into an Intergovernmental Agreement related to the development of Nickol Knoll. That Agreement granted the Park District an exclusive easement to use a portion of the property for park and recreational purposes. The easement has a term of 25 years and is renewable for subsequent 25 year periods. The original Agreement was amended twice, in 1993 and 1994, as the property was being developed.

The Park District reached out to renew the easement. As much of the original agreement and its amendments related to the actual development of the site, which has been completed, we decided to combine the three agreements, leaving the provisions that relate to the use of the property but removing those that relate to the development. We did modify the provisions that reference the maintenance building, so that it reflects that the Village's portion is now being used as a police annex. The exclusive easement is now a perpetual exclusive easement.

RECOMMENDATION

It is recommended that the Village Board approve the attached Resolution Approving an Intergovernmental Agreement with the Arlington Heights Park District for Nickol Knoll.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Nickol Knoll Intergovernmental Agreement	Resolution

Nickol Knoll

Agreement

A RESOLUTION APPROVING AN
INTERGOVERNMENTAL AGREEMENT
WITH THE ARLINGTON HEIGHTS PARK DISTRICT

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

SECTION ONE: A certain intergovernmental agreement by and between the Village of Arlington Heights and the Arlington Heights Park District related to the Nickol Knoll property located at 3800 N. Kennicott Avenue Arlington Heights, Illinois, 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 intergovernmental 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 21st day of August, 2017.

Village President

ATTEST:

Village Clerk

AGREEMENTRES: Intergovernmental Agreement Park District Nickol Knoll

INTERGOVERNMENTAL AGREEMENT

THIS AGREEMENT is entered into by and between the Village of Arlington Heights, a municipal corporation of the County of Cook, State of Illinois ("Village") and the Arlington Heights Park District, a municipal corporation of the Counties of Cook and Lake, State of Illinois ("Park District");

WHEREAS, Section 10 of Article 7 of the 1970 Illinois Constitution authorizes units of local government to contract or otherwise associate among themselves in any manner not prohibited by law or by ordinance; and

WHEREAS, Section 741 et seq. of Chapter 127 of the Illinois Revised Statutes, 1989, entitled the "Intergovernmental Cooperation Act", provides that any power or powers, privileges or authority exercised or which may be exercised by a unit of local government of this State may be exercised and enjoyed jointly with any other unit of local government,

WHEREAS, the boundaries of the Village and the Park District are nearly coterminous and the two municipalities attempt to keep them coterminous; and

WHEREAS, the Park District provides recreation facilities and programs for residents of the Village; and

WHEREAS, the Parties have, in the past, undertaken numerous cooperative programs in reserving and obtaining open space land for recreation purposes at minimal or no cost and through the interchange of services and equipment to the benefit of the residents and taxpayers of the two municipalities; and

WHEREAS, the Village is the owner of approximately 56 acres of real estate in the Village of Arlington Heights, Cook County, Illinois, legally described in Exhibit A attached hereto ("Nickol Knoll"); and

WHEREAS, on August 3, 1992, the Village and the Park District entered into an Intergovernmental Agreement governing the development of Nickol Knoll in order to permit the Park District to use the portion of the Nickol Knoll described on Exhibit B for park and recreational purposes, programs and facilities; and

WHEREAS, that Agreement has been amended twice, on June 27, 1993 and May 16, 1994; and

WHEREAS, the Village and Park District desire to put all of the responsibilities related to Nickol Knoll into one Agreement,

NOW, THEREFORE, in consideration of ten dollars and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, and the mutual covenants contained herein, the Parties agree as follows:

SECTION 1: In the mid-1990's, pursuant to the terms of the Agreement and

amendments, the Park District built a golf course at Nickol Knoll and has been operating it as such since. In addition to the golf course and club house, there is also a Park District Maintenance Building and Village Police Annex on the property. This Agreement sets forth the ongoing responsibilities of the Village and the Park District with regard to Nickol Knoll that were originally set out in the earlier Agreement and amendments.

VILLAGE OBLIGATIONS

1. The Village grants the Park District a Perpetual Exclusive Easement for the portion of Nickol Knoll described on Exhibit B for park and recreational purposes, programs, and facilities.
2. The Village agrees to maintain Nickol Knoll in a manner reasonably designed to prevent the release of any pollutant, irritant or contaminant into the environment, (including, without limitation, subsurface soil and groundwater) in amounts or concentrations in excess of those levels permitted by the Environmental Protection Agency or other agency with jurisdiction over the subject matter.
3. The Village maintains the unrestricted right to use all property on Exhibit A which is not included in Exhibit B.
4. The Village shall be responsible for the maintenance of the maintenance roadway and the Park District shall be responsible for the maintenance of all other roadways on the site.
5. The Village agrees to permit the Park District to utilize certain portions of the designated municipal area for a bike path, for ingress and egress to the maintenance facility, for the maintenance facility and for its parking lot as shown on the approved engineering plans, prepared by CE Design, dated February 25, 1994, and as subsequently revised and approved by the Village. The Park District agrees to be responsible for maintaining all of the improvements the Park District builds south of the maintenance roadway in the designated municipal area, except the Village shall maintain the storm sewer along the perimeter at the southwest corner of the site. It is understood between the parties that the Village may need to occasionally close that portion of the bike path located in the designated municipal area for the Police Annex or other Village operational needs. The Village shall notify the Park District in advance of any such closure and the Village shall provide barricades at both access points to the designated municipal area to ensure closure of that portion of the bike path.

PARK DISTRICT OBLIGATIONS

1. The Park District agrees to maintain that portion of Nickol Knoll as described in Exhibit B for park and recreational purposes, programs and facilities, except that the Park District shall have no responsibility for maintenance of the underlying landfill or any damages arising out of the construction of recreational facilities on Nickol Knoll, unless such damages are caused by the negligent act or omission of the Park District, any contractor or subcontractor of the Park District or anyone

directly or indirectly employed by any of them or anyone for whose acts any of them may be responsible. Since the improvements will be constructed on a landfill, the Village shall not be responsible for any naturally occurring settling of the Site caused by the deposit of fill material.

2. The Park District agrees to preserve the easements and rights granted by the Village to various utilities including, but not limited to, the Northwest Water Commission, Illinois Bell Telephone, Commonwealth Edison and Northern Illinois Gas.
3. The Park District agrees to allow the Village and their assigns the right of reasonable ingress and egress to Nickol Knoll for purposes of maintenance of all Village-owned facilities, including the maintenance shed currently located on the property, as long as the Village returns the site to the condition prior to the maintenance activity, which maintenance shall, except in an emergency, be scheduled by mutual agreement of the Village and Park District so as to minimize any loss of income resulting from interruption of the recreational programs and facilities.
4. The Park District agrees to comply with all applicable Village regulations, including the Zoning Ordinance and all requirements for public hearings and plan review.
5. The Park District shall be entitled to retain all income generated by the recreational programs and facilities.
6. The Park District shall be responsible for proper drainage of the golf course and the park developed on the landfill site and the Village shall be responsible for the cost of design and construction of a perimeter storm sewer and swale system along the Kennicott and Nichols frontages, except for the drainage of any bike paths or other improvements by the Park District below the top of the slope, which is the responsibility of the Park District.
7. The Park District shall provide storm water detention for any proposed impervious improvements and make all reasonable efforts to ensure that maximum feasible storm water detention is provided on the site; provided that it does not compromise the design qualities of the master development plan.
8. Construction of any structures on the site by the Park District requires public hearings by the Village. Surface improvements to the site, e.g. bike paths, athletic fields and a golf course, do not require a public hearing by the Village but do require review by the Village administrative staff.

MUTUAL OBLIGATIONS

1. The maintenance facility shall be owned by the Park District; however, the Village has the right to use the Police Annex for the life of the Intergovernmental Agreement and all amendments. The Park District agrees to provide water, sanitary sewer, storm drainage and parking facilities for the Police Annex of the maintenance facility. The Village will pay for its own utility (gas, electric, water)

usage. The Park District further agrees to provide all exterior maintenance for the maintenance facility, including the Police Annex, except that the Village shall be responsible for the two overhead doors on the Police Annex. The Park District further agrees to provide all interior maintenance for the entire maintenance facility, except that the Village shall be responsible for the interior cleaning and painting of the Police Annex.

2. In the event the site experiences abnormal erosion problems due to slope instability or failure, excessive slope steepness, excessive runoff volumes and/or velocities, the Village and the Park District shall share equally in the cost of mitigation, repair and remediation. The corrective measures shall be subject to mutual consent by both parties.
3. To the extent that comprehensive general liability insurance is reasonably available during the terms of this Agreement, the parties shall obtain and maintain comprehensive public general liability insurance in such amounts and upon such terms and conditions as are mutually satisfactory to them, insuring the Village and Park District, their respective Board members, representatives and employees against any public liability arising out of this Agreement. Any such insurance shall provide a 30 day notice of cancellation to the other party and shall be from a carrier rated at least "A" by A.M. Best. Neither party shall be required to purchase comprehensive public liability insurance to insure the obligations arising out of this Agreement during any period for which such party has addressed its general public liability through a self-insurance program. However, nothing in this paragraph shall affect the parties' obligations as set forth in other paragraphs of this Agreement.
4. The Village agrees to indemnify and hold harmless the Park District, its agents, employees, officers, commissioners, consultants, contractors and subcontractors, from and against all claims, damages, losses and expenses, including attorneys' fees and costs, arising out of or resulting from the environmental status of Nickol Knoll, except to the extent directly caused by the Park District's deviation from plans and specifications approved by the Village for development of the site or directly arising out of the Park District's use of the Nickol Knoll for purposes not contemplated by this Agreement or any negligent act or omission of the Park District, its agents, employees, officers, commissioners, consultants, contractors and subcontractors or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable.
5. The Park District agrees to indemnify and hold harmless the Village, its agents, employees, officers, trustees, consultants, contractors and subcontractors, from and against all claims, damages, losses and expenses including attorneys' fees and costs arising out of the construction and operation of the site for any recreational activities, provided that any such claim, damage, loss or expense is not caused in whole or in part by the environmental status of the property except to the extent directly caused by the Park District's deviation from plans and specifications approved by the Village for development of the site or directly arising out of the Park District's use of Nickol Knoll for purposes not

contemplated by this Agreement or by any act or omission of the Village, its agents, employees, officers, trustees, consultants, contractors and subcontractors or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable.

GENERAL PROVISIONS

1. All notices hereunder shall be in writing and must be served either personally or certified mail or similar service with proof of service to:

Village Manager
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, IL 60005

Executive Director
Arlington Heights Park District
410 North Arlington Heights Road
Arlington Heights, IL 60004

and any other person or place which either party, by its prior written notice to the other party, shall designate for notice.

2. This Agreement shall be binding upon and inure to the benefit of any successor governmental entity which may assume and perform the duties of either party hereto. Notwithstanding the foregoing, this Agreement shall not be assigned by either party herein without the prior written consent of the other party to this Agreement.
3. The Park District shall have the right to terminate this Agreement by written notice if it determines that development and/or continued use of Nickol Knoll for parks and recreational purposes is not appropriate, practical, or economically feasible. Upon receipt of notice of termination, the Village shall have the right to request that the Park District return the property to the Village in the same condition it was given, without improvements added by the Park District. The Park District shall have a reasonable amount of time to restore the property to such condition.
4. The invalidity of any provision of this Agreement shall not impair the validity of any other provision. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable, that provision will be deemed severable and the Agreement may be enforced with that provision severed or modified by the court.
5. This Agreement sets forth the entire understanding of the parties and may only be amended, modified or terminated by a written instrument signed by the parties except as otherwise provided herein.
6. This Agreement shall be interpreted and construed in accordance with the laws of the State of Illinois.
7. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be and shall constitute one and the same instrument.

8. This Agreement shall take effect immediately upon its execution by both parties. At the time that this Agreement becomes effective, the previous Agreement and amendments shall be considered terminated.
9. If either party wishes to amend the Agreement, the party shall give written notice to the other party. The Agreement may only be amended by unanimous consent of all parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers this _____ day of _____, 2017.

VILLAGE OF ARLINGTON HEIGHTS

ARLINGTON HEIGHTS PARK DISTRICT

Village President

President

ATTEST:

ATTEST:

Village Clerk

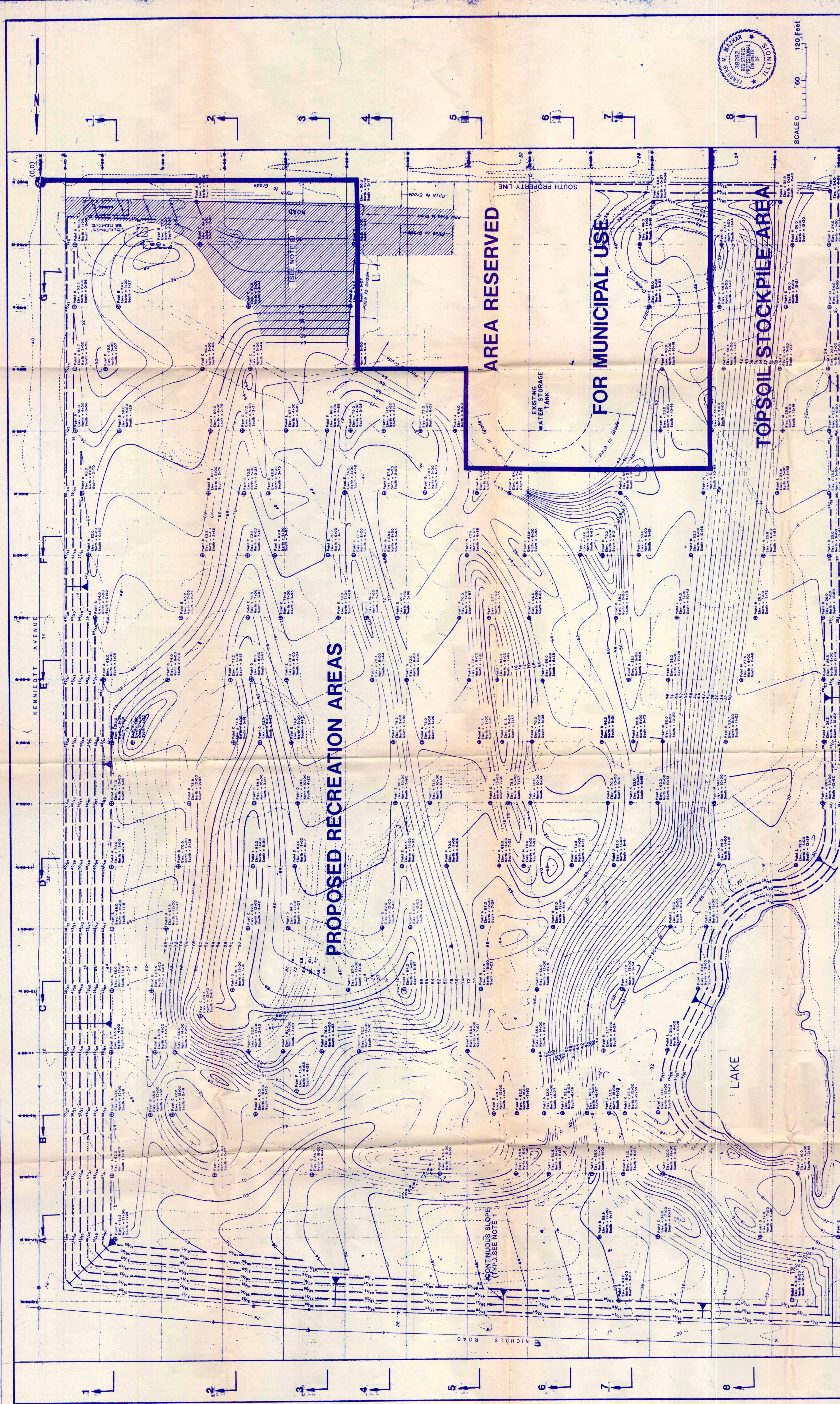
Secretary

EXHIBIT A

The Northeast quarter of the Southwest quarter and all of that part of the Southeast quarter of the Northwest quarter lying south of Nichols Road, except for the east 40 feet (Kennicott right-of-way, document number 90219351), of Section 6, Township 42 North, Range 11, East of the Third Principal Meridian, all in Cook County, Illinois.

3800 N. Kennicott Ave., Arlington Heights, IL 60004

PIN: 03-06-301-001-0000
03-06-103-003-0000



VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

MCDONALD CREEK
FLOOD CONTROL PROJECT

DETENTION BASIN

LANDFILL DEVELOPMENT PLAN
(DISPOSAL AREA)

HESHA RZA
ENVIRONMENTAL SERVICES, INC.

382824
REGISTERED
ENGINEER
ILLINOIS

Robert J. Rza
PROJECT MANAGER

CHICAGO, ILLINOIS

DATE MAY 1988

DRAWING NO. 1813-2-18

REV.	DWG. TRANSMITTAL LETTER NO.	DATE	NATURE OF REVISION	BY	CHKD.	APPR.
1		6/2/88	ISSUED FOR BID			

FOR LEGAL DESCRIPTION OF PARCEL INCLUDED WITHIN ENTIRE AREA OF EXHIBIT B, REFER TO EXHIBIT A.

EXHIBIT B

APPROVED	DESIGN	CHKD.	DWN.	CHKD.	SUBM.
	FHM	MSE	MSR	MSR	FHM
REVIEWED	CIVIL	MECH.	ELECT.		
	BL				

1. PROVIDE CONTINUOUS SLOPE FROM THE TOP ELEVATION OF THE HIGHEST VERTICAL BANK TO THE BOTTOM ELEVATION OF THE LOWEST BANK.

2. APPROXIMATE LIMITS OF AREA TO BE COMPACTED IN 9 INCH LIFTS TO 90 % OF MODIFIED PROCTOR DENSITY.

3. AFTER FINAL LANDFORM GRADING, ALL SLOPES 2.5:1 OR STEEPER SHALL BE PROVIDED WITH TOP SOIL AND SEEDING.

4. CROSS SECTIONS 1-1 TO 9-9 AND 10-10 TO G-G ARE SHOWN ON DRAWING 1826-2-17 AND 1826-2-18 RESPECTIVELY.

5. LANDFILL DEVELOPMENT PLAN TAKEN FROM THE ARLINGTON HILLS GOLF COURSE CORP. ENGINEERING DEPT. 1987, PREPARED BY DAVID GILL CORPORATION, GOLF COURSE ARCHITECTS AND ENGINEERS.



Item: Ordinance - Code Amendment - Chapter 7

Department: Finance/Legal

An Ordinance Amending Chapter 7 of the Arlington Heights Municipal Code
(Section added - 7-1113, Storm Water Utility Fee)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Section 7-1113

Type

Ordinance

AN ORDINANCE AMENDING CHAPTER 7
OF THE ARLINGTON HEIGHTS MUNICIPAL CODE

WHEREAS, the Village of Arlington Heights is a home rule municipal corporation pursuant to the Illinois Constitution of 1970 and the Statutes of the State of Illinois; and

WHEREAS, the Village has been impacted by rain events which have caused flooding throughout the Village and negatively impacted the residents' quality of life and the businesses' ability to operate without interruption; and

WHEREAS, the Village recently commissioned two flood studies to determine if there were additional financially feasible infrastructure improvements that could be undertaken that would provide a consistent level of storm water control throughout the community; and

WHEREAS, after review of those studies, the Village has completed in-depth planning for the implementation of a long-term storm water control program;

WHEREAS, the Village does not currently have a dedicated source of revenue to pay for the cost of the planned storm water control program; and

WHEREAS, the President and Board of Trustees has determined that it is in the best interests of the residents of the Village to establish a storm water utility fee to provide an adequate and stable funding source for storm water management, to be used for the construction and operation of flood mitigation and storm water control facilities,

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

SECTION ONE: That Chapter 7, Other Village Government Provisions, Article XI, Fees, of the Arlington Heights Municipal Code is hereby amended by adding the following new section:

Section 7-1113 Storm Water Utility Fee. A storm water utility fee is established to be used to protect the public health, safety, and welfare of the residents of the Village by reducing damage to property and infrastructure caused by storm water runoff and floods. The funds raised by the fee will help provide a dedicated and stable funding source for storm water management, to be used for the construction, installation, and operation of flood mitigation and storm water control facilities.

Effective with the water bills issued on and after October 1, 2017, a storm water utility fee shall be imposed on all property in the Village. A monthly fee shall be assessed to each water meter servicing property in the Village. For single-family properties and those properties owned by governmental entities and not-for-profit organizations the fee per meter shall be \$6.25 per month.

For all other properties, the monthly fee shall be determined by taking the total land area of the property (in square feet) and dividing it by the number of meters servicing that property, to

determine the land area per meter. The square feet of land area per meter shall be used to determine the monthly fee per meter, based on the chart set forth below:

	Square Feet of Land Area Per Meter	Monthly Fee Per Meter
Tier 1	0 – 40,000	\$ 6.25
Tier 2	40,001 - 80,000	\$12.50
Tier 3	80,001-160,000	\$18.75
Tier 4	160,001-320,000	\$25.00
Tier 5	320,001 and above	\$31.25

As an example, a property that is 100,000 square feet with three meters will be assessed a storm water utility fee of \$6.25 per meter per month, calculated by taking 100,000 (square feet) divided by three (number of meters) which equals 33,333 square feet per meter, which falls under Tier 1. If a 100,000 square foot property has one meter, it will be assessed as a Tier 3 property, at \$18.75 per meter per month.

SECTION TWO: This Ordinance repeals all ordinances or parts of ordinances in conflict with the provisions hereof, and shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 21st day of August, 2017.

ATTEST:

Village President

Village Clerk

CodeAmendments:Section 7-1113 Storm Water Utility Fee



Item: Resolution - Easement for Landscaping - 825-905 W. University Drive

Department: Planning/Legal

The owner of the property located at 825-905 W. University Drive would like to expand the parking lot on their property. Village Code requires a three foot high screen to buffer parking areas. The owner has asked to install the required landscaping on 2.5 feet of the Village parkway adjacent to the parking lot, in order to maximize the spaces that can go in the lot. Public Works Staff has reviewed the request and has no concerns with granting the easement for landscaping.

RECOMMENDATION

It is recommended that the Village Board approve the attached Resolution Granting an Easement for Landscaping Purposes for the 2.5 feet of University Drive right-of-way adjacent to 825-905 W. University Drive.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Resolution and Grant of Easement	Resolution

**A RESOLUTION APPROVING A GRANT OF
EASEMENT FOR LANDSCAPING PURPOSES**

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

SECTION ONE: That the attached Grant of Easement for the use of 2.5 feet of University Drive right-of-way adjacent to the southern property line of 825-905 W. University Drive, Arlington Heights, Illinois, attached hereto and made a part hereof, is approved.

SECTION TWO: The Village President is hereby authorized and directed to execute said Grant of Easement, which shall be attested by the Village Clerk, 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 and the Resolution and Grant of Easement shall be recorded by the Village Clerk in the Office of the Recorder of Cook County.

AYES:

NAYS:

PASSED AND APPROVED this 21st day of August, 2017.

ATTEST:

Village President

Village Clerk

GRANT OF EASEMENT

WHEREAS, pursuant to Arlington Heights Municipal Code Section 28-6.15-1.2, New Landscaping Requirements, landscaping is required along the southern property line of 825-905 W. University Drive, Arlington Heights, Illinois;

WHEREAS, the owner of the property located at 825-905 W. University Drive has asked to install the required landscaping on Village-owned University Drive right-of-way, which will require use of 2.5 feet on the University Drive right-of-way; and

WHEREAS, there is a water main that runs along the University Drive right-of-way adjacent to the proposed easement area which in the future may require maintenance or replacement,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the Village of Arlington Heights, a municipal corporation in Cook County, Illinois, ("Grantor"), acting by and through its President and Board of Trustees, grants and conveys to University Commons Condominium Association of 825-905 W. University Drive, Arlington Heights, IL, their successors and assigns ("Grantee") an Easement over and across the property described as follows ("Easement Parcel"):

The Southern 2.50 feet of the University Drive right-of-way being 469.64 feet long, adjacent to Lots 3 and 4 in Arlington Industrial and Research Center Unit 10, being a subdivision of part of the Southwest quarter of the Northeast quarter of Section 7, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. right-of-way adjacent to 03-20-202-006-0000

Grantee shall use the Easement Parcel solely for landscaping purposes in connection with their use of the abutting property. No other improvements may be erected on the Easement Parcel. Grantee shall be responsible for maintaining the landscaping it causes to have installed on the Easement Parcel.

Grantee agrees that after the landscaping has been installed within the above described parcel, the Grantees will restore the property affected by such work to the condition in which it existed immediately prior to the commencement of the work.

In the event that any portion of the landscaping erected on the Easement Parcel is required to be removed for Grantor to complete maintenance or replacement of Village-owned utilities within or near the Easement Parcel, Grantee shall be given an opportunity to remove the portion of the landscaping located within the Easement Parcel. In an emergency or other situation in which notice to Grantee is impracticable, Grantor shall have the right to remove any landscaping located within the Easement Parcel necessary within or near the Easement Parcel, with due care to the extent necessary to such maintenance or replacement. Any landscaping damaged due to a utility repair shall be replaced by the Grantee.

Grantee shall indemnify and save harmless the Grantor, its beneficiaries, and any partners thereof, their officers and employees, from all claims, litigation and liability asserted against them or any of them and any costs and attorneys' fees incidental hereto, on account of injury to or death of any person or persons whomsoever or on account of damage to any property, caused by, connected with, or in any way attributable to, the rights herein granted.

Dated: AUG. 12, 2017

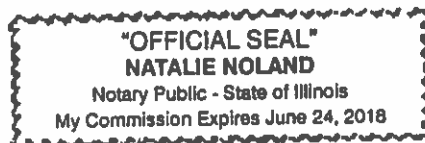

George Stevenson
President
University Commons Condominium Association

Thomas W. Hayes
Village President

Attest:

Rebecca Hume
Village Clerk

I, Natalie Noland, a notary public in and for the said County, in the State aforesaid DO HEREBY CERTIFY that George Stevenson is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 12th day of August, 2017, in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein.





Notary Public

Commission Expires: June 24, 2018

Prepared by:
Village of Arlington Heights
Legal Department
33 S Arlington Heights Road
Arlington Heights, Illinois 60005
Easement::825-905 W. University Drive



Item: Resolution - Cook County Class 6b Assessment Incentive Program - 2636-2638 S. Clearbrook Drive

Department: Planning/Legal

Drew Enterprises LLC is requesting Village approval for a Cook County Class 6b Property Tax Classification renewal relative to 2636-2638 S. Clearbrook Drive, consisting of one parcel of property. The site has been occupied by two tenants, Boyer-Rosene and CDS Moving Equipment, since 2008. The property was previously approved for an initial Class 6b designation in 2005, in order to construct the two facilities currently occupied by each tenant. The following is a summary of key items:

1. Cumulatively, the companies employ 44 workers (42 of which are full-time), which meets Village guidelines of employing at least 25 workers at the applicable property. However, plans call for minimal employment growth, adding only 4-5 more employees during the incentive renewal period.
2. Overall property investment is minimal, estimated at \$117,000 for normal maintenance that involves the resurfacing of the parking lot and installation of LED lighting.
3. In February 2017, the Village Board discussed overall Class 6b usage in Arlington Heights and decided that continued use of the program with no limits on renewals was appropriate.
4. It has been presented by the Petitioner that, in order to retain these two businesses, a Class 6b property tax abatement renewal is needed. It is unknown if the businesses would necessarily relocate. However, a lease amendment provided to Staff dated 11/23/15 states that CDS Moving Equipment may terminate the lease if a Class 6b incentive is not granted.
5. The property owner has signed a Zero Interest Loan agreement to rebate the Village 10% of savings over the first five years of the renewal. This is estimated to be approximately \$75,000 total over the course of five years to go towards to the Zero Interest Loan program or other economic development activities as approved by the Village. This would potentially provide benefits to other Arlington Heights businesses.

Boyer-Rosene and CDS Moving Equipment are established enterprises looking to

continue operations in Arlington Heights. The Class 6b renewal would allow for continued occupancy of two 30,000 square foot facilities, inhibiting an increase in industrial vacancy. A detailed summary of the request by Drew Enterprises LLC for a Cook County Class 6b incentive is attached.

RECOMMENDATION

It is recommended that the Board of Trustees adopt the attached Resolution Approving Renewal of Industrial Real Estate Tax Incentive for Certain Real Estate in the Village of Arlington Heights, Cook County, Illinois for the property located at 2636-2638 S. Clearbrook Drive.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Cook County Class 6b Assessment Renewal - 2636-2638 S. Clearbrook	Resolution
Application Summary: 2636-2638 S. Clearbrook	Report

**A RESOLUTION APPROVING RENEWAL OF INDUSTRIAL
REAL ESTATE TAX INCENTIVE FOR CERTAIN REAL ESTATE
IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS**

WHEREAS, on October 24, 2005, the Village of Arlington Heights adopted Resolution Number 05-045, approving the Class 6b assessment for Drew Enterprises LLC, located at 2636-2638 S. Clearbrook Drive, Arlington Heights, Illinois; and

WHEREAS, on November 23, 1999, the Cook County Board approved an amendment to its Real Estate Classification Ordinance allowing for the renewal of the Cook County Class 6b incentive, effective January 1, 2000; and

WHEREAS, the period of incentive treatment has been extended from 10% for the first ten years, 15% for the 11th year and 20% for the 12th year; and

WHEREAS, an application for renewal may be filed any time during the last year of 10% treatment, up until the last day of the incentive period; and

WHEREAS, in order to renew the Cook County Class 6b classification, a resolution must be passed by the municipality in which the business is located and filed at the time the classification change is sought,

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

SECTION ONE: That the Village of Arlington Heights has determined that the industrial use of the property approved on October 24, 2005, in Resolution Number R05-045, for Drew Enterprises LLC, is necessary and beneficial to the local economy and supports and consents to the renewal of the County Class 6b incentive, as amended by the Cook County Board, effective January 1, 2000, for qualifying businesses located in Arlington Heights.

SECTION TWO: That said approval shall relate to Drew Enterprises LLC, located on the following described real estate to wit:

Lot 1 in Amersham Resubdivision of part of Lot 2 in the division of the West ½ of the Southwest ¼ of Section 15 together with Lots 9 and 10 in Clearbrook Industrial Park Subdivision in the Southwest ¼ of Section 15, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 08-15-302-016-0000

commonly described as 2636-2638 S. Clearbrook Drive, Arlington Heights, Illinois

SECTION THREE: The Village Clerk shall transmit a certified copy of this Resolution to the Office of the Assessor of Cook County, Illinois, and to the business owners at the common addresses herein listed, and to such other parties in interest as required by law.

SECTION FOUR: 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 21st day of August, 2017.

Village President

ATTEST:

Village Clerk

MISCORDD6taxabatementrenewal-2636-2638 S. Clearbrook

THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

The review for determination of support for County Tax abatement for the property identified as 2636-2638 S. Clearbrook Drive will be conducted as follows:

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

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

I. Review Item by Item of Application

- A) INTRODUCTION: Complete. (Applicant asserts that computations are to the best of its knowledge based on current value.)
- B) PROPERTY DESCRIPTION: Complete. Submitted as Exhibit A.
- C) IDENTIFICATION OF PERSONS: Complete. Submitted as Exhibit D.
- D) PROPERTY USE: Complete. Submitted as Exhibits E, F, G, and H.
- F) TRAFFIC: Complete. Approximately 50 automobiles are projected to enter/exit the facility on a daily basis as well as an estimated 30 trucks. Algonquin Road is expected to be the main route of ingress and egress via Arlington Heights Road and I-90. The property currently offers 100 parking spaces while the user currently requires only 87 by Code. Therefore, the use meets parking requirements.

- G) EVIDENCE OF NEW CONSTRUCTION: Ownership is planning to resurface the parking lot and upgrade lighting to LED during the life of the Class 6b renewal. This comes at an estimated cost of \$117,000. Submitted as Exhibit J.
- H) EMPLOYMENT OPPORTUNITIES: Complete. The existing businesses, Boyer-Rosene and CDS, currently employ a cumulative 42 full-time workers and two part-time workers. In the next ten years, the owner anticipates the businesses to employ an additional 2-3 staff people. The applicant meets the minimum number of employees on-site per the application requirements (25). Submitted as Exhibit K.
- I) FINANCIAL INFORMATION: Complete. Submitted as Exhibit L.
- J) FISCAL EFFECT: Complete. Submitted as Exhibit M.
- K) OTHER INDUCEMENTS: Complete. No other inducements requested. Submitted as Exhibit N.
- L) JUSTIFICATION: Complete. Submitted as Exhibit O.
- M) OTHER DATA: Complete. Provided copy of plat of survey description of building as done by appraiser. Submitted as Exhibits B and C.

II. Synopsis

Applicant wishes to obtain a renewal of their Cook County Class 6b Property Tax Classification which was originally approved by the Village Board in October 2005. The Class 6b classification is designed to encourage industrial development throughout Cook County by offering a real estate tax incentive for the development of new industrial facilities, the rehabilitation of existing industrial structures, and the industrial reutilization of abandoned buildings. The goal of Class 6b is to attract new industry, stimulate expansion and retention of existing industry and increase employment opportunities. Besides the aforementioned approval in 2005, the property at 2636-2638 S. Clearbrook Drive has not received any other Class 6b property tax abatements in the past. The buildings take up 62,370 square feet of leasable space on the 4.2 acre site. CDS Moving Equipment occupies a 32,130 square-foot facility while the other tenant, Boyer-Rosene, takes up all 30,240 square feet of the other building.

Per a lease amendment dated 11/23/15 between the property owner (Drew Enterprises LLC) and one of the tenants (CDS Moving Equipment), the lease may be terminated if the Class 6b renewal is not granted.

1. TERMS. In consideration of the obligation of Lessee to pay rent as herein provided, in consideration of the other terms, provisions and covenants hereof, Lessor hereby grants an additional third 5 year extension providing the 6B tax break is granted. If it is not granted Lessor has the right to terminate the lease with 60 day written notice to Lessee.

Property ownership, which also represents ownership of the other tenant (Boyer-Rosene), has stated that a denial of this request would cause the owner to consider relocating the Arlington Heights operation to another one of the company's more tax-friendly sites.

This site is currently in the 12th and final year of its initial Class 6b, meaning that without renewal, the site's assessment level would rise from 20% this year, returning to the standard 25% annual assessment of market value for Cook County industrial properties. With renewal, the property would be re-assessed at 10% for the next ten years, before rising to 15% in the 11th year, and 20% in the 12th year. This continues a substantial reduction in the level of assessment and results in significant tax savings.

In the absence of this incentive, industrial real estate would normally be assessed at 25% of its market value. Currently the industrial/flex vacancy rate in Arlington Heights is 14.8%. Should the businesses leave and the site become completely vacant, this would increase the vacancy rate over a full percentage point to 15.9%. (source: CoStar – May 2017)

Eligibility Requirements

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

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

The applicant wishes to obtain a Cook County Class 6b Property Tax classification. The Law Offices of Amari & Locallo filed the original Class 6b application on behalf of the applicant, Drew Enterprises, LLC.

III. Correlation of Application to Comprehensive Plan

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

- Storage and Warehousing 83%
- Offices 17%

This takes into account approximately 52,070 square feet of storage and warehousing space between two buildings and an estimated 10,300 total square feet of office.

IV. Correlation of Application to Zoning

The Zoning Map revised January 1, 2017 designates the relevant parcel as an **M-2 Limited Heavy Manufacturing** zoning district. Within this district warehousing, distribution and development are permitted, as well as some heavy manufacturing. The proposed uses of the subject site falls under the Zoning Code Permitted Use Table as “Wholesale, and Warehouse Facility” which is permitted outright in M-2 zoning. As proposed, the site will have a surplus of 13 parking spaces above Code. The following chart details the proposed parking scenario at 2636-2638 S. Clearbrook Drive, incorporating planned growth over the next 10 years:

Use/Business	Code Use	Square Feet	Parking Standard	Employees	Vehicles	Parking Req.
Office – 2636 S. Clearbrook CDS Moving Eqpt.	Offices - Business and Professional	2,380	1 space/300 SF	7	N/A	8
Warehousing – 2636 S. Clearbrook CDS Moving Eqpt.	Wholesale, and Warehouse	29,750	0.5 spaces/employee; 1 space/commercial vehicle	7	9	13
Office – 2638 S. Clearbrook Boyer-Rosene	Offices - Business and Professional	7,920	1 space/300 SF	25	N/A	26
Warehousing – 2638 S. Clearbrook Boyer-Rosene	Wholesale, and Warehouse	22,320	0.5 spaces/employee; 1 space/commercial vehicle	5	38	40
		62,370		SPACES REQUIRED		87
				SPACES AVAILABLE		100
				SURPLUS / (DEFICIT)		13

V. State of Economy of Industry Making Application

Boyer-Rosene is a moving company that also offers long-term warehousing. The other tenant of the property, CDS, is a wholesale distributor of moving equipment. Both businesses have been located at 2636-2638 S. Clearbrook since 2008. The company has stated that, due to the anticipated high tax rate on the property at the expiration of the current Class 6b incentive, the company is seeking a renewal to keep the tax rate at a price that it can afford. Otherwise, per an amendment dated 11/23/15, these companies can opt out of their lease and consider locations that offer more competitive property tax rates.

The Village guidelines suggest that the applicant have a minimum employment threshold of 25 employees. Within the Village, these two companies employ a total of 42 full-time employees and two part-time workers which easily meets the minimum threshold for number of employees.

The companies expect to continue to have a positive economic impact on the community via this incentive. Retaining the aforementioned employees will account for consumer purchases. Furthermore, over the last seven years of the incentive, the applicant estimates that the property will generate over \$183,000 more in property taxes with the Class 6b designation than if it were to remain vacant for the same period. While the building may not remain vacant for during that time period, the intent of the Class 6b program is to facilitate industrial occupancy or re-occupancy as quickly as possible. Even with the abatement, the applicant expects the property to generate \$1.15 million in total property tax revenue from 2017-2027.

VI. Site Visit

Planning and Community Development Department staff met with property ownership at the site on July 27th and confirmed that the uses meet applicable zoning standards and Class 6b requirements.

VII. Site Specifics of Property Requesting Abatement

The two buildings at 2636-2638 S. Clearbrook Drive are a combined 62,370 square feet on 4.2 total acres of property. The property owner is applying for a Class 6b property tax renewal that would allow for the retention of two large employers, and the continued occupation and property tax generation from this facility. The site specifics are provided below:

- A. The tenant leases expire in 2021. As noted earlier, the companies will consider alternative communities if the Class 6b is not renewed, due to increased property taxes.
- B. The property owner utilized the initial Class 6b approval in order to construct the two facilities now occupied by Boyer-Rosene and CDS. Both companies have occupied their respective buildings since 2008.
- C. Both Boyer-Rosene and CDS are projecting limited employment growth. Each company anticipates adding 1-2 employees over the life of the incentive.
- D. It is important to note that the property falls within the Metra STAR Line Master Plan adopted by the board in July 2009. Master Plan calls for the introduction of a new transit station at this location along with a change of land uses in the vicinity to include mid-rise, mixed-use, commercial, office and/or hotels. The property owner has been made aware of the Metra STAR Line Master Plan and the potential for future redevelopment in this area, both during their initial Class 6b application in 2005, and again during this particular renewal request.

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

As a warehouse and distribution operator, both CDS Moving Equipment and Boyer-Rosene Moving & Storage meet M-2 zoning requirements. Further, they comply with the mission of the Class 6b designation which is that the business and facility meets "industrial purposes" and that there is continued re-occupancy of previously "abandoned" property.

VIII. Relationship of Property Tax Abatement Goals to Application

The initial intent of the County Assessor's revised property tax incentive plan is to encourage new industrial and commercial development within the County. Reacting to slowed development in the commercial and industrial sectors, the Assessor recognized that the property tax rates in Cook County were higher than those of neighboring counties, which were seeing gains in the previously mentioned sectors. The Class 6b Property Tax Abatement program demonstrates an ongoing desire by Cook County officials to maintain their commercial and industrial competitiveness with the rest of the Chicago metropolitan region.

In this instance, the abatement would allow two large Arlington Heights-based companies to continue to remain within the Village, retaining over 40 jobs with plans to add more. Economic impact would be shown in overall business retention. Per the applicant's financial consultant, the amount of property tax revenue is expected to be less from retaining the businesses with a Class 6b designation, as opposed to allowing it to become vacant, a difference of \$126,000 over the 12-year life of the abatement. This is based upon the companies potentially staying through the end of the lease (2021). As mentioned before, the companies also have the opportunity to opt out their lease prior to its expiration date.

IX. Relationship of Village Guidelines to Application

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

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

The Village of Arlington Heights initiated its own guidelines in May 1990, and amended them in February 2017. These guidelines require:

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

Guideline #3 is met by this application as 83% of the floor space is dedicated to warehousing and storage, with the remaining 17% dedicated to office space. Guideline #4 is met as the businesses on-site employ 44 people, all but two being full-time workers. The business owners have agreed to make efforts to recruit Arlington Heights residents for future job vacancies. Guideline #5 is met by the retention of a long-standing business to the community, continued occupancy of a significant industrial property, as well as continued property tax generation that would be lost should the facility become vacant.

X. Finance Department Review

The Finance Department has reviewed the application and expressed concern over the limited amount of proposed site improvement and minimal projected employment growth during the next incentive period.

XI. Adherence to Zero Interest Loan Program Requirements

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

XII. Department of Planning and Community Development Recommendation

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

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

For use as an EXAMPLE:

	<u>COOK</u>	<u>COOK (W/CLASS 6B)</u>	<u>DUPAGE</u>
Market Value	\$3,929,310	\$3,929,310	\$3,929,310
Assessment Level	<u>x .25</u>	<u>x .10</u>	<u>x .33</u>
Assessed Valuation	\$ 982,328	\$ 392,931	\$1,296,672
Equalization Factor	<u>x 2.8032</u>	<u>x 2.8032</u>	<u>x 1.0000</u>
Equalized Value	\$2,753,660	\$ 1,101,464	\$1,296,672
Tax Rate (per \$100)	<u>x 9.201%</u>	<u>x 9.201%</u>	<u>x 12.960%</u>
Taxes	\$ 253,364	\$ 101,346	\$ 168,049

DuPage County taxes for a similar building are \$85,300 lower than Cook County taxes. In other terms, DuPage County property taxes are approximately 34% lower than similar Cook County non-residential property taxes in this example. With the Cook County 6b abatement, property taxes become exponentially more competitive (40% lower than DuPage property taxes) in this instance.



Item: Bond Waiver - St. James Catholic School

Department: Building & Life Safety

Background

St. James Catholic School - Parents' Club is requesting a waiver of the bond requirement for their annual raffle this fall. Tickets will be sold from September 11 through September 28, 2017. Weekly drawings will take place from October 6, 2017 through May 25, 2018.

Recommendation

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Letter

Type

Correspondence



**Saint James School Parents' Club
820 North Arlington Heights Road
Arlington Heights, IL 60004**

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

August 8, 2017

Dear Mr Recklaus:

Saint James Catholic School will once again be conducting our annual raffle this fall. The school raffle is one of the major fundraisers for our Parents' Club. Ticket sales will begin on September 11th and conclude on September 28th, 2017. Weekly drawings will take place from October 6th, 2017 through May 25th, 2018 and winners are notified by mail.

We are requesting a waiver of bond. Please send your response to:

**Mrs. Jacalyn Derengowski
208 S Derbyshire Lane
Arlington Heights, IL 60004**

If you have any questions, please do not hesitate to contact Jacalyn Derengowski at (847) 804-0683 or jjderengowski@yahoo.com.

We appreciate your generous spirit and any contribution to help make our school fundraiser successful. Thank you in advance for your consideration.

Sincerely,

Jacalyn Derengowski
St James Parent and Raffle Chair

Sarah Chaplin
St James Parent and Raffle Committee



Item: DC#17-086 - Popeye's Restaurant - 7 W. Dundee Rd. - Sign Variation

Department: Planning & Community Development

Requested Action

1. A variation from Chapter 30, section 30-402 Number, to allow one wall sign on the west side of the building, facing the parking area, where zero wall signs are allowed.
2. A variation from Chapter 30, section 30-403a Dimensions, to allow a 25 sf wall sign on the west side of the building, facing the parking area, where zero sf is allowed.

Recommendation

A public meeting was held by the Design Commission on August 8, 2017 where Commissioner Kingsley moved and Commissioner Coon seconded:

A motion to recommend to the Village Board of Trustees, approval of the sign variation request for Popeye's Restaurant located at 7 W. Dundee Road. This recommendation is subject to compliance with the plans dated 3/6/17 and received 6/22/17, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits.

1. A variation from Chapter 30, Section 30-402 Number, to allow one wall sign on the west side of the building, facing the parking area, where zero wall signs are allowed.
2. A variation from Chapter 30, Section 30-403a Dimensions, to allow a 25 sf wall sign on the west side of the building, facing the parking area, where zero sf is allowed.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the

Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

Roll Call Vote: Commissioners Coon, Kingsley and Acting Chair Eckhardt voted in favor. Motion carried.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
DC Minutes 8/8/17 DRAFT	Minutes
Context Photos	Exhibits
Exhibits	Exhibits
Hardship Letter	Correspondence
DC Timeline Tracker	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Popeyes Restaurant
Project Address: 7 W. Dundee Road
Prepared By: Steve Hautzinger

Date Prepared: August 1, 2017

Requested Action(s):

1. A variation from Chapter 30, section 30-402 Number, to allow one wall sign on the west side of the building, facing the parking area, where zero wall signs are allowed.
2. A variation from Chapter 30, section 30-403a Dimensions, to allow a 25 sf wall sign on the west side of the building, facing the parking area, where zero sf is allowed.

ANALYSIS:

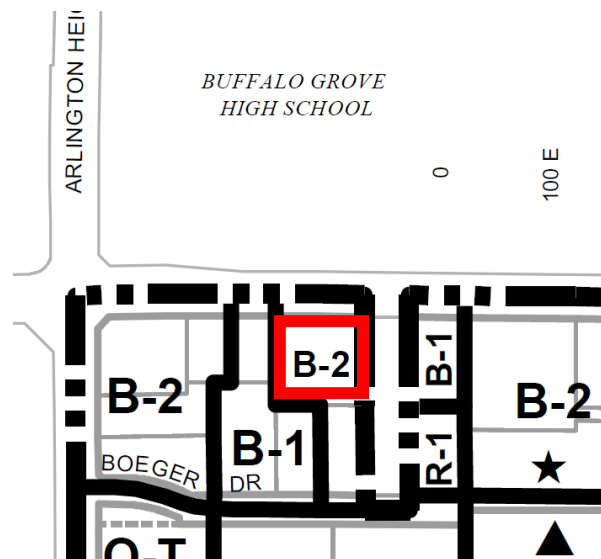
Summary

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

Popeyes Restaurant recently completed an exterior renovation/update to their existing restaurant located at 7 W. Dundee Road. The renovation included demolition of an atrium seating area on the front of the building and façade updates consistent with Popeyes new prototype standards. As part of the renovation, all signage is being updated to the current brand standards, including a wall sign on the front (north) façade facing Dundee Road, an existing ground sign update, and the requested wall sign on the west building wall.



Aerial of Property



Zoning Map of Property



Photo 1. **BEFORE PHOTO.** Popeyes Restaurant and signage before the renovation.



Photo 2. **AFTER PHOTO.** Current Popeyes Restaurant and signage.

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Subject Property	B-2, General Business District	Popeyes Restaurant	Commercial
North	Outside of Village boundary (Buffalo Grove)	Buffalo Grove High School	Not Applicable
South	B-2, General Business District	Vacant	Commercial
East	Outside of Village boundary (Buffalo Grove)	Buffalo Grove Animal Hospital	Not Applicable
West	B-1, Business District Limited Retail	Pizza Hut	Offices Only

WALL SIGN PROPOSAL:

The existing wall sign on the west side of the building received a building permit in 1997, but a sign variation was never granted to allow the sign. Therefore, the existing sign is legal non-conforming, and per the sign code, it is not allowed to be replaced with a new sign. The existing sign is 31.5 sf, and the proposed new sign will be a smaller 25 sf sign.

Table 1: Popeyes Wall Sign Summary

SIGN	ELEVATION / FRONTAGE	SIGNABLE AREA	25% ALLOWED BY CODE	SIGN SIZE	REMARKS
"Popeyes Louisiana Kitchen"	North / Dundee	241.5 sf	60.4 sf	60.2 sf	Existing sign to remain. Complies with code.
"Popeyes Chicken & Biscuits"	West / Parking Area (no frontage)	0 sf	0 sf	31.5 sf	Existing sign to be removed.
"Louisiana Kitchen" with "P" logo	West / Parking Area (no frontage)	0 sf	0 sf	25 sf	Proposed new sign. Variation required for number, Variation required for size. <u>Note:</u> If the proposed sign were approved, it would comply with the 25% signable area.
TOTAL				85.2 sf	

Sign Variation Criteria:

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

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

The petitioner has submitted a letter stating that the west facing sign is crucial for visibility and for identifying the main entrance for their customers.

Staff agrees that the proposed wall sign is useful to draw attention to the main entrance. The requested variation is similar to previously approved sign variations for similar businesses such as McDonald's restaurant at 15 E. Dundee Road which received a sign variation approval in 2013 for a 14 sf wall sign on the side wall of the building adjacent to the entrance. A sign on Popeyes' west wall has existed for 20 years, and the new sign will be 6.5 sf smaller than the old sign.

RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the proposed wall sign variation request for *Popeyes* at 7 W. Dundee Road. This recommendation is subject to compliance with the plans dated 3/6/17 and received 6/22/17, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits.

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

August 1, 2017

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 17-086

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
AUGUST 8, 2017

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

Members Present: Ted Eckhardt, Acting Chair
Aaron Coon
Kirsten Kingsley

Members Absent: John Fitzgerald
Jonathan Kubow

Also Present: Robert Lisk, DRH Cambridge Homes for 225 S. *Waterman Ave.*
Don Meyers, Vital Signs USA for *Popeye's Restaurant*
Mike Henderson, STR Partners for *Greenbrier School*
Ryan Schultz, School District 25 for *Greenbrier School*
Mark Hopkins, HKM Architects for *Sigwalt Apartments*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JULY 11, 2017

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER COON, TO APPROVE THE MEETING MINUTES OF JULY 11, 2017. ALL WERE IN FAVOR. THE MOTION CARRIED.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER COON, TO APPROVE THE MEETING MINUTES OF JULY 25, 2017. ALL WERE IN FAVOR. THE MOTION CARRIED.

Acting Chair Eckhardt explained that with 2 commissioners not here tonight, a unanimous vote from all 3 commissioners is required for approval of a project tonight. Petitioners have the option to continue their project to a future meeting when more commissioners are present.

ITEM 3. SIGN VARIATION REVIEWDC#17-086 – Popeye’s Restaurant – 7 W. Dundee Rd.

Don Meyers, representing *Vital Signs USA*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. Popeye’s Restaurant recently completed an exterior renovation/update to their existing restaurant located at 7 W. Dundee Road. The renovation included demolition of an atrium seating area on the front of the building and façade updates consistent with Popeye’s new prototype standards. As part of the renovation, all signage is being updated to the current brand standards, including a wall sign on the front (north) façade facing Dundee Road, an existing ground sign update, and the requested wall sign on the west building wall.

The petitioner is seeking a variation from Chapter 30, section 30-402 Number, to allow one wall sign on the west side of the building, facing the parking area, where zero wall signs are allowed, and a variation from Chapter 30, section 30-403a Dimensions, to allow a 25 sf wall sign on the west side of the building, facing the parking area, where zero sf is allowed.

The existing wall sign on the west side of the building received a building permit in 1997, but a sign variation was never granted to allow the sign. Therefore, the existing sign is legal non-conforming, and per the sign code, it is not allowed to be replaced with a new sign. The existing sign is 31.5 sf, and the proposed new sign will be a smaller 25 sf sign.

The petitioner has submitted a letter stating that the west facing sign is crucial for visibility and for identifying the main entrance for their customers. Staff agrees that the proposed wall sign is useful to draw attention to the main entrance. The requested variation is similar to previously approved sign variations for similar businesses such as McDonald’s restaurant at 15 E. Dundee Road which received a sign variation approval in 2013 for a 14 sf wall sign on the side wall of the building adjacent to the entrance. A sign on Popeye’s west wall has existed for 20 years, and the new sign will be 6.5 sf smaller than the old sign. Staff recommends approval.

Acting Chair Eckhardt asked if there was any public comment on the project and there was no response from the audience.

Mr. Meyers said that they are looking to put a sign at the main entrance on the west elevation. The sign will be non-illuminated and meets code for size.

Commissioner Coon liked the new signage better than the previous signage, and asked if the wall sconces above the sign serve to light the sign. Mr. Meyers replied that wall sconces are located around the building and also help to light the signage. Commissioner Kingsley agreed that the new signage is better designed than the previous signage, and she understood the hardship for needing signage at the entrance on the west elevation. She had no issue with the variation request. Acting Chair Eckhardt agreed with the other commissioners; the sign is fine and necessary as a wayfinding device. He also felt it was a better designed sign than the previous, and he was in support of the variation request.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER COON, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE SIGN VARIATION REQUEST FOR POPEYE’S RESTAURANT LOCATED AT 7 W. DUNDEE ROAD, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 3/6/17 AND RECEIVED 6/22/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402 NUMBER, TO ALLOW ONE WALL SIGN ON THE WEST SIDE OF THE BUILDING, FACING THE PARKING AREA, WHERE ZERO WALL SIGNS ARE ALLOWED.

2. A VARIATION FROM CHAPTER 30, SECTION 30-403a *DIMENSIONS*, TO ALLOW A 25 SF WALL SIGN ON THE WEST SIDE OF THE BUILDING, FACING THE PARKING AREA, WHERE 0 SF IS ALLOWED.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
4. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Mr. Hautzinger stated that sign variations require Village Board approval, and this is a recommendation to the Village Board to approve the sign variation request.

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





POPEYES
LOUISIANA KITCHEN

POPEYES
LOUISIANA KITCHEN

POPEYES
Now
HIRING!

9
\$12.99

NOTICE OF PUBLIC MEETING
Meeting for: Sign Variation for New Wall Sign
Meeting Location: Arlington Heights Municipal Building
33 S. Arlington Heights Road
DATE: August 8, 2017 TIME: 6:00 PM



BUFFALO GROVE ANIMAL HOSPITAL

Buffalo Grove Animal Hospital
Under New Ownership
Come Visit And See Us!
847-4-1128

Buffalo Grove
**ANIMAL
HOSPITAL**


OBERWEIS
ICE CREAM and DAIRY STORE
NOW HIRING

OBERWEIS DAIRY

ICE CREAM & DAIRY STORE

EXIT





eYes
A KITCHEN





BUFFALO GROVE
HIGH SCHOOL
TECHNOLOGY HIGH SCHOOL
DISTRICT 150





SCHEDULE

N2 - (1) 60" NON-ILLUMINATED BUILDING LOGO

LEGEND

N1

NEW PROPOSED

R1

EXISTING SIGN TO BE REPLACED

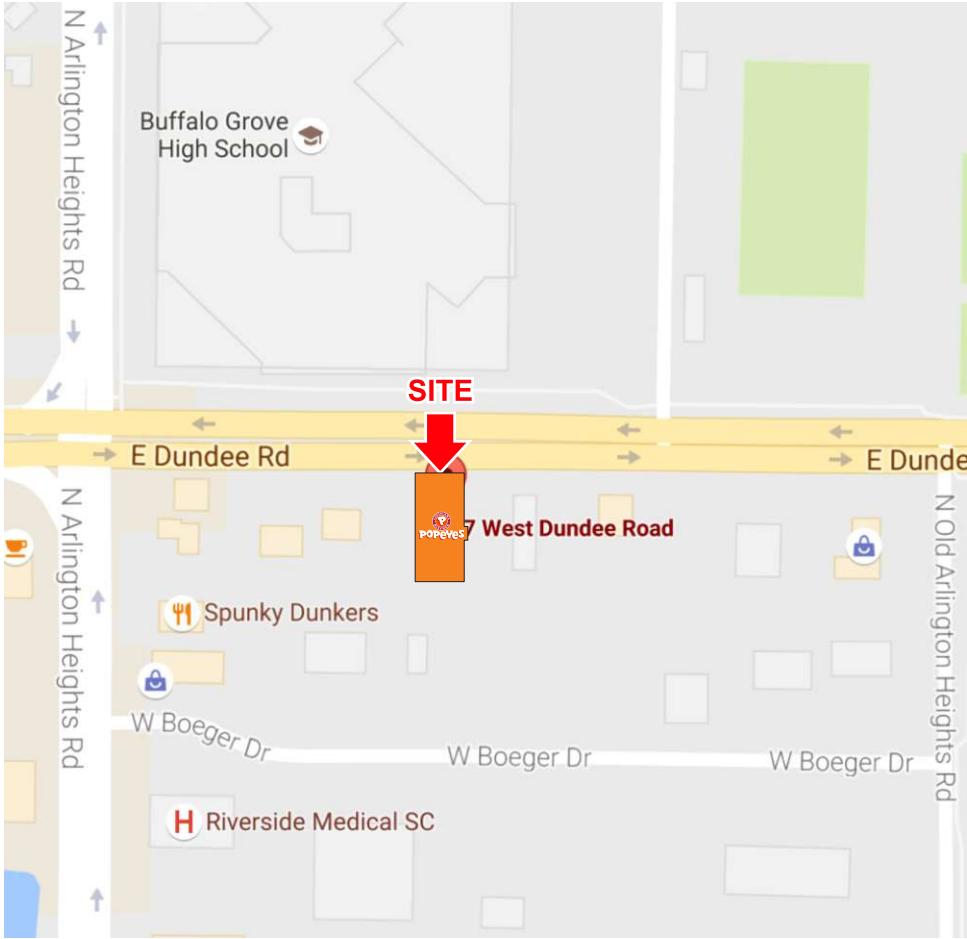
X1

EXISTING SIGN TO BE REMOVED

S1

EXISTING SIGN TO REMAIN

VICINITY MAP



NOT TO SCALE



POPEYES

7 W DUNDEE RD

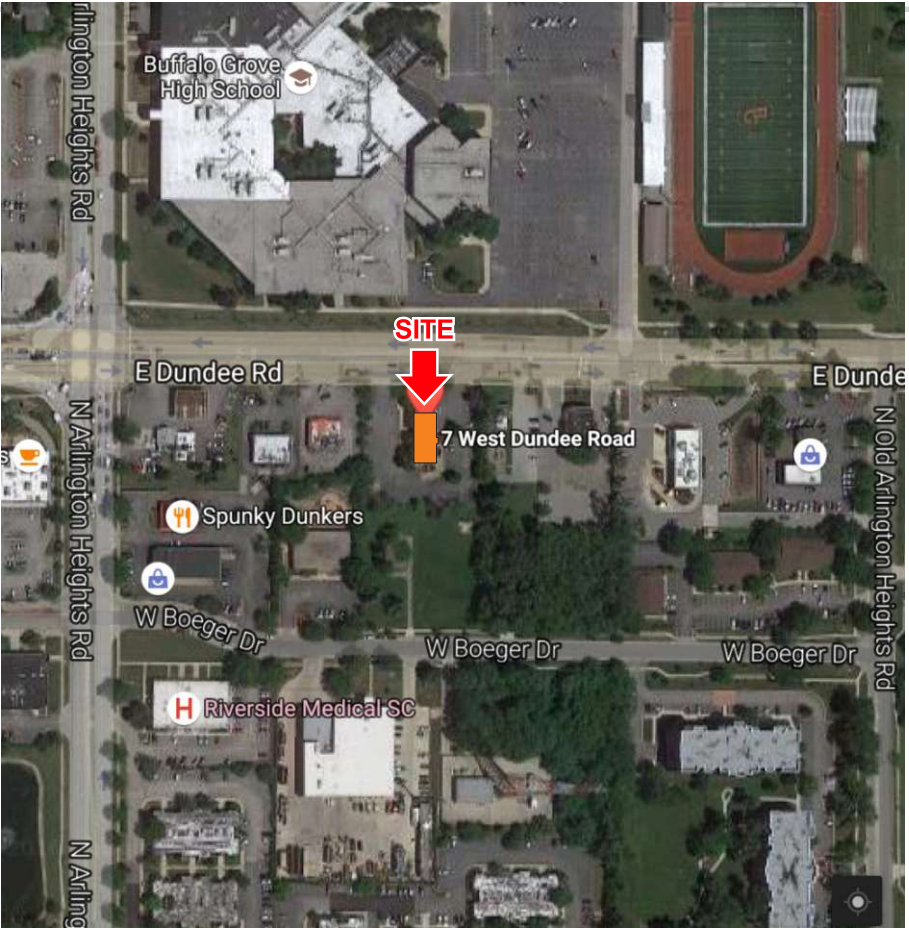
ARLINGTON HEIGHTS, IL 60004

APPROVAL		
X	Title	Date

SIGN CODE	

SQUARE FOOTAGE INFORMATION			
ALLOWABLE	SQ. FT.	PROPOSED	SQ. FT.

AERIAL MAP



NOT TO SCALE



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St. Lic.: 455415
Los Angeles, CA



DRAWING/REVISION NO.:
10-16-0008R8

PAGE NO.:
1 OF 7

CLIENT:
POPEYES

ADDRESS
7 W DUNDEE RD.
ARLINGTON HEIGHTS, IL

Approval Signature

DATE:
11/02/2016

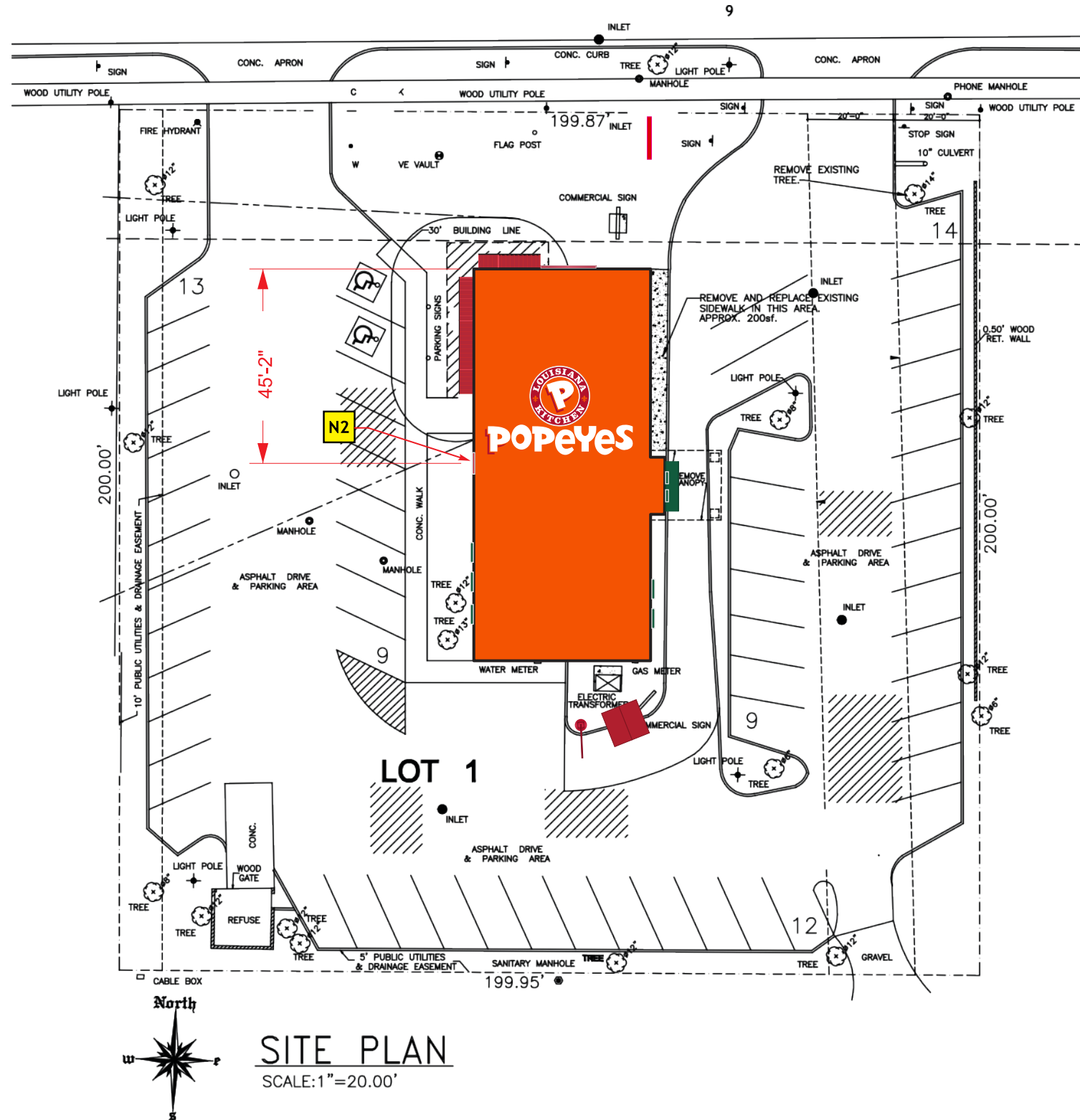
PROJECT MANAGER
DAVE PALMGREN

DESIGNER:
J. MEDINA

REVISION DATE:
03/6/2017

REVISION BY:
J Medina

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SITE PLAN



Scale: 1/32" = 1'-0"



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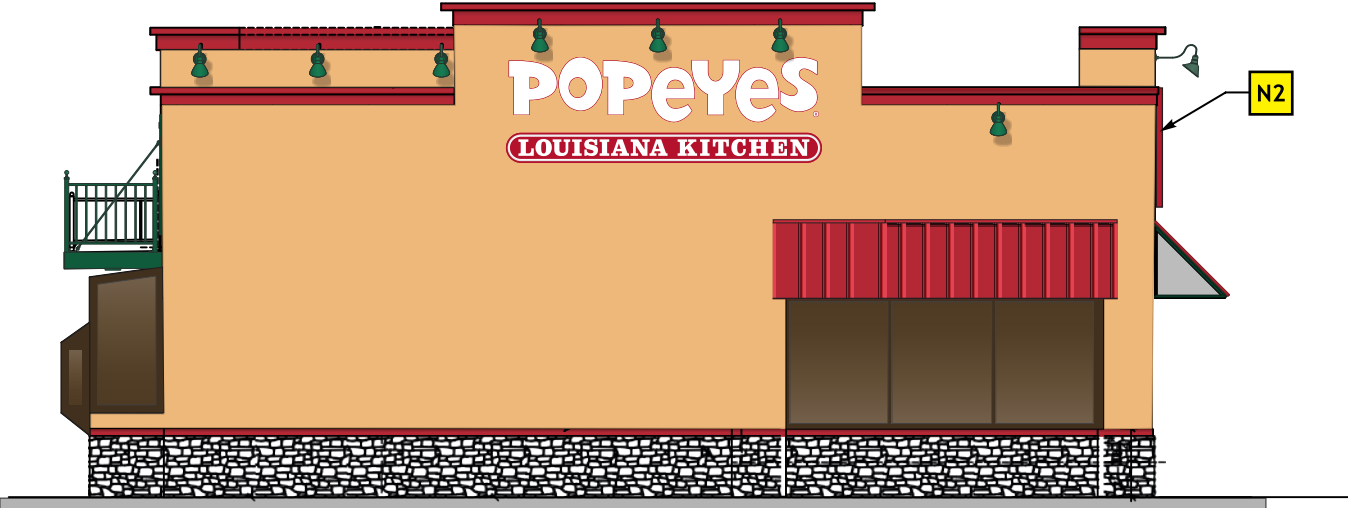
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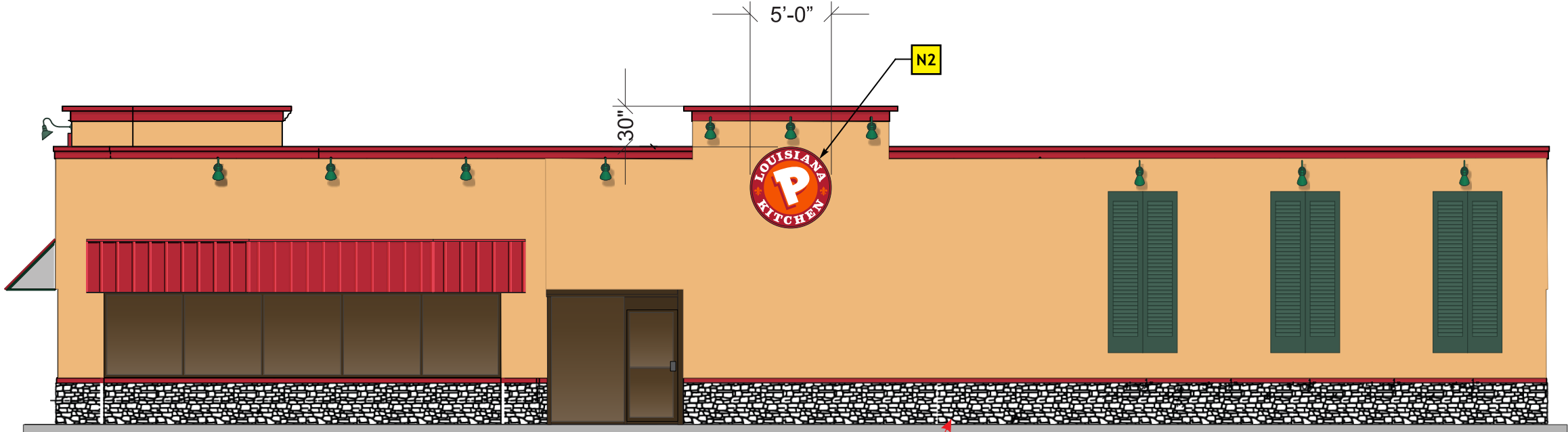
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COLOR SPECIFICATIONS		
P1		BENJAMIN MOORE SW 2858-30 DELIGHTFUL GOLDEN
P2		BENJAMIN MOORE BM #2007-20: MOCHA BROWN
P3		BENJAMIN MOORE BM 2041-10 HUNTER GREEN
P4		BENJAMIN MOORE 2086-10: EXOTIC RED
P5		BENJAMIN MOORE RM: BRONZETONE
STONE SPECIFICATIONS		
S1		ELDORADO STONE RUSTIC LEDGE

☐ NORTH SIDE ELEVATION ()

Scale: 1/8" = 1'-0"



☐ WEST SIDE ELEVATION ()

Scale: 1/8" = 1'-0"



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DAVE PALMGREN

DESIGNER:

J. MEDINA

REVISION DATE:

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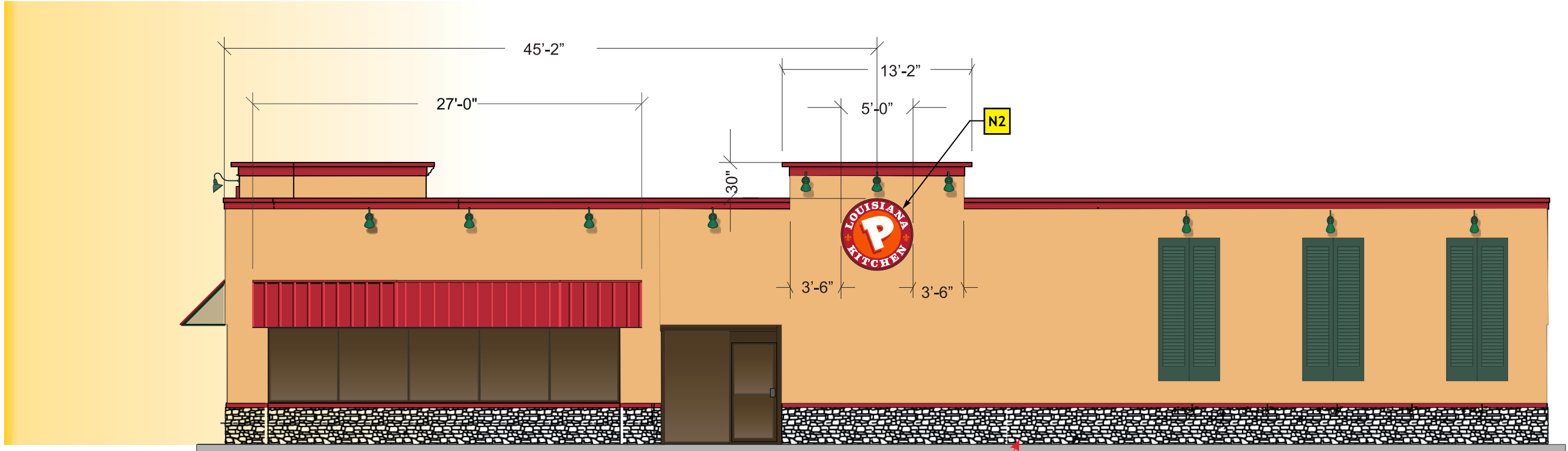
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X1 EXISTING WALL LOGO

Scale: 1/8" = 1'-0"



BRICK VENEER IS
NON-STRUCTURAL

N2 PROPOSED WALL LOGO

Scale: 1/8" = 1'-0"



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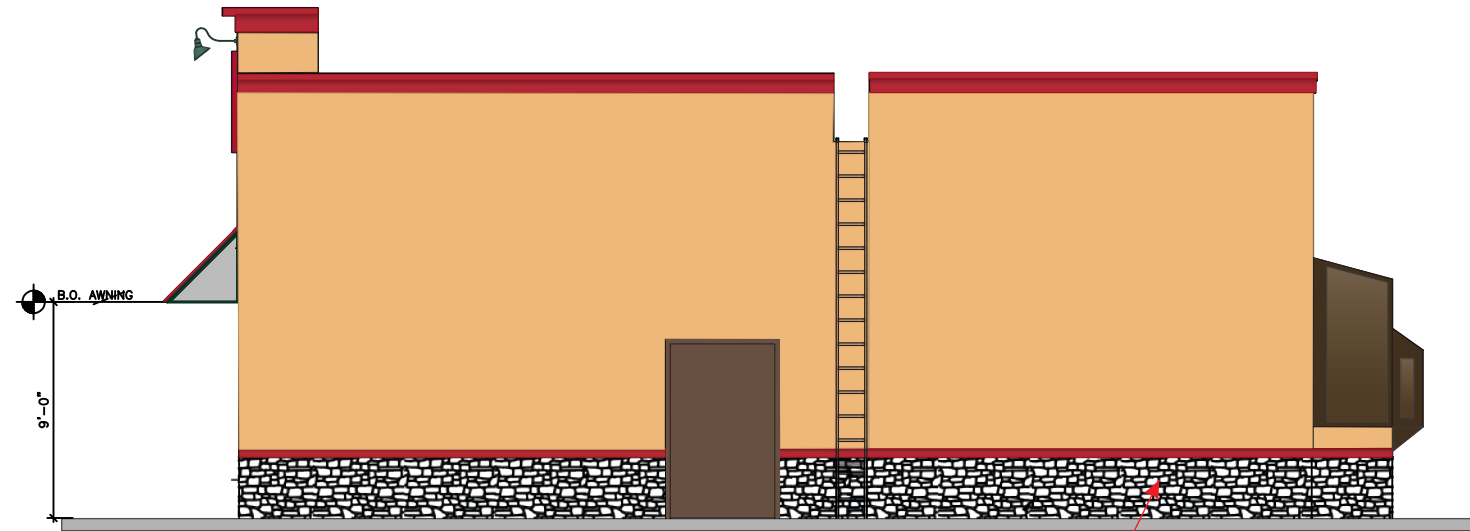
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REAR ELEVATION (SOUTH)

Scale: 1/8" = 1'-0"

BRICK VENEER IS
NON-STRUCTURAL



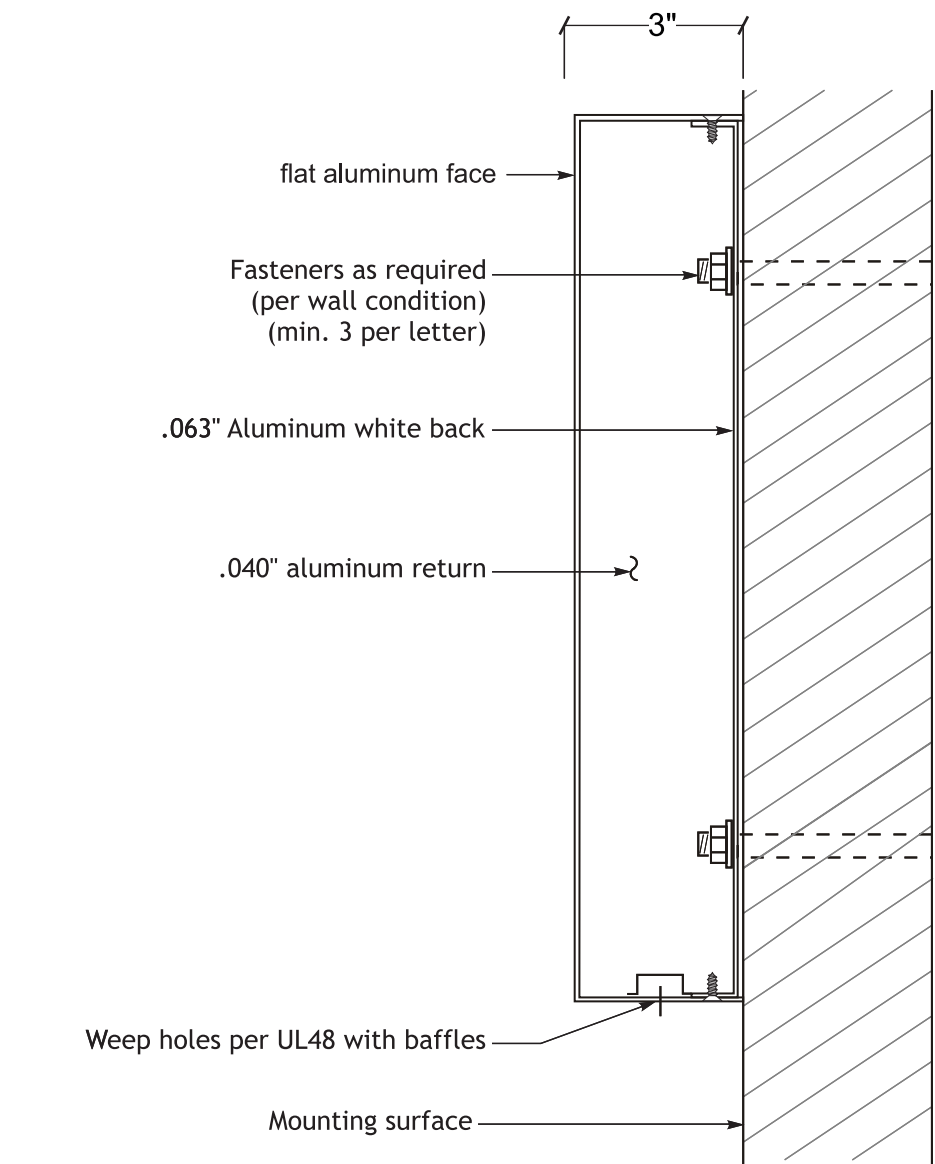
EAST SIDE ELEVATION ()

Scale: 1/8" = 1'-0"

BRICK VENEER IS
NON-STRUCTURAL



X1 EXISTING NON ILLUMINATED WALL SIGN
31.5 SQ FT
SCALE: 3/4" = 1'-0"



NON-ILLUMINATED
SIDE SECTION VIEW
SCALE: NTS



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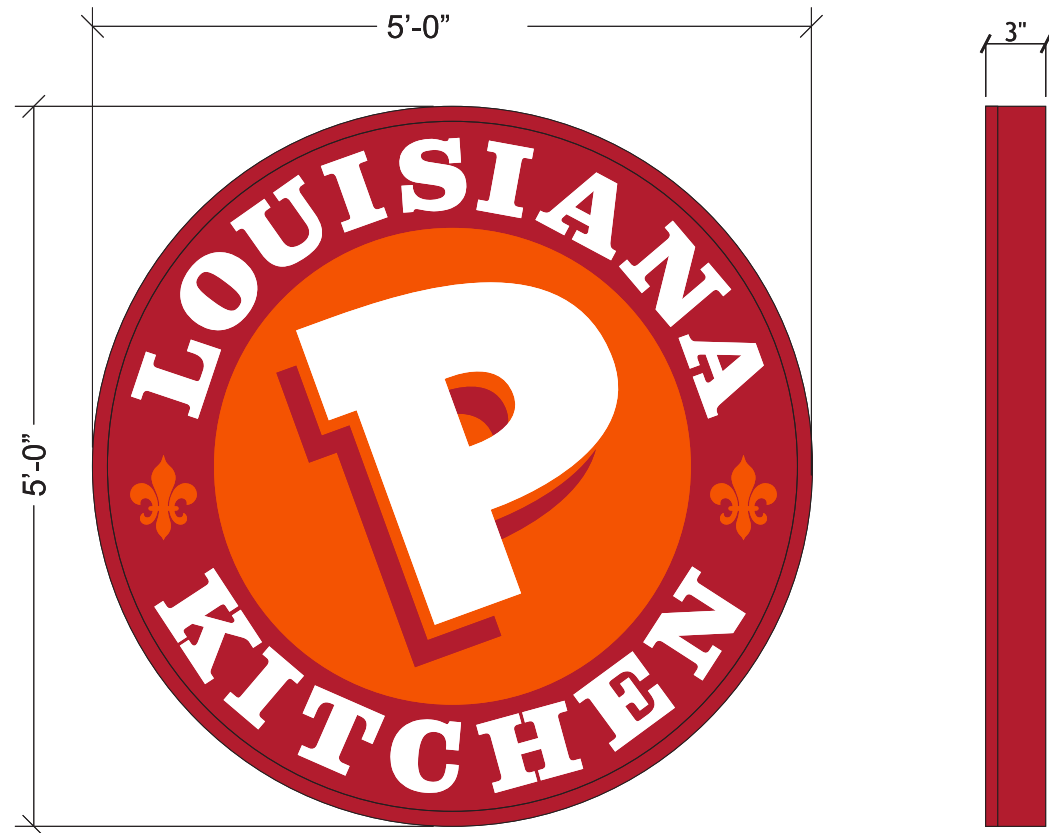
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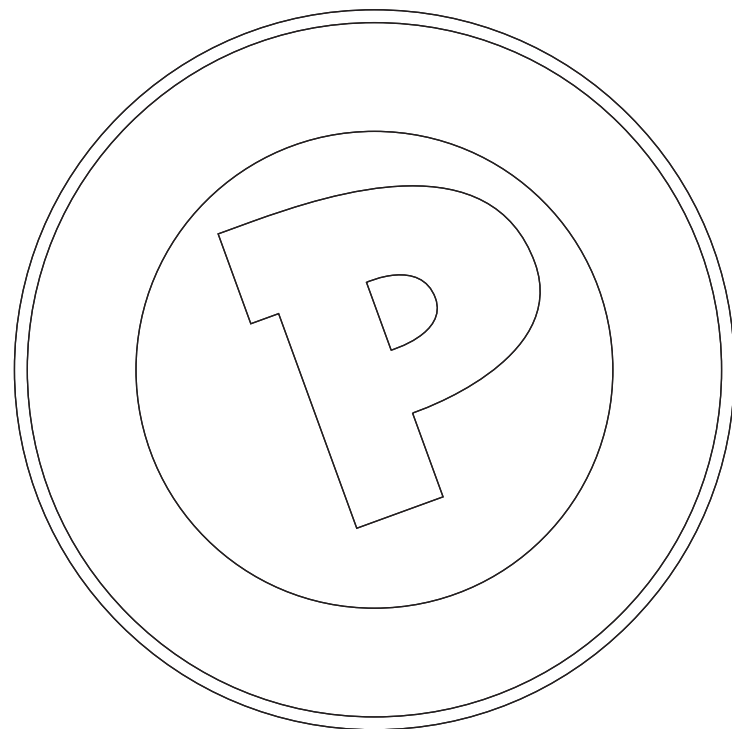
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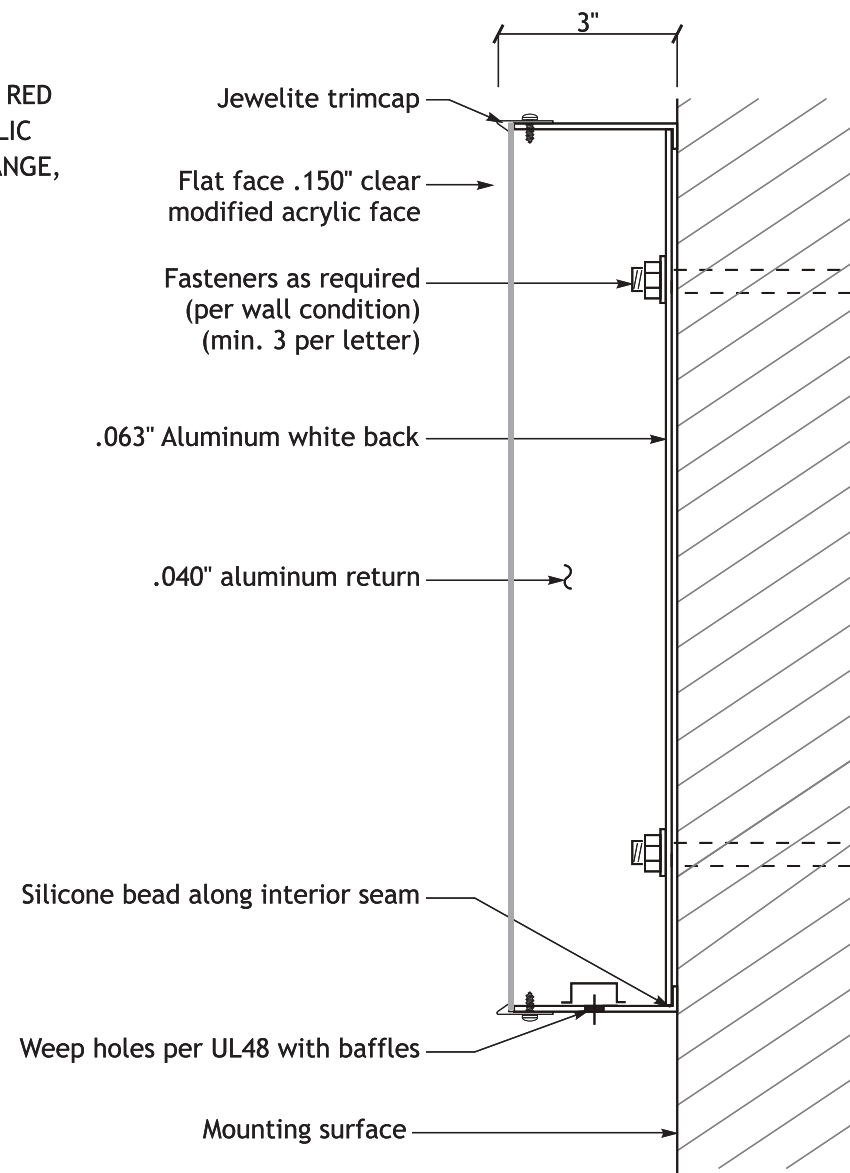


N2 NON-ILLUMINATED BUILDING SEAL
FRONT VIEW & SIDE VIEW
AREA 25.0 SQ FT
SCALE: 3/4" = 1'-0"



N2 FLAT FACE DETAIL
FRONT VIEW & SIDE VIEW
SCALE: 3/4" = 1'-0"

- SPECIFICATIONS:**
1. RETURNS - 3" X .040" ALUMINUM PAINTED PMS 187C RED
 2. FLAT FACE - .150" CLEAR IMPACTED MODIFIED ACRYLIC W/ 2ND SURFACE 3630-53 CARDINAL RED, 3630-44 ORANGE, ALL BACKSPRAYED WHITE
 3. TRIM CAP - 1" RED
 4. BACKS - .063" WHITE ALUMINUM
 - 5.



4 NON-ILLUMINATED BUILDING SEAL
SIDE SECTION VIEW
SCALE: NTS

BILL OF MATERIALS					
ID#	PART NUMBER	MATERIAL DESCRIPTION	QTY	UOM	
1	VNL-3M-11	3M 3630-53 X 48" Translucent "Cardinal Red" Vinyl (PMS 187C)	3	FT	
2	VNL-3M-09	3M 3630-44 X 48" Translucent "Orange" Vinyl	2	FT	
3	IMS-.118.01	Impact Modified Sheet SG-10 Clear 0.150" X 52" X 100"	14	SF	
4	TCJL-1.03	JEWELEITE 1" True Red Trimcap x 150'	10	FT	
5	ALCS-24	.040" X 5.3" X 270' Hunter Red Aluminum Coil	10	FT	
6	ALS-063.05	.063" X 48" X 120" White Aluminum Sheet	9	SF	



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DRAWING/REVISION NO.:
10-16-0008R8

PAGE NO.:
6 OF 7

CLIENT:
POPEYES

ADDRESS
7 W DUNDEE RD.
ARLINGTON HEIGHTS, IL

Approval Signature

DATE:
11/02/2016

PROJECT MANAGER
DAVE PALMGREN

DESIGNER:
J. MEDINA

REVISION DATE:
03/6/2017

REVISION BY:
J Medina

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Returns: 3" x .040" aluminum painted PMS 187c Red



Flat Face: .150" clear impacted modified acrylic with
2nd surface Cardinal Red & Orange, all backsprayed white



3630-53 Cardinal Red



3630-44 Orange



Backs: .063" white aluminum



Trim Cap: 1" Red

**Popeye's - 7 W. Dundee Rd.
Non-Illuminated sign above
entrance on west elevation**

Vitalsigns
USA

Material List

- 1.) Petitioner Name: Vital Signs USA, inc.
- 2.) Date:
- 3.) Project: Popeye's
- 4.) Location: 7 W. Dundee Rd.

Non-illuminated sign above entrance on west elevatuion

- 1.) Returns – 3" x .040" aluminum painted PMS 187C Red
- 2.) Flat Face - .150" clear impacted modified acrylic w/ 2nd surface 3630-53 Cardinal Red and 3630-44-orange, all backsprayed white
- 3.) Trim Cao – 1" Red
- 4.) Backs - .063" white aluminum

HZ Props RE, Ltd

Popeyes

April 19, 2017

**RE: POPEYES
7 W Dundee Rd.
Arlington Heights, IL 60004**

To whom it may concern:

We are seeking a variance in regards to the signage allowed at 7 W Dundee Rd, Arlington Heights. In the reimagining process at this site, we were allowed signage on the North elevation only due to the fact the existing West elevation sign had not been previously permitted. We believe it is crucial for visibility and increased revenue that we have this second elevation branded. The West elevation is also our front entrance and we believe having a sign over the door will be beneficial to our customers.

Sincerely

A handwritten signature in black ink, appearing to read 'Amin Dhanani', with a stylized, overlapping loop structure.

Amin Dhanani

President

HZ Props RE, Ltd

4415 Hwy 6

Sugar Land, Tx 77478

DESIGN COMMISSION PROJECT TIMELINE

Project Name: Popeyes Restaurant
DC Number: DC:17-086
Location: 7 W. Dundee Road
Requested Action: Sign Variation

	Date	# of Business Days
DC Application Submittal Date	6/22/17	
Missing Submittal Items Received	7/7/17	11
Design Commission Meeting	8/8/17	22
Village Board Meeting	8/21/17	9

Notification Requirements:

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



Item: Early Review - 400 & 500 Block of West Northwest Highway at Walnut Avenue

Department: Planning & Community Development

Project Background

The subject property is comprised of two sites, one located at the northeast corner of Northwest Highway and Walnut Avenue and the other being the northwest corner of Northwest Highway and Walnut Avenue. Each site is approximately one acre in size. The east site is currently occupied by a single story automobile repair business with a rear parking lot for automobile storage and is zoned B-3 (General Service, Wholesale, and Motor Vehicles District). The west site is currently occupied by the multi-tenant Elms shopping center and is zoned B-2 (General Business District).

The applicant is proposing a two-phased development consisting of 106 rental units shared between the two properties. The east side would be developed in Phase I, which would entail 50 units within a four and a half story building that would taper down to three and a half stories at the rear along Fremont Street. Parking for this building would be located on the first floor of the building which would be partially below grade. Additional parking would be located within a surface parking lot situated behind the building. Phase II would be the development of the western side of the site with a four and a half story building consisting of 56 units. Parking for the western building would also be on a partially below grade first floor and within a surface parking lot at the rear of the building.

Conclusion

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Staff Memo

Request for Early Review

Aerial - Perspective

Aerial

Neighborhood Meeting Summary

Plans

Type

Memorandum

Correspondence

Exhibits

Exhibits

Correspondence

Exhibits



Memorandum

To: Charles Witherington-Perkins, Director of Planning and Community Development
CC: Randy Recklaus, Village Manager
From: Sam Hubbard, Development Planner
Date: 8/16/2017
Re: Early Review – Brian Properties Apartment Development, 400-424 Northwest Hgwy. and 500-550 Northwest Hgwy.

Please find attached information regarding a rental apartment development as proposed by Brian Properties. Included is an email dated July 6 from Mark Toljanic, who represents Brian Properties on this project, requesting early review by the Village Board. Also included are aerials of the subject property, a conceptual site plan, elevations, and floor plans for the proposed development.

This early review was postponed at the request of the developer in order to address issues raised by staff and neighborhood concerns identified in earlier conceptual plans. The original version of this project included 108 rental units in two 5-story buildings. Subsequent versions of the conceptual plans showed 102 units in a 5-story building and a 4.5-story building, and the plans presented at this time now include 106 units within a 4.5-story building and another 4.5-story building with a recessed 3.5-story portion.

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

Project Background:

The subject property is comprised of two sites, one located at the northeast corner of Northwest Highway and Walnut Avenue and the other being the northwest corner of Northwest Highway and Walnut Avenue. Each site is approximately one acre in size. The east site is currently occupied by a single story automobile repair business with a rear parking lot for automobile storage and is zoned B-3 (General Service, Wholesale, and Motor Vehicles District). The west site is currently occupied by the multi-tenant Elms shopping center and is zoned B-2 (General Business District).

The applicant is proposing a two-phased development consisting of 106 rental units shared between the two properties. The east side would be developed in Phase I, which would entail 50 units within a four and a half story building that would taper down to three and a half stories at the rear along Freemont Street. Parking for this building would be located on the first floor of the building which would be partially below grade. Additional parking would be located within a surface parking lot situated behind the building. Phase II would be the development of the western side of the site with a four and a half story building consisting of 56 units. Parking for the western building would also be on a partially below grade first floor and within a surface parking lot at the rear of the building.

Neighborhood Meeting:

On July 12, 2017, the petitioner held a neighborhood meeting with nearby residents to introduce the project and to understand any neighborhood concerns. A summary of this meeting has been provided by Mr. Toljanic and is included in the packet for reference.

Comprehensive Plan and Zoning:

Both the east and west sides of the property will need to be rezoned into the R-7, Multi-Family Dwelling District in order to accommodate the proposed development. It should be noted that all land within the R-7 District must be directly contiguous to the B-5 Downtown Zoning District. Although the subject property is *not* directly contiguous with the B-5 District, it is adjacent to another portion of R-7 zoned property that *is* contiguous with the B-5 District, and when considered altogether, the rezoning results in a unified area of R-7 zoning that is directly contiguous to the B-5 District.

The proposed rezoning is generally consistent with the Comprehensive Plan on the western site, which designates that property as suitable for "Moderate Density Multi-Family". From a land use perspective, this classification is consistent with the proposed use, however, the proposed R-7 Zoning is more appropriate as "High Density Multi-Family" and therefore a Comprehensive Plan amendment to reclassify the western site to High Density Multi-Family is required. The eastern site is not consistent with the existing Comprehensive Plan designation as "Commercial" (although a small portion of the east side is classified as "High Density Multi-Family"), and therefore an amendment to the Comprehensive Plan to reclassify the east site as "High Density Multi-Family" is needed as well. In addition, Planned Unit Development (PUD) approval is required for all developments within the R-7 District. Finally, a Plat of Resubdivision to consolidate both sites, as well as several Variations, are being requested.

Site Plan:

Both the east and west buildings appear to conform to all bulk, height, and density restrictions, however, certain variations from setback regulations are required (see Exhibit I at the end of this memo). Staff has worked with the petitioner to increase the building setbacks (from those originally presented) to minimums as deemed acceptable for a building of the proposed size, however, there are several areas of the plan that are recommended for further analysis and revisions as indicated below.

Appearance of Building Along Northwest Highway

At the request of staff, the developer has lowered the 1st floor of both buildings to be 50% below grade, which will help to reduce the mass of the structure and screen the blank walls along Northwest Highway. The Petitioner has proposed to raise the grade at the front of the buildings to screen their base so that the foundation would begin approx. 4' below grade along Northwest Highway (see elevations). Further analysis on the feasibility of this grade change is needed as 20' of space may not be adequate to accommodate such a grade change. In addition to this change, staff recommends the inclusion of dense landscape plantings in the greenspace along Northwest Highway to further enhance the appearance of the building along this heavily trafficked corridor. Finally, the developer has proposed an enhanced southern entry to the west building, which will help to break up the massing of the structure.

Stormwater Detention

The Petitioner will be required to provide on-site stormwater detention as part of their preliminary Engineering submittal. The subject property is located within a combined sanitary/storm sewer area and all plans must conform to both Village and MWRD requirements for stormwater management.

East Building Entry Area

In response to staff concerns, the petitioner has recently revised the entry area of the east building to provide a more defined front entry. This has caused the garage entry to shift to the north elevation of the building, which enhances the flow of automobiles throughout the site. As the garage entrance will now face to the north, a heavy landscape screen

should be added along the northern property line to shield the homes to the north from the glare of headlights in the evening. In order to enhance the open space by the front entry, a robust landscape program in this area should be incorporated into the landscape plan.

Fire Department Access

Both the Building Department and Fire Department have provided a preliminary review of the proposed site plan. Based on this preliminary review, access to the both buildings appears adequate; however, the petitioner will need to examine the location of any overhead wires within close proximity to the building. Any overhead wires that could hamper emergency service operations must be buried as part of this development, which will enable a ladder truck the ability to access the upper floors of the building during emergency situations. It is recommended that all overhead utilities be buried in connection with this development.

Sidewalk and Landscaping

As noted above, dense landscaping should be incorporated along Northwest Highway to provide a buffer for the building and to enhance the appearance along this major arterial street. The petitioner should also provide dense plantings along the rear of each parking area to screen their appearance from the residential areas to the rear. Previous iterations of the plan showed a carriage walk on the western site where the property abuts Northwest Highway. At the request of staff, the petitioner has relocated this sidewalk to provide a parkway in-between the sidewalk and Northwest Highway. An easement to the Village for any portion of the public sidewalk that overlaps onto private property must be granted in conjunction with this development. IDOT approval will be needed for the proposed drop-off area in front of the west building, which will also need further evaluation.

Building Height

In a response to neighborhood concerns, the developer has lowered each building by approximately four feet. Additionally, the east building has been tapered down along the rear where the building extends out towards the primarily single-family residential area to the northeast. Originally, this section of the building was proposed at 5-stories in height and is now proposed at 3.5-stories. The developer should note that overall building height (from a zoning perspective) will be measured from the average grade at the sidewalk adjacent to the front yard to the top of the roof, and not from the elevation of grade at the top of the berm to the top of the roof.

Traffic and Parking:

A traffic and parking study will be required for this project. Currently, the provided parking falls just short of the number of required off-street parking as outlined within the R-7 District regulations, which requires 1.5 parking spaces per unit (1.44 spaces per unit are proposed). Additionally, staff notes that no guest parking has been provided. The parking study will need to address the adequacy of the provided parking and guest parking in relation to similar developments. Finally, the proposed drive aisle width on the western site is 22' where code requires a 24' wide drive aisle.

The developer has proposed the landbanking of nine parking stalls on the Arlington Garden apartment site located immediately north of the west building, which apartment complex is also owned by the developer. When factoring in these landbanked spaces, the site conforms to all parking requirements. In order to provide the landbanked parking, additional landscape islands may be needed within the proposed parking lot to comply with code requirements, which may cause the elimination of an additional one or two parking spaces.

While staff supports the provision of a contingency plan outlining additional opportunities for on-site parking in the event of a parking shortage, the location of the landbanked parking is not optimal and would diminish the open space and landscaped area within the Arlington Garden site. Squeezing the code-required parking onto the Arlington Garden property is not a suitable solution, and both the east and west buildings should accommodate the code required parking on-site. The developer should explore alternative locations for additional parking spaces, a revised site layout that

would allow for more parking, or a reduction in the number of units to conform to all parking requirements. Along with the landbanked parking, the developer has indicated that two surface spaces, as well as two dumpster enclosures, will be located on the Arlington Garden site. These elements will require a permanent easement should the Arlington Garden site come under separate ownership at any point in the future.

The east building includes a driveway entrance onto Freemont/Park Avenue that is restricted to emergency vehicle traffic only in an effort to reduce travel on this local residential street. The parking study will need to evaluate if this restriction will be effective, or if it is likely that cars will simply turn out onto Walnut Ave. and then proceed to Freemont Street. The study should also address the viability of the development as having no loading spaces. The provision of loading spaces is required by code.

Affordable Housing:

The Villages' Multi-Family Affordable Housing Policy requires that all new developments maintain a certain percentage of their units as affordable or provide a fee-in-lieu of providing these units. The developer, who also owns the Arlington Garden apartment complex that abuts the west site on the northern side, has indicated that 76% of the units within that apartment complex are leased at rates that conform to the Village's affordable housing policy. Therefore, they believe that the existence of those units should be acceptable in lieu of providing any affordable units or payment in lieu of affordable units within the proposed development.

The purpose of the Multi-Family Affordable Housing Policy is, in part, to insure that at a minimum the Village continues to meet State of Illinois affordable housing goals by including affordable units in *new* and substantially amended multi-family Planned Unit Developments. Therefore, the existence of affordable units within the Arlington Garden Apartments, although owned by the petitioner, does not conform to the purpose of the Multi-Family Affordable Housing Policy as it is meant for all new development to provide these units since new developments increase the overall amount of housing stock within the community. Staff believes that the petitioner should provide the affordable units as per the policy, or pay a fee in lieu of providing these units at a level comparable to similar developments. Developers of a recent comparable development have proposed \$25,000 per required affordable unit not provided. A response to the Village's Affordable Housing Policy should be submitted for staff and the Housing Commission review.

Conclusion

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

Exhibit I – Zoning Analysis

East Building			
	Proposed	Required	Variation Required
Height	58'-4"*	60' Maximum	
Setback			
East (Side)	10'-10"	Approx. 34'	X
West (Exterior Side - Walnut Ave.)	15'	20'	X
North (Rear - Freemont St.)	52'-6"	30'	
South (Front - Northwest Hwy)	20'	44'	X
Density (Minimum Lot Size)	44,213 sq. ft.	34,800 sq. ft.	
Longest Building Length	165' (along east side)	N/A	
Bedroom Mix	34 1-BR Units, 16 2-BR Units	N/A	
Total Number of Units	50 units	N/A	
Minimum Unit Size (1 BR)	748 sq. ft.	600 sq. ft.	
Minimum Unit Size (2 BR)	882 sq. ft.	750 sq. ft.	
Maximum Building Lot Coverage	35.36%	45%	
Impervious Surface Coverage	Unknown	No limit	
Maximum F.A.R.	127%**	200%	
Parking	77 (1.54 spaces per unit)	75 (1.50 spaces per unit)	
West Building			
	Proposed	Required	Variation Required
Height	58'-4"*	60' Maximum	
Setback			
East (Rear - Walnut Ave.)	15'	30'	X
West (Front - Ridge Ave.)	47'-11"	Approx. 46'-4"	
North (Side)	37'-1"	Approx. 31'	
South (Exterior Side - Northwest Hwy)	19'	20'	X
Density (Minimum Lot Size)	42,647 sq. ft.	39,000 sq. ft.	
Longest Building Length	224' (along Northwest Hwy)	N/A	
Bedroom Mix	38 1-BR Units, 18 2-BR Units	N/A	
Total Number of Units	56 units	units	
Minimum Unit Size (1 BR)	616 sq. ft.	600 sq. ft.	
Minimum Unit Size (2 BR)	896 sq. ft.	750 sq. ft.	
Maximum Building Lot Coverage	35.4%	45%	
Impervious Surface Coverage	Unknown	No limit	
Maximum F.A.R.	129%**	200%	
Parking	77 (1.38 spaces per unit)	84 (1.5 spaces per unit)	

* Building Height must be confirmed.

** Needs to factor in non-garage related space on 1st floor.

This is a preliminary analysis and is subject to change upon review of a detailed submission. Required setbacks may change depending on final height of building.

Date: 8/15/201

From: Mark D Toljanic
Sent: Thursday, July 06, 2017 10:36 AM
To: Perkins, Charles
Cc: 'Mark R. Meskauskas'; Hubbard, Sam; Enright, Bill
Subject: Walnut and Northwest Highway - Request for Early Review

Charles

Please accept this e-mail as a request for early review by the Village Board of the proposed residential development at the intersection of Walnut and Northwest Highway which we have discussed with you.

Brian Properties Inc., a local real estate company with long standing roots in the Village, is proposing residential apartment buildings on each side of Walnut at Northwest Highway. The first floor of each building would be interior parking and the remaining floors would be one and two bedroom upscale apartments. Each building will have approximately 50 units.

The exterior design and building materials will be a significant upgrade to this intersection and will be handsomely designed and landscaped, consistent with surrounding properties in the neighborhood and the downtown. The interior of both buildings will incorporate modern finishes throughout units and common areas. Brian Properties, Inc. intends to deliver a residential product not available downtown with close proximity to the train, which can attract a demographic for the downtown area which is much sought after throughout the northwest suburbs.

Attached are conceptual plans (site plan, floor plan, elevation) which are nearly identical to the plans we shared with you in March. We would welcome the opportunity to appear before the Village Board on July 17, 2017, if possible, or at the first available agenda opening thereafter. Representatives of Brian Properties, Inc. will join me to review the proposal in more detail with the Board, gather feedback and respond to questions and comments.

If you have questions please call or e-mail.

Regards

Mark

Mark D. Toljanic
Martin, Craig, Chester & Sonnenschein LLP
2215 York Road Suite 550
Oak Brook, IL 60523

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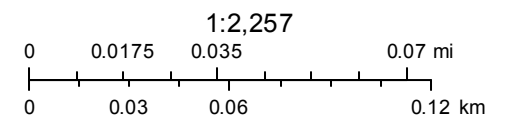
For more information about Martin, Craig, Chester & Sonnenschein LLP, please visit us at <http://www.mccslaw.com/>



Aerial - Brian Properties PUD



August 15, 2017



Hubbard, Sam

From: Mark D Toljanic
Sent: Friday, July 21, 2017 11:23 AM
To: Perkins, Charles
Cc: Hubbard, Sam ; Enright, Bill; Meskauskas, Mark
Subject: RE: Early Review 8/7

Charles

Following up on the e-mail below, we remain ready for early review. We do have some changes to the East building based on our neighborhood meeting at which 3 major concerns were voiced; exits on Park and Fremont and resulting traffic; parking; building height. There were no concerns raised regarding the West building so there are no changes to the West building plans previously submitted. Attached is a revised site plan with a revised floor plan for the East building.

Exits on Park and Fremont and resulting traffic appeared to be the biggest concern. In response we have flipped the building to the orientation of the original proposal and moved the exit to Walnut to align with the West Building.

Parking appeared to be the next biggest concern. In response we have removed the 6 northernmost units on the top floor from the East building. This will eliminate the need for a parking variance as both buildings will now be at 1.5 stalls per unit which is within code and well within the KLOA recommendation of 1.1 stalls per unit.

Building height and density was a close third. The removal of the above referenced units is also responsive to this concern. Further the lower portion will be closest to the neighbors. This approach will allow for symmetry along Northwest Highway.

If you have questions please call or e-mail.

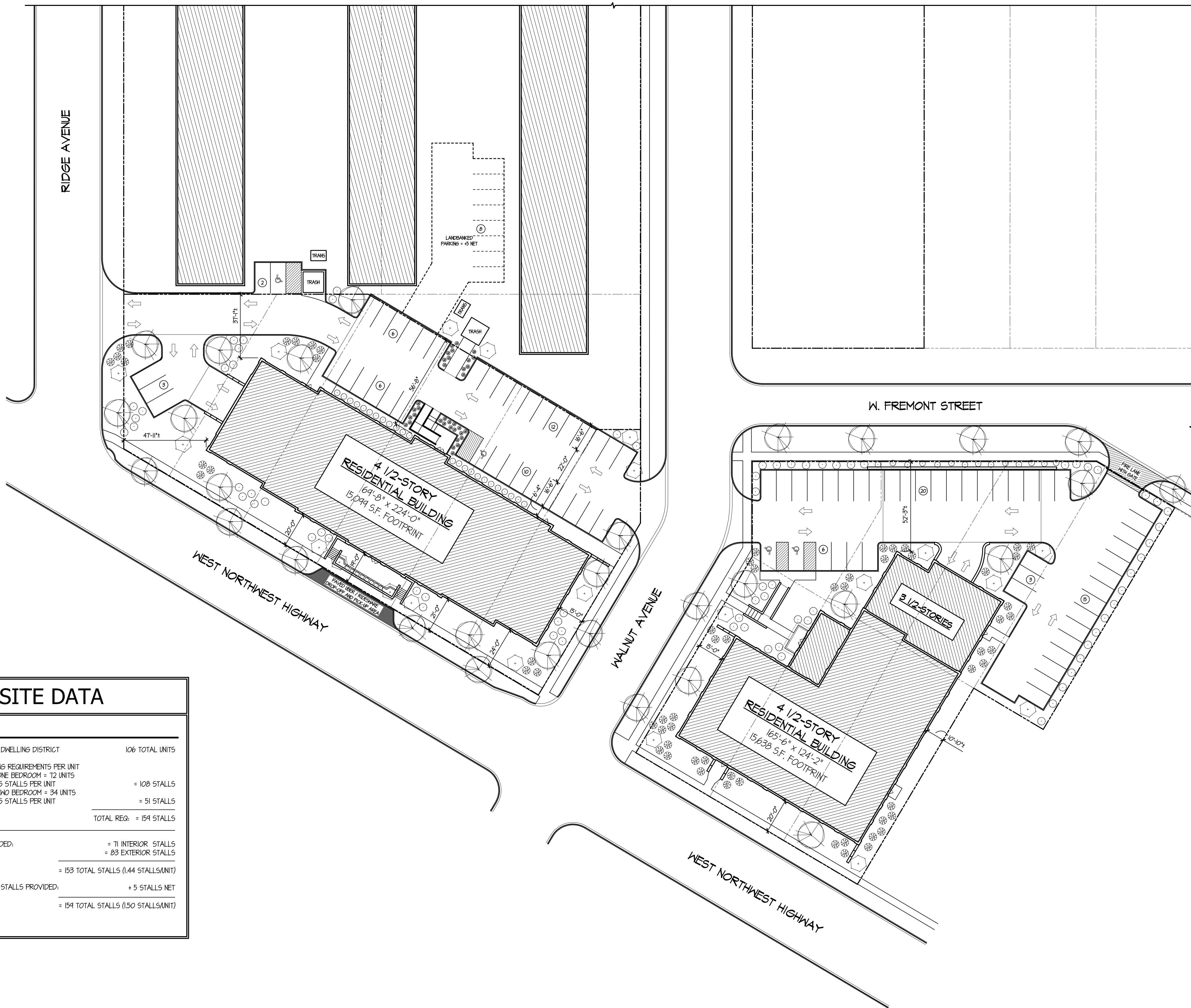
Regards

Mark

Mark D. Toljanic
Martin, Craig, Chester & Sonnenschein LLP
2215 York Road Suite 550
Oak Brook, IL 60523

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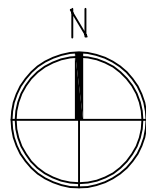
SITE DATA

PARKING INFO

- R-T MULTIPLE-FAMILY DWELLING DISTRICT	106 TOTAL UNITS
- ZONING PARKING REQUIREMENTS PER UNIT	
- TOTAL ONE BEDROOM = 12 UNITS	
- 15 STALLS PER UNIT	= 108 STALLS
- TOTAL TWO BEDROOM = 34 UNITS	
- 15 STALLS PER UNIT	= 51 STALLS
TOTAL REQ. = 159 STALLS	
- TOTAL STALLS PROVIDED:	= 71 INTERIOR STALLS
	= 83 EXTERIOR STALLS
	= 153 TOTAL STALLS (1.44 STALLS/UNIT)
- TOTAL LAND BANKED STALLS PROVIDED:	+ 5 STALLS NET
	= 159 TOTAL STALLS (1.50 STALLS/UNIT)

CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"



TINAGLIA ARCHITECTS • INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS • IL 60004
VOICE • 847 253 0002
DATA • 847 253 3063
www.tinaglia.com

TINAGLIA
ARCHITECTS

CLIENT

BRIAN
PROPERTIES, INC.
2045 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

PROJECT

W. NORTHWEST HWY.
& WALNUT AVENUE
ARLINGTON HEIGHTS, ILLINOIS
MULTI-FAMILY DEVELOPMENT

DRAWING TITLE

CONCEPTUAL
SITE PLAN

FILE NAME 3930-11P

DRAWN BY RDL DATE 9.28.16

NO.	REVISED PER	DATE	BY
1	DESIGN DEVELOPMENT	11.15.16	RDL
2	DESIGN DEVELOPMENT	1.6.17	RDL
3	DESIGN DEVELOPMENT	1.11.17	RDL
4	ADDED SETBACK DIM'S	1.18.17	RDL
5	WEST PARKING LOT REV	2.28.17	RDL
6	EAST BUILDING REDESIGN	3.16.17	RDL
7	EAST BUILDING REDESIGN	7.17.17	RDL
8	DESIGN DEVELOPMENT	8.1.17	KQB
9	VILLAGE SUBMITTAL	8.10.17	KQB

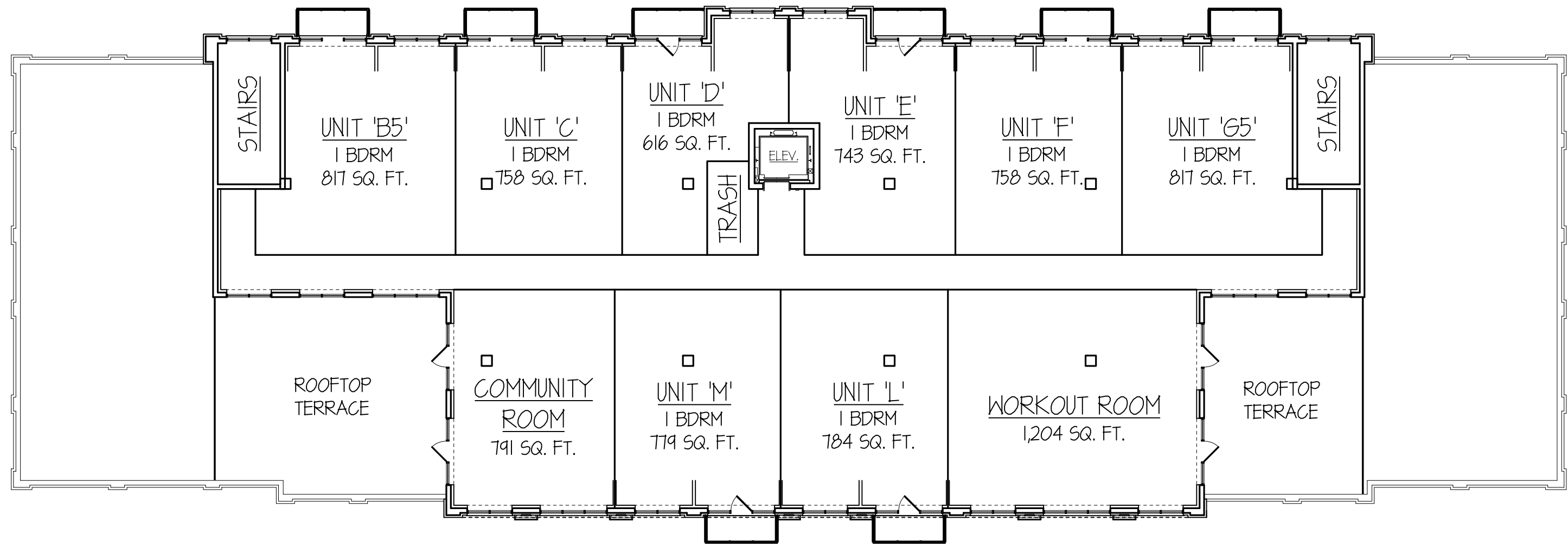
JOB NO. 393016

SHEET NO.
OF 7

CP.1

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

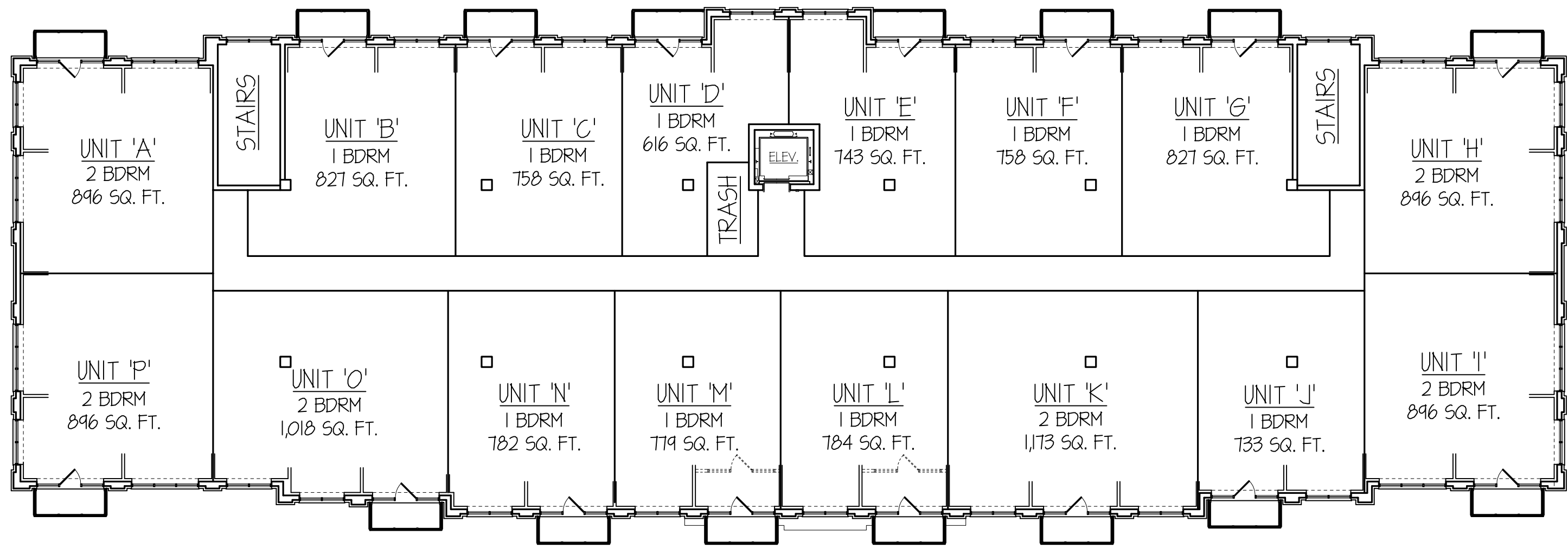
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WEST BUILDING - FIFTH FLOOR PLAN

SCALE: 1" = 15'-0"

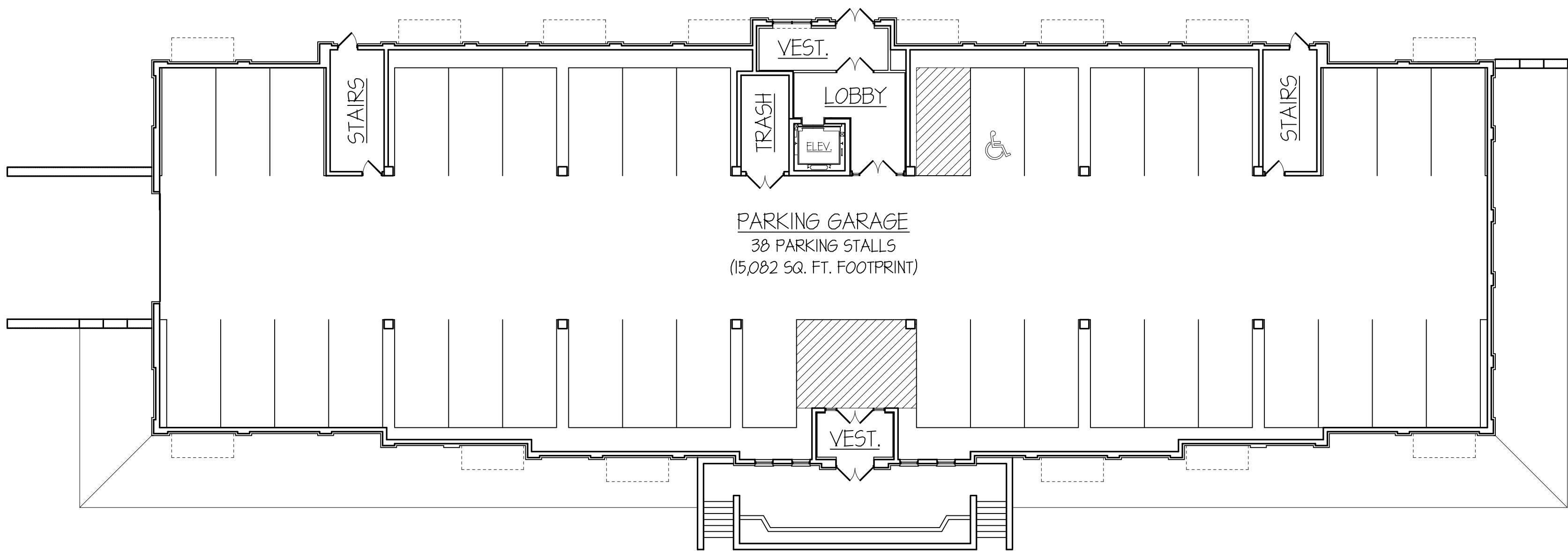
- 8 UNITS -



WEST BUILDING - SECOND, THIRD AND FOURTH FLOOR PLANS

SCALE: 1" = 15'-0"

- 16 UNITS PER FLOOR -



WEST BUILDING - LOWER LEVEL PARKING GARAGE PLAN

SCALE: 1" = 15'-0"

WEST BUILDING DATA INFO

UNIT AND SQUARE FOOTAGE INFO

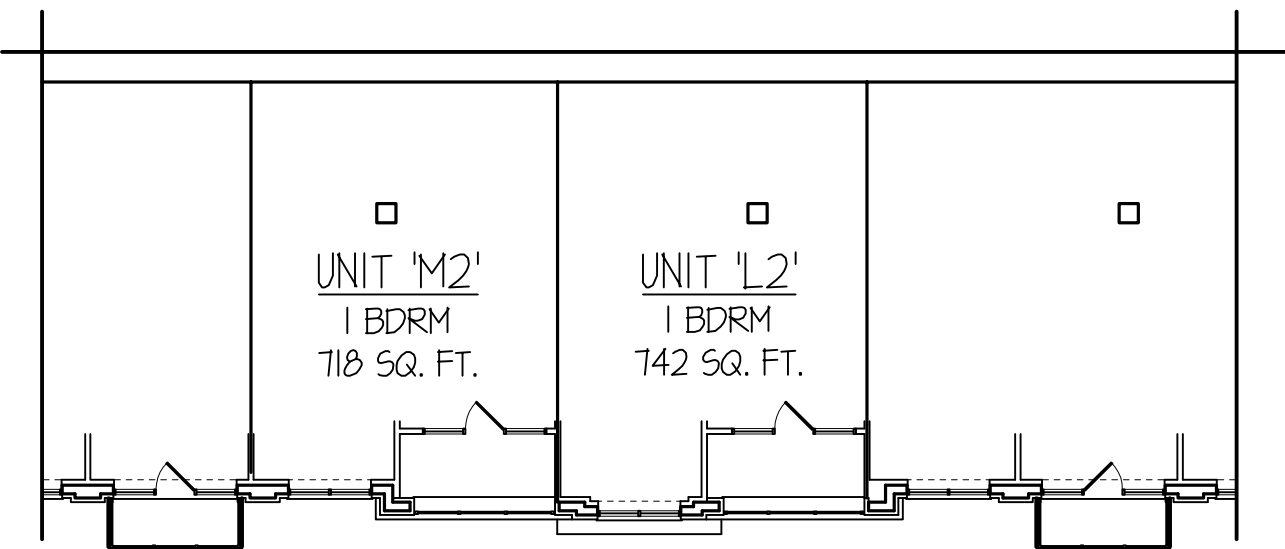
- DATA PER FLOOR / LEVEL:	
- GRADE LEVEL / FIRST FLOOR	15,094 SQ. FT.
- PARKING STALLS	38 STALLS
- SECOND FLOOR	15,095 SQ. FT.
- RENTABLE AREA	14,006 SQ. FT.
- # OF UNITS	16 UNITS
- THIRD FLOOR	15,041 SQ. FT.
- RENTABLE AREA	14,006 SQ. FT.
- # OF UNITS	16 UNITS
- FOURTH FLOOR	15,041 SQ. FT.
- RENTABLE AREA	14,204 SQ. FT.
- # OF UNITS	16 UNITS
- FIFTH FLOOR	1,145 SQ. FT.
- RENTABLE AREA	6,072 SQ. FT.
- # OF UNITS	8 UNITS
- TOTAL ABOVE GROUND AREA (EXCLUDING PARKING GARAGE)	54,912 SQ. FT.
- RENTABLE RESIDENTIAL AREA	48,493 SQ. FT.
- RESIDENTIAL UNITS	56 UNITS

MINIMUM LOT SIZE (DENSITY) INFO

- LOT SIZE: 42,641 SQ. FT.
<u>ZONING CODE REQUIREMENTS</u>
- R-7 MULTIPLE-FAMILY DWELLING DISTRICT REQUIREMENTS
- 600 SQ. FT. OF LOT PER 1-BEDROOM OR LESS DWELLING UNIT
- 900 SQ. FT. OF LOT PER 2-BEDROOM OR MORE DWELLING UNIT
- (38) 1-BEDROOM OR LESS UNITS PROPOSED = 22,800 SQ. FT.
- (18) 2-BEDROOM OR MORE UNITS PROPOSED = 16,200 SQ. FT.
TOTAL LOT SIZE REQ. = 39,000 SQ. FT.

PARKING INFO

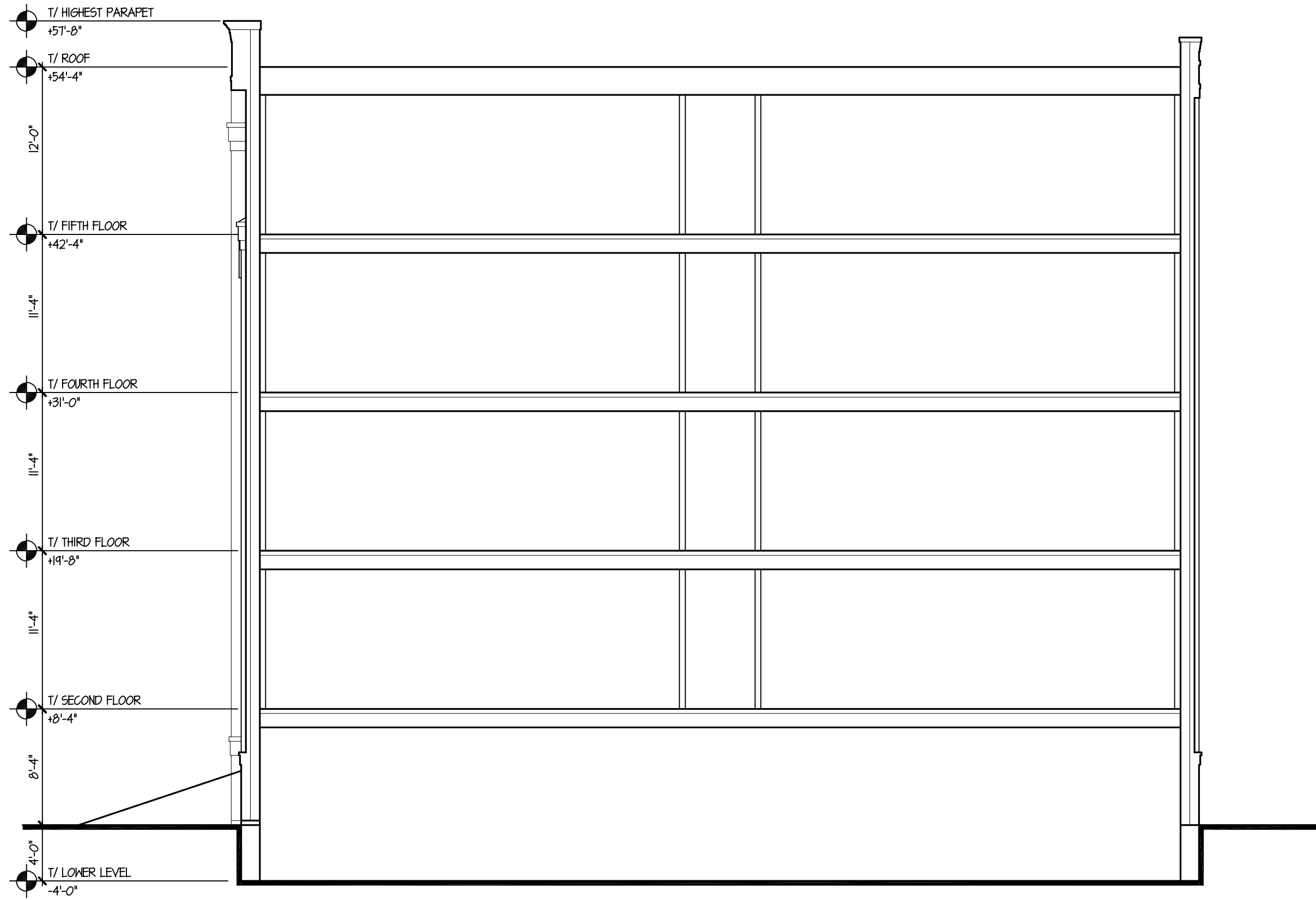
- R-7 MULTIPLE-FAMILY DWELLING DISTRICT	
- ZONING PARKING REQUIREMENTS PER UNIT	
- TOTAL ONE BEDROOM = 38 UNITS	= 57 STALLS
- 15 STALLS PER UNIT	
- TOTAL TWO BEDROOM = 18 UNITS	= 27 STALLS
- 15 STALLS PER UNIT	
TOTAL REQ. = 84 STALLS	
- TOTAL STALLS PROVIDED:	= 38 INTERIOR STALLS
	= 34 EXTERIOR STALLS
= 72 TOTAL STALLS	
- SURPLUS FROM EAST SITE:	+ 2 STALLS
	= 74 STALLS (1.41 STALLS/UNIT)
- TOTAL LAND BANKED STALLS PROVIDED:	+ 5 STALLS NET
	= 84 STALLS (1.50 STALLS/UNIT)



WEST BUILDING - PARTIAL
SECOND & THIRD FLOOR PLAN

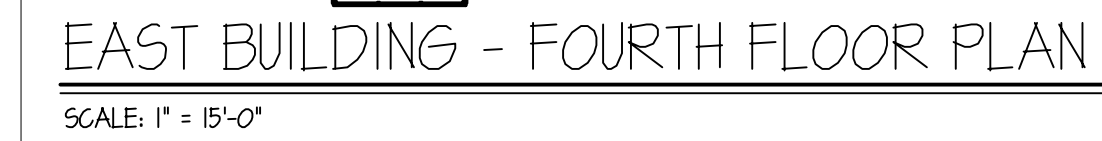
SCALE: 1" = 15'-0"

- 16 UNITS PER FLOOR -



WEST BUILDING SECTION

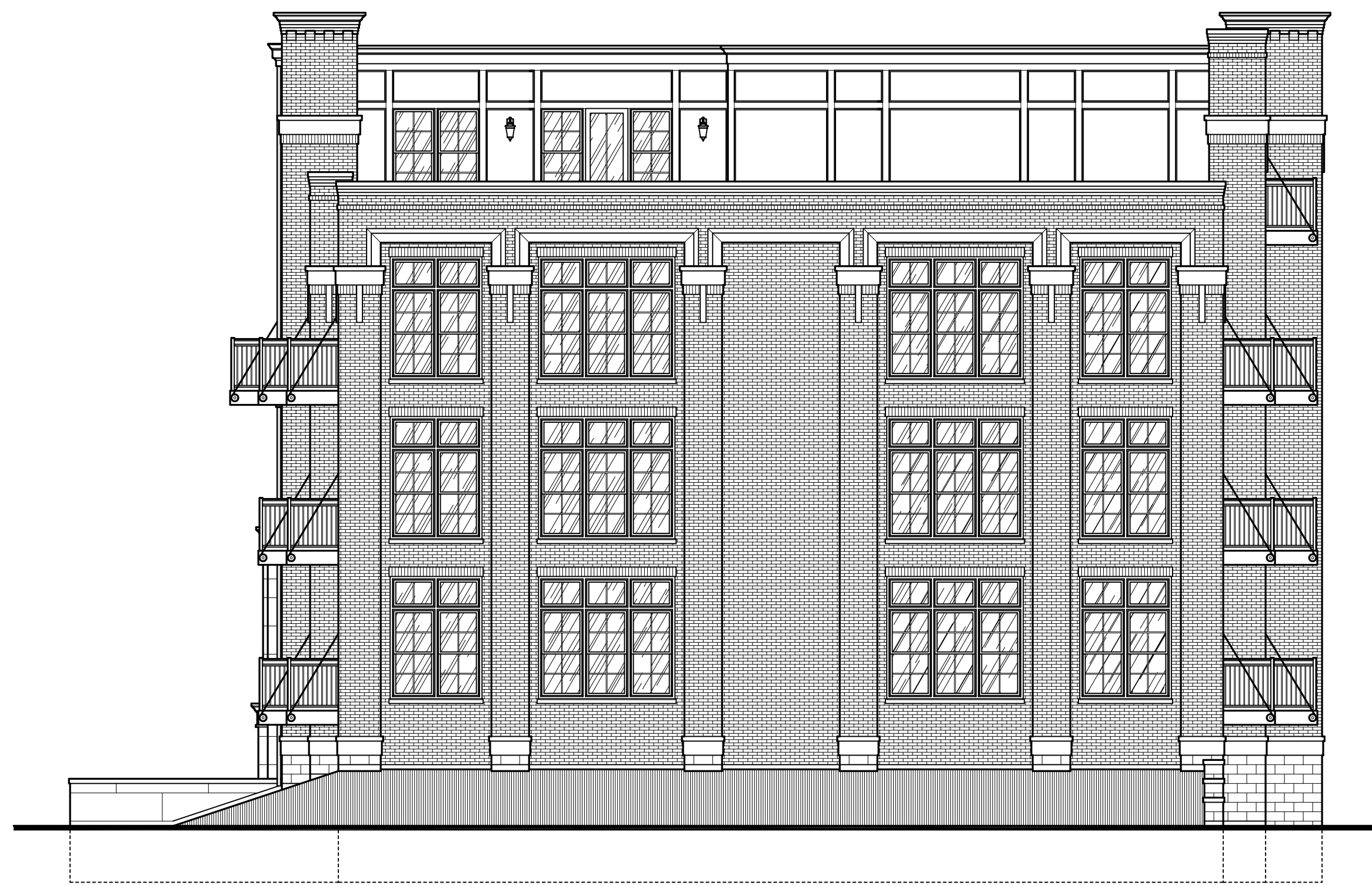
NOT TO SCALE

[illegible]



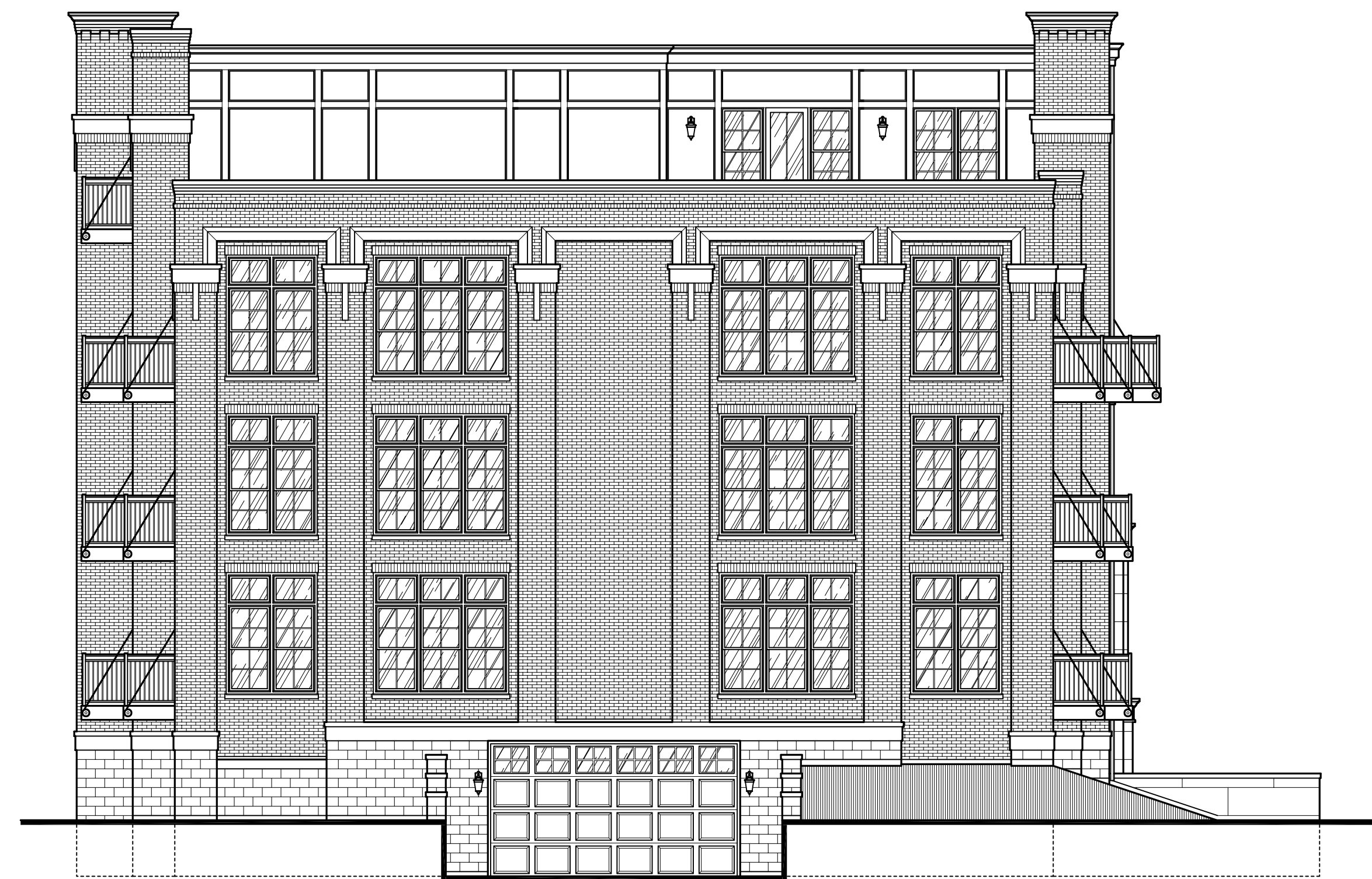
WEST BUILDING: NORTHWEST HIGHWAY (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"



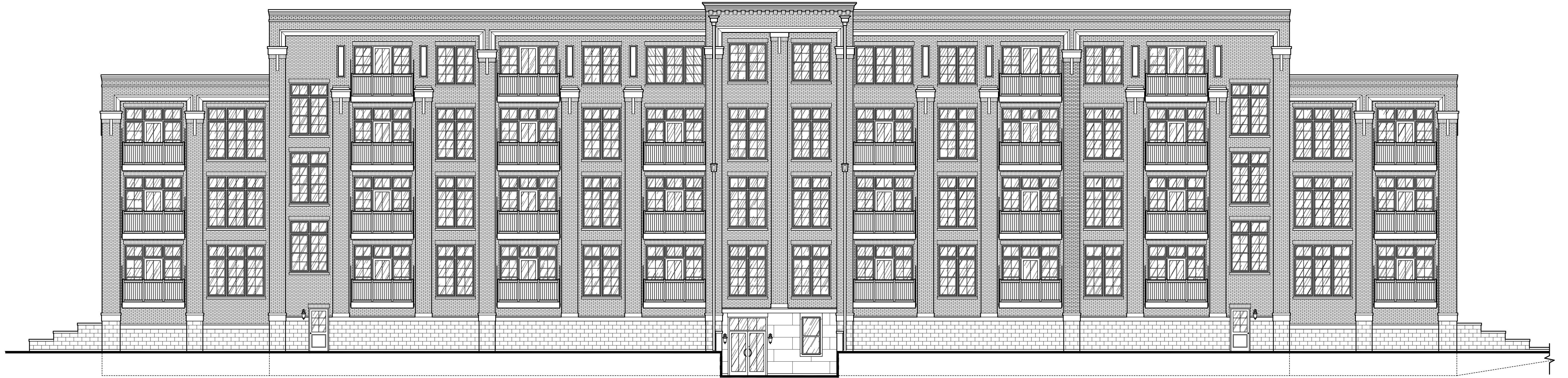
WEST BUILDING: WALNUT AVENUE (EAST) ELEVATION

SCALE: 1/8" = 1'-0"



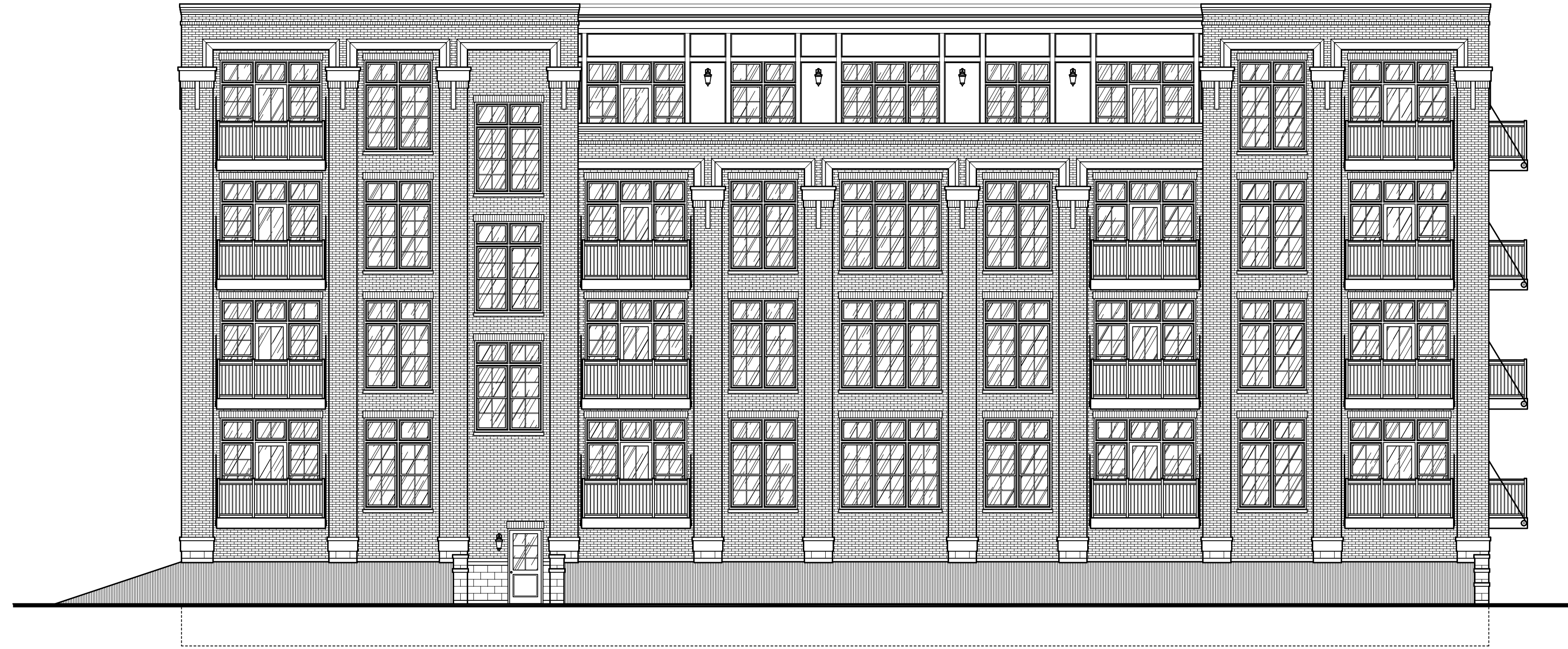
WEST BUILDING: RIDGE AVENUE (WEST) ELEVATION

SCALE: 1/8" = 1'-0"



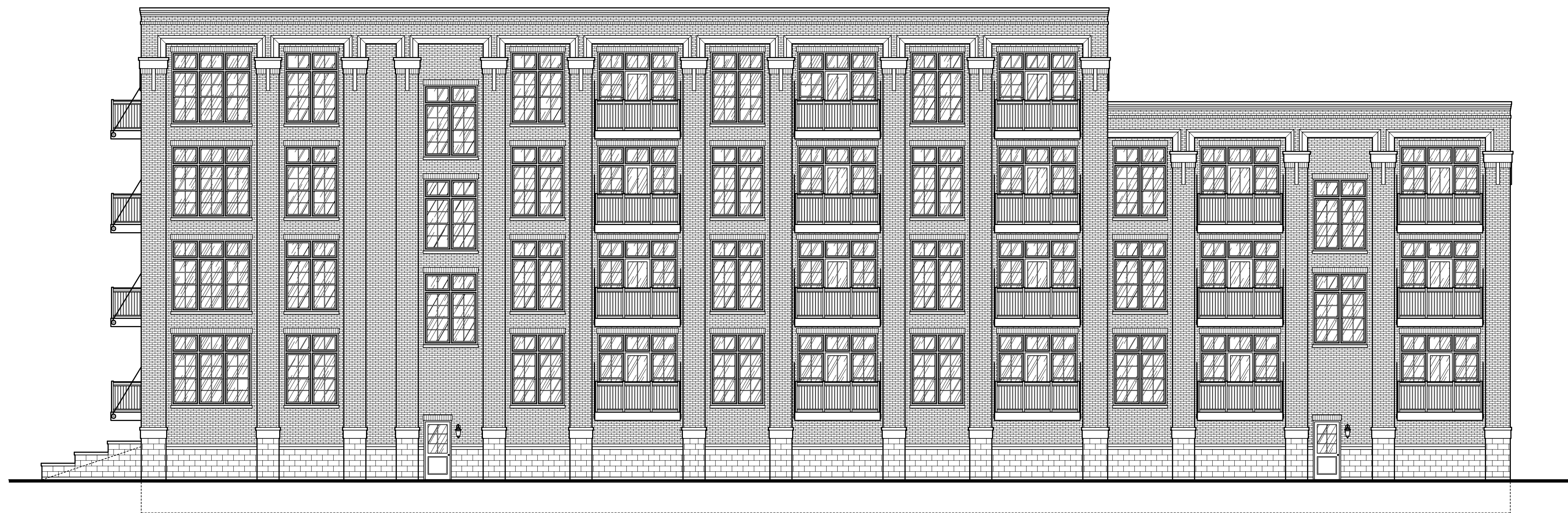
WEST BUILDING: NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST BUILDING: NORTHWEST HIGHWAY (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"



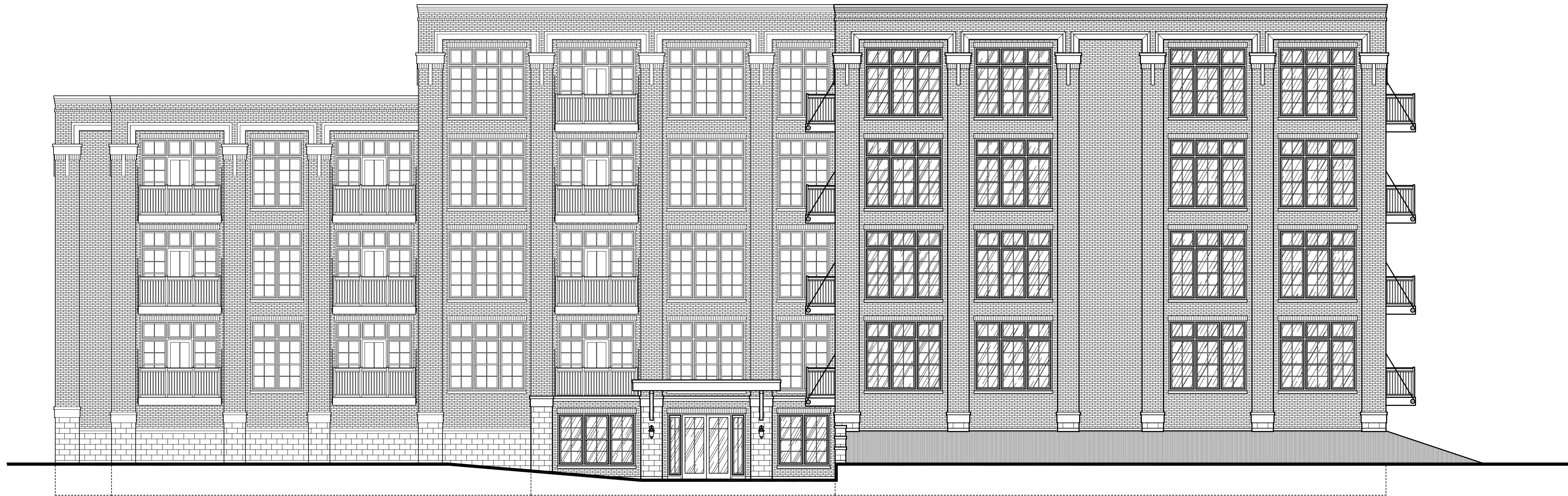
EAST BUILDING: EAST ELEVATION

SCALE: 1/8" = 1'-0"



EAST BUILDING: FREMONT STREET (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"



EAST BUILDING: WALNUT AVENUE (WEST) ELEVATION

SCALE: 1/8" = 1'-0"