



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 17, 2015

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 Minutes 08/03/2015
- B. Village Board Minutes 08/03/2015

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register of 8/15/2015

VI. RECOGNITIONS AND PRESENTATIONS

- A. Swearing in of James McGrath as Police Sergeant
- B. Retirement of Police Canine Marco

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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

IX. OLD BUSINESS

- A. Report of the Closed Session Meeting of 08/03/2015

Trustee Scaletta moved to release the minutes from the Closed Session Meeting of 10/02/2014. Trustee Blackwood seconded the motion. The motion carried.

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. Engineering Plotter Replacement
- B. Influenza Vaccine
- C. Replacement of Two Pick-Up Trucks - Public Works

CONSENT LEGAL

- A. A Resolution Approving an Intergovernmental Agreement with the Northwest Suburban Housing Collaborative
(New 5-year agreement between municipalities addressing housing issues in the NW suburbs)
- B. An Ordinance Granting a Special Use Permit for a Rooftop Wireless Antenna and Variations from Chapter 28 of the Arlington Heights Municipal Code
(Verizon Wireless Antenna at Luther Village, 800 W. Oakton Street)
- C. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code
(Surrender of a Class "AA" and making available a Class "B" and a Class "T" liquor license)

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

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

XIII. LEGAL

XIV. APPOINTMENTS

XV. PETITIONS AND COMMUNICATIONS

XVI. REPORT OF THE VILLAGE MANAGER

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: Committee of the Whole Minutes 08/03/2015

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Committee of the Whole Minutes
08/03/2015

Type

Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Community Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 3, 2015
7:30 PM

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

BOARD MEMBERS PRESENT: Mayor Hayes; Trustees Blackwood (arrived at 7:41 PM) Glasgow, LaBedz, Rosenberg, Scaletta, Sidor

TRUSTEES ABSENT: Trustees Farwell, Tinaglia

STAFF MEMBERS PRESENT: Village Manager Randy Recklaus; Assistant Village Manager Diana Mikula

OTHERS PRESENT: Louie Ruffolo for Farmers Pride Fresh Market; Jim Mitchell for appointment to PAM Board along with Monica McCarthy, Steve Daday & Kathy Grossman

IV. NEW BUSINESS

- A. Consideration of recommending to the Liquor Commissioner the issuance of a Class "B" & "T" Liquor License to Ruffolo Fresh Market, Inc., dba Farmers Pride Fresh Market, located at 1414 W. Algonquin Road

Mayor Hayes swore in Mr. Louis Ruffolo.

Ms. Mikula reported to the Board that Mr. Ruffolo was seeking a Class "B" & Class "T" liquor license that allows full package liquor sales with tastings. Mr. Ruffolo had taken over operations of this grocery store in March of this year. This location previously held a liquor license and Mr. Ruffolo's patrons

had been asking him when he would be offering liquor sales as a convenience to his customers.

On July 2, 2015, the Arlington Heights Police Department completed a background check on Louis Ruffolo who has 100% ownership interest in the corporation. No convictions were disclosed and no criminal derogatory information was found. In addition, no lawsuits, judgments, or liens were outstanding.

A walk-thru was conducted on July 29. No issues were noted and the layout is consistent with the submitted floor plan.

Mayor Hayes asked Mr. Ruffolo about his previous experience in the liquor business. Mr. Ruffolo responded that from 2005 to 2013 he was involved with liquor while working at Caputo & Sons Palatine location and their Algonquin location. Mayor Hayes asked what his role was at these stores. Mr. Ruffolo reported that he was Vice President of Operations and ran the day-to-day operations. Mr. Ruffolo was Basset trained in 2004.

Mayor Hayes asked Ms. Mikula if liquor would be consumed in the small area that she saw food being eaten in during her walk-thru. Ms. Mikula replied no they cannot, because this location will only have a package goods liquor license, which doesn't allow for on-site consumption.

Mayor Hayes asked Mr. Ruffolo how many employees he was hiring and what would be the plan to have them Basset trained. Mr. Ruffolo said he would have 18-20 employees and if all goes well at tonight's meeting they will be signed up to be Basset trained next week. Mayor Hayes asked what type of Basset training was he considering and Mr. Ruffolo responded with in-person training. Mr. Ruffolo will also be renewing his Basset training at the same time.

Trustee Glasgow asked what Mr. Ruffolo was proposing in regards to tastings. Mr. Ruffolo responded that he was not sure at this time. Perhaps beers, wines, and maybe some food pairings. It's something he can offer his customers down the road.

Trustee Glasgow asked about Mr. Ruffolo's involvement with the two other business interest he had and whether documents have been entered yet with the State. Mr. Ruffolo said not yet but he is working with his attorney who is getting the forms ready for signature.

Trustee Rosenberg said that on the diagram that was received in the packet shows a cooler where beer will be held. He asked where the other liquor will be stored. Mr. Ruffolo said the beer cooler was used by the previous owner and he had wine stored directly across from that cooler. Mr. Ruffolo said he does not know what capacity of liquor he is going to do quite yet. If he decides to do wine, it will be directly across from the beer cooler. Ms. Mikula asked if he planned to sell spirits because his liquor license will allow it. Mr.

Ruffolo responded that he was told there had not been a big demand for spirits when the previous owner had a liquor license. He would need to see how things go.

Trustee Scaletta asked various questions regarding store security and cameras. Mr. Ruffolo reported that he does have a security camera and public access is not allowed from the back.

TRUSTEE GLASGOW MOVED, SECONDED BY TRUSTEE LABEDZ TO RECOMMEND THAT THE VILLAGE BOARD OF TRUSTEES RECOMMEND TO THE LIQUOR COMMISSIONER THE ISSUANCE OF A CLASS "B" AND CLASS "T" LIQUOR LICENSE TO RUFFOLO FRESH MARKET, INC., DBA FARMERS PRIDE FRESH MARKET, LOCATED AT 1414 WEST ALGONQUIN ROAD.

The motion passed 7-0.

- B. Interview of Jim Mitchell for Appointment to the PAM Board of Directors for a two-year term

Mayor Hayes introduced Jim Mitchell to the Board. He spoke of his involvement with Metropolis over the years.

Trustee Scaletta stated that Jim's marketing experience would be an asset to the Metropolis Theater.

Trustee Sidor asked for Mr. Mitchell's thoughts on where he would like to see Metropolis go. Mr. Mitchell said he felt Metropolis is an asset to the community and he wants to see it succeed. It needs to be managed properly and programed properly. Mr. Mitchell stated he hopes to be able to contribute to the goals the PAM Board has and share his knowledge of marketing to make the theater a success. The theater's failures and successes need to be analyzed to understand what brings people in.

Trustee Blackwood asked Mr. Mitchell what are the things he would do to impact the overall effectiveness of the marketing process and how could they better reach out to the community. Mr. Mitchell talked about different ideas he has but he would follow the direction of the Board and also work with the marketing person that currently works at Metropolis.

Trustee LaBedz asked about Mr. Mitchell's involvement in the Youth Symphony and his thoughts on the School of Performing Arts. Mr. Mitchell responded that he was on the Youth Symphony Board several years into their operation. He was involved in the recruitment of a new director. He feels the symphony was a tremendous resource, but the type of students that wanted to be involved and that had the skills to be involved at that level were so committed to other things they had going on at school – they were in all the bands and all the orchestras – it was very difficult to get enough of them together on a regular basis to rehearse and perform. This was one of the

things that made it fall apart.

Mr. Mitchell would like to see a breakdown of the financial operation for the School of Performing Arts. Based on the space they have and the things that he knows they do, he feels it is another tremendous resource but he would like to take a look at it to ensure it's not a financial drain.

TRUSTEE SCALETTA MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF STEVE DADAY AS PRESIDENT OF THE PAM BOARD OF DIRECTORS FOR A THREE-YEAR TERM. TRUSTEE LABEDZ SECONDED THE MOTION.

The motion passed 7-0.

V. OTHER BUSINESS

VI. ADJOURNMENT

TRUSTEE SCALETTA MOVED, SECONDED BY TRUSTEE LABEDZ TO ADJOURN.

The meeting adjourned at 7:55 PM.

Recorded By: Diane Staggs, Admin. Asst. II



Item: Village Board Minutes 08/03/2015

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

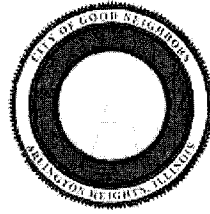
Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Village Board Minutes 08/03/2015	Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 3, 2015
8:00 PM

VIDEO **I. CALL TO ORDER**

VIDEO **II. PLEDGE OF ALLEGIANCE**

VIDEO **III. ROLL CALL OF MEMBERS**

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

Trustees Farwell and Tinaglia were absent.

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

VIDEO **IV. APPROVAL OF MINUTES**

VIDEO A. Committee of the Whole Minutes 7/20/2015 Approved

Trustee Carol Blackwood moved to approved. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

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

Abstain: Rosenberg, Scaletta.

Absent: Farwell, Tinaglia.

VIDEO B. Village Board Minutes 07/20/2015 Approved

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

The Motion: Passed

Abstain: Rosenberg, Scaletta.
Absent: Farwell, Tinaglia.

VIDEO **V. APPROVAL OF ACCOUNTS PAYABLE**

VIDEO A. Warrant Register of 7/31/2015 Approved

Trustee Bert Rosenberg moved to approve the Warrant Register dated 7/30/2015 in the amount of \$1,070,464.47. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

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

Absent: Farwell, Tinaglia.

VIDEO **VI. RECOGNITIONS AND PRESENTATIONS**

VIDEO A. Recognition of the 30th Anniversary of the
Arlington International Racecourse "Miracle
Million"

President Hayes read the proclamation recognizing the 30th Anniversary of the Miracle Million horse race which occurred after the catastrophic fire at Arlington Park International Racecourse in 1985. Jim Stumpf, Tom Musielak and Jodi Musielak received the proclamation.

VII. PUBLIC HEARINGS

VIDEO **VIII. CITIZENS TO BE HEARD**

Art Ellingsen said he wanted the Arlington Heights Police Department to protect children on the internet. He said the Police Chief won't meet with him. Mr. Ellingsen said he has had trouble with an internet sexual predator. He said that two Sheriffs in Illinois said that the Police could do something about it but they refuse. He asked why the Police have not done anything to help him. He said he has gone to court a dozen times, and has orders of protection. He claimed that the Police Department is not doing anything about internet sexual predators. He said his wife abused his children and he became the custodial parent. He said men are getting screwed because of Police bias against men within the context of custody issues.

President Hayes said that he supports the Police Department 100% and said he upholds their reputation. He said the Village's practice was to follow up with issues presented to the Board and that staff would follow up with Mr. Ellingsen.

VIDEO **IX. OLD BUSINESS**

VIDEO

The Motion: Passed

Absent: Farwell, Tinaglia.

VIDEO

Trustee John Scaletta moved to concur with the President's appointment.
Trustee Robin LaBedz Seconded the Motion.

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

VIDEO X. CONSENT AGENDA

VIDEO CONSENT APPROVAL OF BIDS

VIDEO

The Motion: Passed

Absent: Tinaglia, Farwell.

VIDEO B. Replacement Respiratory Protection System Approved

Trustee Thomas Glasgow moved to approve. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

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

Absent: Tinaglia, Farwell.

VIDEO C. Furnishing of Aggregate Materials, Trucking and Approved
Disposal of Debris

Trustee Thomas Glasgow moved to approve. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

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

Absent: Farwell, Tinaglia.

VIDEO **CONSENT LEGAL**

VIDEO A. An Ordinance Granting a Land Use Variation and Approved
Variations from Chapter 28 of the Arlington
Heights Municipal Code
(Suburban Trim & Glass, 206 W. Campus Drive)

Trustee Thomas Glasgow moved to approve 15-024. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

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

Abstain: Scaletta.

Absent: Farwell, Tinaglia.

VIDEO B. A Resolution Authorizing the Execution of an Approved
Automatic Fire Mutual Aid Agreement Between the
City of Rolling Meadows and the Village of
Arlington Heights
(Fire and ambulance services)

Trustee Thomas Glasgow moved to approve R15-026/A15-034. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

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

Absent: Tinaglia, Farwell.

Trustee Thomas Glasgow moved to approve 15-025. Trustee Mike Sidor
Seconded the Motion.
The Motion: Passed
Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor.

VIDEO	D.	A Resolution Approving an Agreement with the Illinois Department of Transportation for Improvements on Illinois Route 68 between North Wilke Road and Kennicott Avenue (Resurfacing, curbs, landscaped medians, upgraded traffic signals, lighting and pedestrian walk signals)	Approved
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VIDEO	E.	Funding Resolution (Village's share of Dundee Road improvements between North Wilke Road and Kennicott Avenue)	Approved
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VIDEO	F.	An Ordinance Designating Two-Way Stop Streets (Recreation Park neighborhood)	Approved
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Trustee Scaletta moved to move Consent Legal F to be discussed before New Business. Trustee Glasgow seconded the motion.
The motion: Passed.
Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor

Absent: Farwell, Tinaglia

Mr. Recklaus said this addition of stop signs in the Recreation Park neighborhood was a result of collaboration between the Village Engineering Department and the residents. Engineering has created a pattern of interweaving stop signs to control traffic without pushing it onto a small number of streets. It is a trial, and if it does not work, the Village will revisit the issue.

Chris Salituro read off the names of other neighbors who support the project: Meinheit's, Unger's, Sporeich's, VonTobel's, Klopp's and Hand's. He said he has seen many accidents and is in support of the stop signs. Because of the short blocks and site lines that don't meet code, traffic is problematic. He thanked Mr. Recklaus for the support and help. He said he would like to see this continue one intersection down to the Hickory/St. James intersection.

Mitch Skonronski said that the Hickory/St. James intersection's sight lines are blurred. He said he was concerned that there could be an accident there. There is a yield sign, but it doesn't seem to blend in with the rest of the program. He said Hickory has been a cut through to Mariano's for those living on the north side of town. They have seen an increase in traffic and speed down their street. If there is more development in the area, there will be even more traffic. Monitors were placed on Hickory recently but were only there Monday – Friday. He said most people do their shopping on Saturday and Sunday, so the monitors may not show the true amount of traffic.

President Hayes said this effort was a great example of the collaborative work between staff and residents to improve the Village. Trustee Blackwood thanked Mr. Salituro whose diligence helped make this happen. She said she liked the idea of the basket weave and was proud of the process. Trustee Scaletta said he was glad it would be in place before school started. Trustee Glasgow said there is a similar plan in the Westgate neighborhood and it works.

Trustee John Scaletta moved to approve 15-026. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

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

Absent: Tinaglia, Farwell.

VIDEO	G.	A Resolution Accepting a Plat of Easement for Public Storm Sewer Purposes (5' of the north 25' at 707 W. Noyes Street)	Approved
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Trustee Thomas Glasgow moved to approve R15-029. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

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

Absent: Tinaglia, Farwell.

VIDEO	H.	A Resolution Accepting a Plat of Easement for Public Storm Sewer Purposes (5' easement to be located immediately west of existing 5' easement along the east side of 2305 E. Grove Street)	Approved
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Trustee Thomas Glasgow moved to approve R15-030. Trustee Mike Sidor
Seconded the Motion.

The Motion: Passed

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

Absent: Farwell, Tinaglia.

VIDEO	I.	An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code (Surrender of Class "A" liquor license)	Approved
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Trustee Thomas Glasgow moved to approve 15-027. Trustee Mike Sidor
Seconded the Motion.

The Motion: Passed

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

Absent: Farwell, Tinaglia.

VIDEO	J.	A Resolution Accepting a Plat of Easement for Public Storm Sewer Purposes (5' easement to be located immediately west of existing 5' easement along the east side of 407 S. Donald Ave.)	Approved
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Trustee Thomas Glasgow moved to approve R15-031. Trustee Mike Sidor
Seconded the Motion.

The Motion: Passed

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

Absent: Farwell, Tinaglia.

VIDEO	K.	A Resolution Approving a License Agreement with Day Go Dog & Za Restaurant (Outdoor eating area in front of 5 W. Campbell Street)	Approved
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Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor.

VIDEO CONSENT PETITIONS AND COMMUNICATIONS

VIDEO	A.	Bond Waiver - St. James	Approved
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Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor.

CONSENT REPORT OF THE VILLAGE MANAGER

VIDEO XII. NEW BUSINESS

VIDEO	A.	Verizon Wireless Antenna at Luther Village - 800 E. Oakton St. - PC#15-009 Special Use Permit for a Rooftop Wireless Antenna	Approved
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Ayes: Blackwood, Glasgow, Hayes, LaBedz, Rosenberg, Scaletta, Sidor.

Absent: Farwell, Tinaglia.

VIDEO	B.	T-Mobile - 1000 S. Arlington Heights Rd. - PC#15-003 Special Use Permit for a Wireless Antenna Tower	Tabled
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Mr. Recklaus said the applicant is withdrawing their application for the antenna height variation. Ms. Ward said just prior to the meeting staff was made aware that there is an issue as to whether the FCC will permit an additional 20 extra feet as a matter of right to collocate another carrier on the antenna.

Trustee Scaletta asked why wouldn't the Board stick with the recommendation of the Building Code Review Board. Ms. Ward said the petitioner is withdrawing the request for the 100 foot antenna. So, the only petition before the Board is the Plan Commission's recommendation for a 75 foot antenna.

Mr. Perkins gave a history of the proposal which provides an opportunity to bring the property up to Code. The petitioner has withdrawn their request of a fence height variance. The project would now have a 75 foot pole reduced from 100 feet. The Board could consider adding a condition so that the fence height could screen more of the equipment. The business would have new parking lot striping and landscaping. This would require the business to comply with storing the allowed number of vehicles in the striped spaces. The Plan Commission called for conditions regarding increased landscaping, the number of platforms limited to two, clearance from Northwest Central Dispatch, submission of governmental approvals and compliance with all codes, regulations and policies.

Bob Stapleton of National Wireless Ventures appeared for the petitioner. He stated that they have withdrawn the variance request and were asking for a 75 foot pole. He said the antenna is for T-Mobile, it will also most likely also be part of the First Net Responders system which is a federally mandated program. They are designing the site for a minimum of three carriers at this site.

Trustee Rosenberg said that the current recommendation was limited to two platforms. Mr. Stapleton said they can make the design for two. At this point they are moving forward with 75' for T-Mobile. Trustee Rosenberg said if the fencing was increased to hide the equipment, he would be in favor of the petition. Mr. Stapleton said they would do that. There were questions regarding First Net, Mr. Recklaus said staff would investigate.

Trustee Scaletta said he would prefer this antenna at either the hospital or at the Moorings. Mr. Stapleton said they already have an antenna at the Hospital and three blocks west. He explained the area this antenna will cover is outside of those service rings. Mr. Stapleton said that as people disconnect from land lines they become more dependent on wireless data service. The industry is bringing the cloud to lower ranges so the ring of transmission is going to relatively few customers and looking for more ways to put antennas in neighborhoods. The Moorings is outside of the ring.

Trustee Scaletta questioned why the petitioner was removing the request for the taller antenna. Mr. Stapleton said the carrier doesn't have an application from another provider in hand and was anxious to get the antenna up. They thought this would expedite the process.

Trustee Sidor asked if the site would be modified without this application.

Mr. Perkins said improvements won't be made unless the application moves forward. As part of the application a new striping plan would be implemented. Only vehicles associated with business should be parked on the site. Trustee Sidor asked if the owner was aware of the Code requirement. Mr. Perkins said the owner received that information at the Plan Commission meeting. Mr. Stapleton said their lease agreement states that the property must be in compliance with local ordinance. If the property goes into noncompliance, rent gets withheld.

Trustee Scaletta said the site already looks better than before this application came forward. He said it is known as a good community business that takes care of the neighborhood. He said this provides an opportunity for the property to look nicer and a win/win except that some homes will be looking at a very large tower, but the antenna will be servicing people in the neighborhood. He questioned why the Board could not act tonight and asked what the motion could look like.

Mr. Perkins estimated the fence height required to hide the equipment to be between 6-8 feet. Ms. Ward said the Board could include a variation for the fence to be over 5' with the height to be agreed upon with staff recommendation prior to Ordinance approval. Then, the Board could add a condition to modify to the Plan Commission's condition #3, and finally add a condition to limit the pole height to 75 feet. Mr. Stapleton said the FCC may require more carriers on the pole which would require an increase in height. He said he was not in position to waive an FCC requirement. He said he could not agree to that stipulation.

Mr. Recklaus said staff would like some time to clarify the FCC regulations and work with petitioner. The petition could come back on the 17th, and if it can be resolved, an Ordinance could be prepared by 17th. He said staff had concerns and only just learned of the withdrawal and FCC regulations five minutes prior to the meeting. President Hayes said he would prefer to continue this item to the next meeting.

Mr. Burkland said staff was not recommending denial, but staff understood 75 feet would be the maximum height. If the FCC can mandate an increase of 20 feet, there may be other options to be explored. Ms. Ward said that if the FCC has the right to raise the height of the antenna, then they can still build a taller antenna regardless of the Board's decision. She said she would hate for the Board to act and have their decision overridden by the FCC.

Trustee Thomas Glasgow moved to continue. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

Absent: Farwell, Tinaglia.

VIDEO C. T-Mobile - 1000 S. Arlington Heights Rd. - BCRB -
Proposed Variance Request for Monopole Height

XIII.LEGAL

XIV. APPOINTMENTS

VIDEO **XV. PETITIONS AND COMMUNICATIONS**

President Hayes said the Mane Event will be Friday night and the Taste of Arlington will be Saturday night.

Trustee Labeledz announced that Tuesday night is the National Night Out at North School Park.

Trustee Scaletta said the Arlington Million will be on August 15 and Salute is sponsoring its annual Home Stretch 5K at the Race Track.

VIDEO **XVI. REPORT OF THE VILLAGE MANAGER**

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

VIDEO **XVIIADJOURNMENT**

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

The Motion: Passed

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

Absent: Tinaglia, Farwell.



Item: Warrant Register of 8/15/2015

Department: Warrant Register of 8/15/2015

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Warrant Register of 8/15/2015	Warrant Register



VILLAGE OF ARLINGTON HEIGHTS

**WARRANT REGISTER FOR
CHECK DATE: 8 - 15 - 2015**

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$335,623.05
215	CDBG Fund	\$5,886.76
227	Foreign Fire Ins Tax Fund	\$9,961.00
231	Criminal Investigation Fd	\$186.08
235	Municipal Parkg Opr Fund	\$17,395.63
251	TIF I South Fund	\$1,045.00
401	Capital Projects Fund	\$646,231.63
431	Public Building Fund	\$3,497.46
435	EAB Fund	\$62,864.91
505	Water and Sewer Fund	\$66,654.57
515	Arts,Entert & Events Fund	\$1,377.91
605	Health Insurance Fund	\$270,669.20
611	General Liability Ins Fnd	\$27,366.82
615	Workers Compensation Ins	\$68,608.48
621	Fleet Operations Fund	\$36,387.22
625	Technology Fund	\$27,641.11
705	Police Pension Fund	\$41.23
715	Guaranty Deposits Fund	\$6,000.00
TOTAL ALL FUNDS		\$1,587,438.06

Check Date: 2015 - 8 - 15

Date: Wednesday, August 12, 2015

WARRANT REGISTER - GM0002

Page 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 0					
Division: 0					
194268	715-0000-220.93-00	AIROO	REFUND BOND	\$150.00	\$150.00
194269	715-0000-220.93-00	ALEX PASHKIN	REFUND BOND	\$200.00	\$200.00
194271	715-0000-220.93-00	ALINA BASZA	REFUND BOND	\$200.00	\$200.00
194272	715-0000-220.93-00	ALLIANCE FOR AUDITED MEDIA	REFUND BOND	\$200.00	\$200.00
194273	101-0000-422.15-00	AMAZING PLUMBING	REFUND PERMIT 15-2302	\$65.00	\$65.00
194276	505-0000-140.10-00	AMERICAN PRINTING TECHNOLOGIES	POSTAGE	\$1,881.99	\$1,881.99
194280	715-0000-220.93-00	ANDRA AMATO	REFUND BOND	\$200.00	\$200.00
194281	715-0000-220.93-00	ANGELICA CARDONA	REFUND BOND	\$200.00	\$200.00
194282	715-0000-220.93-00	ANGELICA CARDONO	REFUND BOND	\$200.00	\$200.00
194290	715-0000-220.93-00	ARTHUR FORNAGIEL	REFUND BOND	\$200.00	\$200.00
194296	715-0000-220.93-00	BANTOLO CONCEPTS	REFUND BOND	\$200.00	\$200.00
194300	505-0000-120.80-00	BELLOCK, TERESA	REFUND WATER FINAL	\$35.64	\$35.64
194301	101-0000-422.15-00	BISHOP PLUMBING INC	REFUND BOND	\$65.00	\$65.00
194307	715-0000-220.93-00	CARRIE REGILIO	REFUND BOND	\$200.00	\$200.00
194336	715-0000-220.93-00	COURTNEY BUSS	REFUND BOND	\$200.00	\$200.00
194340	101-0000-422.08-00	CREATIVE CONCRETE CO	REFUND PERMIT 15-1903	\$70.00	\$70.00
	101-0000-422.10-00		REFUND PERMIT 15-1903	\$130.00	\$130.00
	101-0000-422.15-00		REFUND PERMIT 15-1903	\$65.00	\$65.00
	101-0000-422.30-00		REFUND PERMIT 15-1903	\$60.00	\$60.00
194342	715-0000-220.93-00	DALE SHERMAN	REFUND BOND	\$200.00	\$200.00
194344	715-0000-220.93-00	DENNIS DITURI	REFUND BOND	\$200.00	\$200.00
194349	715-0000-220.93-00	DURAN CONCRETE INC	REFUND BOND	\$150.00	\$150.00
194357	715-0000-220.93-00	EVERLAST BLACKTOP	REFUND BOND	\$200.00	\$200.00
194366	715-0000-220.93-00	FORTIS CONCRETE CO INC	REFUND BOND	\$200.00	\$200.00
194370	715-0000-220.93-00	GERALD PHILLIPS	REFUND BOND	\$200.00	\$200.00
194381	101-0000-421.20-00	HD LIQUOR INC	REFUND LIQUOR LICENSE	\$2,808.78	\$2,808.78
194382	101-0000-433.14-00	HEALTH CARE SERVICE CORP	REFUND AMBULANCE CLAIM	\$540.00	\$540.00
194390	101-0000-433.14-00	HUMANA HEALTH CARE PLANS	REFUND AMBULANCE CLAIM	\$363.65	\$363.65
194398	715-0000-220.93-00	JAMES JAMESON	REFUND BOND	\$200.00	\$200.00
194399	715-0000-220.93-00	JAMES PERRY JR	REFUND BOND	\$200.00	\$200.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194403	715-0000-220.93-00	JRC DESIGN BUILD INC	REFUND BOND	\$200.00	\$200.00
194405	715-0000-220.93-00	KATIE KRITEK	REFUND BOND	\$200.00	\$200.00
194427	715-0000-220.93-00	MICHAEL & PATRICIA DORNER	REFUND BOND	\$200.00	\$200.00
194428	715-0000-220.93-00	MICK DIMARCO	REFUND BOND	\$200.00	\$200.00
194438	715-0000-220.93-00	LUCILLE NEASY	REFUND BOND	\$200.00	\$200.00
194447	101-0000-433.14-00	ADELIA ODESTE	REFUND AMBULANCE CLAIM	\$120.00	\$120.00
194454	715-0000-220.93-00	PAUL ROGNER	REFUND BOND	\$100.00	\$100.00
194466	715-0000-220.93-00	ROBERT LATTIE	REFUND BOND	\$200.00	\$200.00
194468	715-0000-220.93-00	RONALD ARMSTRONG	REFUND BOND	\$200.00	\$200.00
194469	715-0000-220.93-00	ROSARIA CACUECIOTO	REFUND BOND	\$200.00	\$200.00
194491	235-0000-435.65-02	ELIZABETH STEIN	REFUND PARKING PERMIT	\$30.00	\$30.00
194492	715-0000-220.93-00	STEPHEN BERRY	REFUND BOND	\$200.00	\$200.00
194493	715-0000-220.93-00	STEPHEN KING	REFUND BOND	\$200.00	\$200.00
194528	101-0000-433.14-00	JEAN WALASZEK	REFUND AMBULANCE CLAIM	\$73.25	\$73.25
194533	715-0000-220.93-00	WUEHR, STEVEN	REFUND BOND	\$200.00	\$200.00
194536	505-0000-452.48-00	BEN YOURG JR	REFUND ESCROW	\$218.88	\$218.88
Total Division:				\$12,527.19	
Total Department:				\$12,527.19	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 1 Board of Trustees					
Division: 1					
194417	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	BOARD MTS /COMM OF THE WHOLE MTG	\$4,500.00	\$4,500.00
194425	101-0101-501.22-02	METROPOLITAN MAYORS CAUCUS	DUES	\$3,379.55	\$3,379.55
901079	101-0101-501.22-05	CITIBANK	POSTAGE	\$5.27	\$5.27
Total Division:				\$7,884.82	
Total Department:				\$7,884.82	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 2 Village Manager					
Division: 1					
194445	101-0201-502.22-03	NORTHWEST MUNICIPAL CONFERENCE	ANNUAL GALA	\$150.00	\$150.00
901079	101-0201-502.22-05	CITIBANK	POSTAGE	\$9.41	\$9.41
Total Division:				\$159.41	
Total Department:				\$159.41	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 3 Human Resources					
Division: 1					
194369	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	\$38,170.86	\$38,170.86
	615-0301-552.42-80		CLAIMS - W/C	\$29,825.12	\$29,825.12
194439	615-0301-552.20-50	NIPSTA	DRIVER TRAINING	\$275.00	\$612.50
			DRIVER TRAINING	\$337.50	
194524	101-0301-503.21-65	VERIZON WIRELESS	INV 9749289996	\$122.02	\$122.02
194534	101-0301-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901077	605-0301-552.20-60	HMO ILLINOIS	INSURANCE PREMIUM 8-2015	\$263,393.33	\$263,393.33
901078	605-0301-552.20-65	PRUDENTIAL INSURANCE CO OF AMERICA	INSURANCE PREMIUM 8-2015	\$4,780.38	\$4,780.38
	605-0301-552.20-66		INSURANCE PREMIUM 8-2015	\$2,495.49	\$2,495.49
901079	101-0301-503.22-05	CITIBANK	POSTAGE	\$28.45	\$28.45
Total Division:				\$339,513.15	
Total Department:				\$339,513.15	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 4 Legal Department					
Division: 1					
194356	101-0401-503.20-20	ERNEST R BLOMQUIST PC	LEGAL SERVICES	\$8,475.00	\$8,475.00
194379	101-0401-503.21-65	HARRIS TRUST & SAVINGS BANK	METRA TBI PURCHASE	\$54.00	\$54.00
	101-0401-503.22-02		ILLINOIS STATE BAR ASSOC	\$320.00	\$320.00
194455	101-0401-503.22-03	PETTY CASH	TRAINING	\$22.00	\$22.00
194470	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	\$783.50	\$783.50
194518	101-0401-503.21-65	VERIZON WIRELESS	INV 9749555775	\$95.71	\$95.71
901079	101-0401-503.22-05	CITIBANK	POSTAGE	\$8.27	\$8.27
Total Division:				\$9,758.48	
Total Department:				\$9,758.48	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 5 Finance					
Division: 1					
194263	101-0501-503.30-05	A & E RUBBER STAMP CORP	OFFICE SUPPLIES	\$78.40	\$78.40
194276	505-0501-503.21-65	AMERICAN PRINTING TECHNOLOGIES	SERVICE MISCELLANEOUS	\$913.22	\$913.22
194359	101-0501-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$18.67	\$45.76
			SHIPPING/DELIVERY SERVICE	\$27.09	
194368	611-0501-552.20-70	GALLAGHER ARTHUR J & CO	NOTARY BOND RENEWAL	\$29.00	\$29.00
194369	611-0501-552.42-53	GALLAGHER BASSETT SERVICES INC	CLAIMS - VEHICLE LOSS	\$239.63	\$239.63
	611-0501-552.42-60		CLAIMS - LIABILITY LOSS	\$27,098.19	\$27,098.19
194379	101-0501-503.22-03	HARRIS TRUST & SAVINGS BANK	IPPFA	\$150.00	\$150.00
194411	101-0501-503.22-03	THOMAS KUEHNE	MILEAGE REIMBURSEMENT	\$55.27	\$55.27
194449	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$33.42	\$91.67
			OFFICE SUPPLIES	\$58.25	
194465	101-0501-503.20-05	ROBB PAMELA	TRAINING	\$840.00	\$840.00
194498	101-0501-503.22-10	TANDEM PRINTING	PRINTING	\$250.00	\$250.00
194525	101-0501-503.21-65	VERIZON WIRELESS	INV 9749509486	\$55.48	\$55.48
194534	101-0501-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$107.07
			OFFICE MACHINES & ACCESS	\$22.07	
901079	101-0501-503.22-05	CITIBANK	POSTAGE	\$927.38	\$927.38
	505-0501-503.22-05		POSTAGE	\$1,150.53	\$1,150.53
Total Division:				\$32,031.60	
Total Department:				\$32,031.60	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 6 Information Technology					
Division: 1					
194309	625-0601-572.50-10	CDS OFFICE TECHNOLOGIES	COMPUTERS,DP & WORD PROC.	\$10,926.00	\$15,657.00
			COMPUTERS,DP & WORD PROC.	\$4,731.00	
194359	625-0601-553.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$20.30	\$20.30
194379	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	DMI DELL K-12/GOVT	\$8,398.50	\$8,398.50
194394	625-0601-553.21-02	IMAGE SYSTEMS & BUSINESS SOLUTIONS	POLICE PRINTER REPAIR	\$99.00	\$99.00
194495	625-0601-553.20-39	SUNGARD PUBLIC SECTOR	COMPUTERS,DP & WORD PROC.	\$1,000.00	\$1,000.00
194522	625-0601-553.21-65	VERIZON WIRELESS	INV 9749604256	\$450.47	\$450.47
194526	625-0601-553.21-65	VERIZON WIRELESS	INV 9749555774	\$1,444.46	\$1,444.46
801481	625-0601-553.21-65	AT & T	8310002604	\$571.38	\$571.38
Total Division:				\$27,641.11	
Total Department:				\$27,641.11	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 10 Boards & Commissions					
Division: 9					
194275	101-1009-502.22-02	AMERICAN PLANNING ASSOC	DUES	\$150.00	\$150.00
Total Division:				\$150.00	
Division: 18					
194285	515-1018-525.40-55	ARLINGTON HTS PARK DISTRICT	MANE EVENT REIMBURSEMENT	\$1,225.00	\$1,225.00
901079	101-1018-502.22-05	CITIBANK	POSTAGE	\$154.23	\$154.23
Total Division:				\$1,379.23	
Division: 22					
194288	515-1022-525.40-55	ARLINGTON SIGNS & BANNERS	ARTS COMM	\$45.00	\$45.00
Total Division:				\$45.00	
Total Department:				\$1,574.23	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 30 Police Department					
Division: 1					
194265	101-3001-511.21-65	ACCURATE DOCUMENT DESTRUCTION	SERVICE MISCELLANEOUS	\$288.00	\$288.00
194302	101-3001-511.22-03	BOYLE RICHARD	TRAINING	\$15.00	\$15.00
194311	101-3001-511.22-03	PATRICK CHOJNOWSKI	TRAINING	\$75.00	\$75.00
194334	101-3001-511.33-30	CORPORATE IDENTITY INC	SUPPLIES	\$350.57	\$350.57
194337	101-3001-511.22-03	COWSERT MICHAEL	TRAINING	\$265.00	\$265.00
194348	101-3001-511.30-35	COREY DUGAN	CLOTHING REIMBURSEMENT	\$206.01	\$206.01
194358	101-3001-511.33-25	EVIDENT CRIME SCENE PRODUCTS	SUPPLIES	\$327.50	\$327.50
194363	101-3001-511.22-03	ANDREW FLENTGE	TRAINING	\$30.00	\$60.00
			TRAINING	\$30.00	
194379	101-3001-511.21-65	HARRIS TRUST & SAVINGS BANK	PACER800-676-6856IR	\$68.10	\$68.10
	101-3001-511.22-03		SAFARILAND, LLC	\$275.00	\$275.00
	101-3001-511.22-05		USPS	\$73.35	\$73.35
	101-3001-511.33-05		ADOBE CREATIVE CLOUD	\$637.37	\$599.88
			ADOBE	(\$37.49)	
	101-3001-511.33-25		TAPE CASE LTD	\$200.20	\$200.20
194391	101-3001-511.22-03	IL ASSOC OF TECHNICAL	REGISTRATION	\$1,000.00	\$1,000.00
194393	101-3001-511.22-02	IL LAW ENFORCEMENT ALARM SYSTEM	DUES	\$360.00	\$360.00
194407	401-3001-572.50-15	KIESLER POLICE SUPPLY & AMMUNITION	POLICE EQUIPMENT & SUPPLY	\$1,492.00	\$1,492.00
194409	101-3001-511.22-03	KOSTKA ROBERT	TRAINING	\$15.00	\$15.00
194413	101-3001-511.21-65	LAW OFFICE OF JOAN VASQUEZ	SERVICE PROFESSIONAL	\$625.00	\$625.00
194419	101-3001-511.33-25	MASTER HITCH INC	POLICE EQUIPMENT & SUPPLY	\$30.50	\$30.50
194440	101-3001-511.22-03	NORTHEASTERN IL PUBLIC SAFETY	REGISTRATION	\$220.00	\$220.00
194441	101-3001-511.21-65	NORTHERN IL FUNERAL SERVICES INC	MORGUE TRANSPORT	\$375.00	\$750.00
			MORGUE TRANSPORT	\$375.00	
194442	101-3001-511.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT 9-2015	\$64,519.40	\$64,519.40
194449	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$163.21	\$232.13
			OFFICE SUPPLIES	(\$17.98)	
			OFFICE SUPPLIES	\$86.90	
194462	101-3001-511.30-35	RAY O'HERRON	CLOTHING	\$8.95	\$2,300.05
			CLOTHING	\$147.00	

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194462	101-3001-511.30-35	RAY O'HERRON	CLOTHING	\$39.00	\$2,300.05.
			CLOTHING	\$15.00	
			CLOTHING	\$8.00	
			CLOTHING	\$90.00	
			CLOTHING	\$354.00	
			CLOTHING	\$176.95	
			CLOTHING	\$784.35	
			CLOTHING	\$78.00	
			CLOTHING	\$7.99	
			CLOTHING	\$79.90	
			CLOTHING	\$366.91	
			CLOTHING	\$144.00	
194471	101-3001-511.22-02	ROTARY CLUB OF ARLINGTON HTS	DUES	\$275.00	\$275.00
194476	101-3001-511.21-02	SECOND CHANCE CARDIAC SOLUTIONS	SERVICE EQUIPMENT	\$49.95	\$49.95
194479	101-3001-511.33-25	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$22.47	\$34.46
			BATTERIES	\$11.99	
194486	101-3001-511.30-35	SPOERRY PATRICK	CLOTHING REIMBURSEMENT	\$184.11	\$184.11
194499	101-3001-511.30-35	TEAM SALES LTD	CLOTHING	\$165.00	\$165.00
194504	101-3001-511.22-10	TOTAL PRINT SOLUTIONS	SERVICE PRINTING	\$160.00	\$160.00
194509	235-3001-532.33-05	ULINE INC	SUPPLIES	\$121.06	\$121.06
194510	401-3001-572.50-15	ULTRA STROBE COMMUNICATIONS INC	SQUAD 3194 EQUIPMENT	\$5,198.95	\$5,198.95
194511	101-3001-511.22-05	UPS STORE #4073	SHIPPING CHARGES	\$54.94	\$54.94
194513	101-3001-511.30-35	VEENSTRA RICK	CLOTHING REIMBURSEMENT	\$85.50	\$85.50
194514	101-3001-511.21-65	VERIZON WIRELESS	INV 9749526192	\$238.47	\$238.47
194519	101-3001-511.21-65	VERIZON WIRELESS	INV 9749557297	\$2,360.24	\$2,360.24
194535	101-3001-511.21-65	YAHOO	PROCESSING FEE	\$40.00	\$40.00
901079	101-3001-511.22-05	CITIBANK	POSTAGE	\$922.81	\$922.81
Total Division:				\$84,238.18	
Division: 3					
194331	231-3003-511.40-11	COMMUNICATION REVOLVING FUND	SERVICE MISCELLANEOUS	\$186.08	\$186.08
Total Division:				\$186.08	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Total Department:				\$84,424.26	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 35 Fire					
Division: 1					
194346	101-3501-512.30-35	DJS SCUBA LOCKER INC	DIVE SUIT RENTAL	\$125.00	\$125.00
194353	101-3501-512.22-03	LESLIE EAST	TUITION REIMBURSEMENT	\$630.00	\$630.00
194360	101-3501-512.30-35	FIRESERVICE MANAGEMENT	TURNOUT GEAR REPAIR	\$161.56	\$161.56
194374	101-3501-512.30-35	GRAINGER W W INC	CLOTHING & APPAREL	\$47.61	\$47.61
194379	101-3501-512.22-02	HARRIS TRUST & SAVINGS BANK	LEAD INST LIC RENEWAL	\$21.75	\$21.75
194397	101-3501-512.21-02	INTERSPIRO INC	FACE MASK SERVICE	\$195.15	\$1,014.68
			EQUIPMENT MAINTENANCE	\$819.53	
194404	101-3501-512.33-05	KAESER AND BLAIR INC	PUBLIC EDUCATION SUPPLIES	\$1,271.29	\$1,271.29
194431	101-3501-512.33-50	MOORE MEDICAL LLC	HEALTH/FIRE SURG SUPPLIES	\$2,236.91	\$2,236.91
194437	101-3501-512.33-05	NATL FIRE PROTECTION ASSOC	PUBLIC EDUCATION SUPPLIES	\$599.27	\$599.27
194442	101-3501-512.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT 9-2015	\$21,506.46	\$21,506.46
194467	101-3501-512.22-03	WILLIAM RODGERS	TRAINING	\$376.00	\$376.00
194478	101-3501-512.21-65	SHAPIRO, LARRY	DEPARTMENT PORTRAITS	\$1,128.50	\$1,128.50
194485	101-3501-512.30-35	SPECIAL T UNLIMITED	CAPS	\$1,984.00	\$1,984.00
194497	101-3501-512.33-05	SYLVIA'S FLOWERS INC	FUNERAL FLOWERS	\$75.99	\$173.98
			FUNERAL FLOWERS	\$97.99	
194498	101-3501-512.22-10	TANDEM PRINTING	"WE ENTERED" FORMS	\$230.00	\$230.00
194523	101-3501-512.21-65	VERIZON WIRELESS	INV 9749419857	\$779.16	\$779.16
194532	101-3501-512.31-85	WITMER PUBLIC SAFETY GROUP	WHEEL CHOCK PINS	\$94.35	\$94.35
194534	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$22.07	\$173.28
			OFFICE MACHINES & ACCESS	\$22.07	
			OFFICE MACHINES & ACCESS	\$85.00	
			OFFICE MACHINES & ACCESS	\$22.07	
			OFFICE MACHINES & ACCESS	\$22.07	
194538	101-3501-512.31-45	ZEP MANUFACTURING CO	JANITORIAL SUPPLIES	\$56.50	\$1,040.90
			JANITORIAL SUPPLIES	\$984.40	
901079	101-3501-512.22-05	CITIBANK	POSTAGE	\$45.55	\$45.55
Total Division:				\$33,640.25	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Total Department:				\$33,640.25	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 37 Foreign Fire Insurance					
Division: 1					
194303	227-3701-512.30-35	BSN SPORTS	CLOTHING	\$8,112.00	\$8,112.00
194364	227-3701-512.22-03	JOSEPH FORDE	TUITION REIMBURSEMENT	\$425.00	\$425.00
194376	227-3701-512.22-03	PETER GRIPPER	TUITION REIMBURSEMENT	\$425.00	\$425.00
194478	227-3701-512.50-15	SHAPIRO, LARRY	DEPARTMENT PORTRAITS	\$999.00	\$999.00
Total Division:				\$9,961.00	
Total Department:				\$9,961.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 40 Planning					
Division: 1					
194314	101-4001-521.40-41	CLEAR CHANNEL OUTDOOR	ADVERTISING	\$2,750.00	\$2,750.00
194335	101-4001-521.40-40	COSTAR REALTY INFORMATION INC	SERVICE PROFESSIONAL	\$723.21	\$1,446.42
			SERVICE PROFESSIONAL	\$723.21	
194339	101-4001-521.30-01	CRAINS CHICAGO BUSINESS	SUBSCRIPTION	\$119.00	\$119.00
194373	101-4001-521.20-05	GOVTEMPS USA LLC	SERVICE PROFESSIONAL	\$1,120.00	\$2,240.00
			SERVICE PROFESSIONAL	\$1,120.00	
194379	101-4001-521.21-65	HARRIS TRUST & SAVINGS BANK	APL	\$0.99	\$0.99
194383	251-4001-571.20-05	HOLLAND & KNIGHT LLP	PROFESSIONAL SERVICES	\$1,045.00	\$1,045.00
194416	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPT FOR PLAN COMM	\$346.75	\$346.75
194449	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$65.57	\$65.57
194452	101-4001-521.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$178.20	\$572.75
			ADVERTISING	\$228.50	
			ADVERTISING	\$78.30	
			ADVERTISING	\$87.75	
194463	101-4001-521.22-15	REGAL BUSINESS SYSTEMS	COPIER	\$210.21	\$210.21
194498	101-4001-521.40-40	TANDEM PRINTING	PRINTING	\$1,065.00	\$1,065.00
194512	101-4001-521.22-02	URBAN LAND INSTITUTE - ULI	DUES	\$220.00	\$220.00
194521	101-4001-521.21-65	VERIZON WIRELESS	INV 9749621678	\$106.81	\$106.81
901079	101-4001-521.22-05	CITIBANK	POSTAGE	\$108.69	\$108.69
Total Division:				\$10,297.19	
Total Department:				\$10,297.19	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 41 Community Devl Block Grnt					
Division: 1					
194359	215-4101-522.41-02	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$37.36	\$37.36
194402	215-4101-522.41-48	JOURNEYS THE ROAD HOME	CDBG PROGRAM	\$3,900.00	\$3,900.00
194443	215-4101-522.41-15	NORTHWEST COMPASS INC	CDBG PROGRAM	\$1,540.00	\$1,540.00
194452	215-4101-522.41-02	PADDOCK PUBLICATIONS INC	ADVERTISING	\$59.40	\$59.40
194507	215-4101-522.41-01	TYACK VALUATION CONSULTANTS	SINGLE FAMILY REHAB	\$350.00	\$350.00
Total Division:				\$5,886.76	
Total Department:				\$5,886.76	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 45 Building & Health Service					
Division: 1					
194449	101-4501-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$351.38	\$468.43
			OFFICE SUPPLIES	\$117.05	
194455	101-4501-523.33-05	PETTY CASH	SUPPLIES	\$31.00	\$31.00
194501	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	\$38.00	\$190.00
			SERVICE BLDG MAINT	\$76.00	
			SERVICE BLDG MAINT	\$76.00	
194534	101-4501-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$22.07	\$107.07
			OFFICE MACHINES & ACCESS	\$85.00	
901079	101-4501-523.22-05	CITIBANK	POSTAGE	\$173.34	\$173.34
Total Division:				\$969.84	
Division: 2					
194283	101-4502-523.20-25	ARLINGTON CENTER FOR RECOVERY	COUNSELING	\$598.00	\$598.00
194378	101-4502-523.21-65	HAND TO EYE COMMUNICATIONS INC	INTERPRETING SERVICES	\$180.00	\$180.00
194379	101-4502-523.21-65	HARRIS TRUST & SAVINGS BANK	J2 MYFAX SERVICES	\$10.00	\$10.00
	101-4502-523.33-05		THERMOWORKS INC	\$73.99	\$73.99
	101-4502-523.40-53		COMED	\$202.32	\$582.77
			BILLMATRIX CORPORATION	\$2.50	
			AMAZON.COM	\$49.74	
			UBER TECHNOLOGIES INC	\$7.10	
			EGS	\$237.39	
			COMED	\$81.22	
			BILLMATRIX CORPORATION	\$2.50	
194449	101-4502-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$539.59	\$556.24
			OFFICE SUPPLIES	\$16.65	
194455	101-4502-523.22-03	PETTY CASH	TRAINING	\$41.40	\$41.40
	101-4502-523.40-61		MEDICAL RESERVE CORPS	\$25.00	\$25.00
194503	101-4502-523.21-10	TNT LANDSCAPE CONSTRUCTION INC	PROPERTY MAINTENANCE	\$50.00	\$905.00
			PROPERTY MAINTENANCE	\$60.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194503	101-4502-523.21-10	TNT LANDSCAPE CONSTRUCTION INC	PROPERTY MAINTENANCE	\$40.00	\$905.00
			PROPERTY MAINTENANCE	\$40.00	
			PROPERTY MAINTENANCE	\$50.00	
			PROPERTY MAINTENANCE	\$450.00	
			PROPERTY MAINTENANCE	\$45.00	
			PROPERTY MAINTENANCE	\$45.00	
			PROPERTY MAINTENANCE	\$60.00	
			PROPERTY MAINTENANCE	\$30.00	
			PROPERTY MAINTENANCE	\$35.00	
194520	101-4502-523.21-65	VERIZON WIRELESS	INV 9749744774	\$197.86	\$197.86
901079	101-4502-523.22-05	CITIBANK	POSTAGE	\$50.35	\$50.35
Total Division:				\$3,220.61	
Division: 3					
194332	101-4503-523.40-05	COMMUNITY EDUCATION DIST 214	ADVERTISING	\$500.00	\$500.00
194449	101-4503-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$113.65	\$113.65
194477	101-4503-523.21-02	SECOND SYSTEMS INC	REIMBURSEMENT	\$200.00	\$200.00
901079	101-4503-523.22-05	CITIBANK	POSTAGE	\$28.91	\$28.91
Total Division:				\$842.56	
Total Department:				\$5,033.01	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 50 Engineering					
Division: 1					
194277	101-5001-524.22-02	AMERICAN PUBLIC WORKS ASSOC	APWA GROUP MEMBERSHIP	\$632.40	\$632.40
194289	401-5001-571.50-30	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	\$5,492.00	\$628,826.23
			SERVICE CONSTRUCTION	\$623,334.23	
194304	401-5001-571.50-30	LEO BUTTITTA	SIDEWALK REIMBURSEMENT	\$143.75	\$143.75
194308	401-5001-571.50-30	STEVE CASEY	SIDEWALK REIMBURSEMENT	\$418.75	\$418.75
194347	401-5001-571.50-30	DOUGLAS G FELDER PC	LEGAL FEES	\$340.00	\$340.00
194396	101-5001-524.20-05	INFRASTRUCTURE MGMT SERVICES	SERVICE PROFESSIONAL	\$2,672.50	\$2,672.50
194412	401-5001-571.50-30	BARB/NICK KYROS	SIDEWALK REIMBURSEMENT	\$143.75	\$143.75
194458	101-5001-524.21-65	PRECISION REPRODUCTION INC	PLAN COPIES	\$109.55	\$109.55
194464	401-5001-571.50-30	MIKE REGILIO	SIDEWALK REIMBURSEMENT	\$431.25	\$431.25
194506	401-5001-571.50-30	ANGELO TSAGALIS	SIDEWALK REIMBURSEMENT	\$800.00	\$800.00
194515	101-5001-524.21-65	VERIZON WIRELESS	INV 9749220114	\$531.57	\$531.57
194527	401-5001-571.50-30	GUS VLAHOS	SIDEWALK REIMBURSEMENT	\$632.45	\$632.45
194534	101-5001-524.22-15	XEROX CORPORATION	RENTAL/LEASE EQUIPMENT	\$85.00	\$85.00
901079	101-5001-524.22-05	CITIBANK	POSTAGE	\$155.69	\$155.69
Total Division:				\$635,922.89	
Total Department:				\$635,922.89	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 71 Public Works					
Division: 1					
194264	401-7101-571.50-20	ABT ELECTRONICS	REFRIGERATOR	\$928.00	\$928.00
194266	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	STREET LIGHT SUPPLIES	\$2,702.45	\$4,063.00
			MISC SUPPLIES	\$1,360.55	
194267	101-7101-531.31-55	ACTIVE LOCK AND KEY LTD	KEYS	\$375.37	\$375.37
194270	101-7101-531.21-02	ALEXANDER EQUIPMENT CO INC	KNIFE GRINDING	\$159.60	\$159.60
194274	101-7101-531.21-11	AMERICAN DOOR & DOCK	SERVICE BLDG MAINT	\$2,763.89	\$2,763.89
	431-7101-571.50-20		SERVICE BLDG MAINT	\$3,497.46	\$3,497.46
194277	101-7101-531.22-02	AMERICAN PUBLIC WORKS ASSOC	APWA GROUP MEMBERSHIP	\$938.40	\$938.40
194279	101-7101-531.31-55	ANDERSON LOCK	OVERHEAD CONCEALED CLOSER	\$310.00	\$310.00
194287	515-7101-525.33-05	ARLINGTON RENTAL INC	CHAIR RENTAL	\$107.91	\$107.91
194289	101-7101-531.31-90	ARROW ROAD CONSTRUCTION CO	STREET/SIDEWALK SUPPLIES	\$9,165.55	\$70,111.09
			STREET/SIDEWALK SUPPLIES	\$9,121.86	
			STREET/SIDEWALK SUPPLIES	\$8,833.85	
			STREET/SIDEWALK SUPPLIES	\$10,027.34	
			STREET/SIDEWALK SUPPLIES	\$9,983.20	
			STREET/SIDEWALK SUPPLIES	\$9,753.83	
			STREET/SIDEWALK SUPPLIES	\$6,982.50	
			STREET/SIDEWALK SUPPLIES	\$6,242.96	
194297	101-7101-531.31-65	BARCO PRODUCTS CO	PET LITTER BAGS	\$452.32	\$452.32
194305	101-7101-531.31-90	C C CARTAGE INC	STREET/SIDEWALK SUPPLIES	\$315.00	\$315.00
194312	101-7101-531.30-35	CINTAS CORP	CLOTHING	\$35.99	\$107.97
			CLOTHING	\$35.99	
			CLOTHING	\$35.99	
194313	435-7101-571.50-55	CLEAN CUT TREE SERVICE INC	SERVICE TREES	\$38,490.00	\$38,490.00
194315	101-7101-531.22-70	COMCAST CABLE	INTERNET SCADA	\$2.11	\$2.11
194318	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	2985063029	\$61.09	\$61.09
194326	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	0533073031	\$8,455.88	\$8,455.88
194328	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	5492508009	\$70.58	\$70.58
194333	101-7101-531.21-11	COMPLETE CLEANING CO INC	SERVICE BLDG MAINT	\$2,630.00	\$2,630.00
194338	101-7101-531.21-11	COYNE TEXTILE SERVICES	MAT CLEANING	\$17.10	\$44.54

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194338	101-7101-531.21-11	COYNE TEXTILE SERVICES	MAT CLEANING	\$27.44	\$44.54
194341	101-7101-531.21-11	DAHME MECHANICAL INDUSTRIES	BUILDING MAINTENANCE	\$395.25	\$395.25
194343	401-7101-571.50-20	DCG ROOFING SOLUTIONS INC	HEAT STACK LEAK	\$889.20	\$889.20
194345	101-7101-531.22-70	DEX ONE	PRODUCT CHARGES	\$80.00	\$80.00
194350	101-7101-531.21-50	DYNEGY ENERGY SERVICES	1627055057	\$1,307.65	\$1,307.65
194361	101-7101-531.33-05	FLAG LADY CORP	FLAGS, POLES, BANNERS	\$4,542.32	\$4,542.32
194362	101-7101-531.21-15	FLECKS LANDSCAPING	SERVICE MISCELLANEOUS	\$8,932.00	\$11,694.00
			SERVICE MISCELLANEOUS	\$2,762.00	
	435-7101-571.50-55		SERVICE MISCELLANEOUS	\$16,582.10	\$16,618.10
			RESTORATION	\$36.00	
194367	101-7101-531.21-02	FOUNTAIN TECHNOLOGIES LTD	SERVICE INSTALLMENTS	\$825.00	\$825.00
194375	101-7101-531.31-65	GREENLIGHT	EVENT SUPPLIES	\$885.60	\$885.60
194377	435-7101-531.40-86	CHRIS HALTEK	EAB	\$50.00	\$50.00
194380	101-7101-531.21-02	HAYES MECHANICAL	HVAC PREVENTIVE MAINT	\$267.50	\$4,527.98
			SERVICE CALL	\$881.05	
			REPAIR SERVICE EQUIPMENT	\$3,379.43	
	401-7101-571.50-20		SERVICE CALL	\$462.50	\$980.30
			SERVICE CALL	\$258.90	
			SERVICE CALL	\$258.90	
194384	435-7101-531.40-86	JUDITH HOLMES	EAB	\$100.00	\$100.00
194388	101-7101-531.31-45	HP PRODUCTS CORP	JANITORIAL SUPPLIES	(\$98.94)	\$13,546.88
			JANITORIAL SUPPLIES	\$6,171.86	
			JANITORIAL SUPPLIES	\$7,473.96	
194389	101-7101-531.20-05	HR DIRECT INC	LABOR POSTERS	\$69.99	\$139.98
			LABOR POSTERS	\$69.99	
194400	435-7101-571.50-55	JCK CONTRACTORS	TOPSOIL	\$335.00	\$335.00
194408	101-7101-531.20-05	KINGSLEY & GINNODO ARCHITECTS	SERVICE CONSULTING	\$750.00	\$750.00
194410	101-7101-531.31-45	KRANZ INC	BRUSH/BROOMS	\$51.12	\$51.12
194415	101-7101-531.31-65	LEE AUTO PARTS	PWR PLUG LIGHTER	\$2.89	\$2.89
194418	401-7101-571.50-20	MARIMAR	SERVICE BLDG MAINT	\$4,562.00	\$4,562.00
194424	101-7101-531.31-90	MCA INDUSTRIES	SPEEDCRETE REDLINE	\$159.50	\$159.50
194426	101-7101-531.31-45	MEYER LABORATORY INC	JANITORIAL SUPPLIES	\$3,351.95	\$3,351.95
194429	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	SERVICE CALL	\$672.00	\$672.00
194439	101-7101-531.22-03	NIPSTA	DRIVER TRAINING	\$165.00	\$390.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194439	101-7101-531.22-03	NIPSTA	DRIVER TRAINING	\$225.00	\$390.00
194444	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	CLEAR LAMP	\$30.19	\$30.19
	101-7101-531.31-75		MISC PARTS	\$216.26	\$216.26
194446	401-7101-571.50-30	NUTOYS LEISURE PRODUCTS	BIKE RACK	\$445.00	\$445.00
194449	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$28.24	\$103.27
			OFFICE SUPPLIES	\$18.26	
			OFFICE SUPPLIES	\$20.49	
			OFFICE SUPPLIES	\$3.01	
			OFFICE SUPPLIES	\$24.78	
			OFFICE SUPPLIES	\$8.49	
194450	101-7101-531.21-15	OLIVE GROVE LANDSCAPING INC	NEW COMMUTER DRIVE	\$750.00	\$750.00
194451	101-7101-531.22-70	PACIFIC TELEMAGEMENT SERVICES	PAY PHONES FEE	\$75.00	\$75.00
194455	101-7101-531.22-03	PETTY CASH	TRAINING	\$12.00	\$12.00
194457	101-7101-531.21-55	POWELL TREE CARE INC	SERVICE TREES	\$11,240.00	\$11,240.00
	435-7101-571.50-55		SERVICE TREES	\$6,791.00	\$6,791.00
194460	101-7101-531.33-05	PRO SAFETY INC	SPRAY PAINT	\$120.00	\$120.00
194461	101-7101-531.21-11	PROGRESSIVE DYNAMICS	BUILDER MAINTENANCE	\$985.00	\$985.00
194472	435-7101-531.40-86	MICHAEL ROZMUS	EAB	\$199.31	\$199.31
194475	101-7101-531.30-35	SAF T GUARD INTL INC	GLOVES	\$96.53	\$96.53
194479	101-7101-531.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$33.95	\$187.15
			PAINT & EQUIPMENT	\$85.85	
			PAINT & EQUIPMENT	\$13.47	
			PAINT & EQUIPMENT	\$53.88	
	101-7101-531.31-65		HARDWARE SUPPLIES	\$8.99	\$8.99
	101-7101-531.31-80		PAINT & EQUIPMENT	\$16.98	\$16.98
	101-7101-531.31-85		HARDWARE SUPPLIES	\$60.03	\$60.03
194481	101-7101-531.21-02	SIMPLEX GRINNELL	SERVICE EQUIPMENT	\$625.31	\$625.31
194484	101-7101-531.22-70	SOUND INCORPORATED	WARRANTY EXTENSION	\$72.73	\$72.73
194487	101-7101-531.22-70	SPRINT	840280811	\$198.16	\$198.16
194488	101-7101-531.22-70	SPRINT	352372920	\$21.24	\$21.24
194496	101-7101-531.31-45	SUPERIOR	JANITORIAL SUPPLIES	\$3,254.13	\$3,254.13
194502	101-7101-531.31-80	3M	SIGNS, SIGN MATERIAL	\$643.99	\$4,242.40
			SIGNS, SIGN MATERIAL	\$3,598.41	
194504	435-7101-531.22-10	TOTAL PRINT SOLUTIONS	PRINTING	\$181.50	\$181.50

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194505	101-7101-531.21-36	TRAFFIC CONTROL & PROTECTION	RENTAL/LEASE EQUIPMENT	\$2,400.00	\$2,400.00
194508	101-7101-531.21-65	TYCO INTEGRATED SECURITY	QUARTERLY BILLING	\$90.00	\$90.00
194516	101-7101-531.21-65	VERIZON WIRELESS	INV 974954916	\$1,696.92	\$1,696.92
194517	101-7101-531.21-65	VERIZON WIRELESS	INV 9749572569	\$279.54	\$279.54
194529	435-7101-531.40-86	DANIEL WALSH	EAB	\$100.00	\$100.00
194531	101-7101-531.21-36	WEST SIDE TRACTOR SALES CO	RENTAL/LEASE EQUIPMENT	\$8,000.00	\$8,000.00
801480	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	00025031003	\$31.55	\$31.55
801481	101-7101-531.22-70	AT & T	847394436807	\$79.80	\$3,758.42
			847394206207	\$79.80	
			847255350507	\$2,063.06	
			847590600007	\$1,464.34	
			847342153607	\$71.42	
801482	101-7101-531.21-50	NICOR	40178600009	\$35.97	\$7,722.17
			38096400007	\$140.39	
			06802945268	\$23.88	
			15839647334	\$55.67	
			73488600005	\$1,526.20	
			95407400001	\$543.57	
			97034457784	\$1,261.71	
			25422686599	\$2,047.96	
			36178600003	\$153.92	
			28178600004	\$504.46	
			55616726109	\$1,428.44	
901079	101-7101-531.22-05	CITIBANK	POSTAGE	\$303.67	\$303.67
Total Division:				\$255,055.38	
Total Department:				\$255,055.38	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 72 Water and Sewer					
Division: 1					
194277	505-7201-561.22-02	AMERICAN PUBLIC WORKS ASSOC	APWA GROUP MEMBERSHIP	\$306.00	\$306.00
194301	505-7201-561.21-02	BISHOP PLUMBING INC	SERVICE EQUIPMENT	\$3,305.00	\$3,305.00
194316	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0528113037	\$2,642.30	\$2,642.30
194319	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0300013030	\$5,168.39	\$5,168.39
194321	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0405097038	\$3,048.94	\$3,048.94
194322	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0411082015	\$466.45	\$466.45
194323	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0159027139	\$2,220.83	\$2,220.83
194324	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0789016039	\$240.94	\$240.94
194327	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0368380009	\$32.23	\$32.23
194329	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	1257044037	\$784.74	\$784.74
194330	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0831076049	\$145.81	\$145.81
194351	505-7201-561.21-50	DYNEGY ENERGY SERVICES	0297160055	\$93.48	\$93.48
194352	505-7201-561.31-01	EAST JORDAN USA INC	WATER SEWER SYSTEM SUPPLY	\$2,200.00	\$2,200.00
194355	505-7201-561.31-02	ENGINEERED SOLUTIONS MIDWEST INC	BILCO PADLOCK	\$1,713.85	\$1,713.85
194365	505-7201-561.31-07	FOREMAN JOSEPH D AND CO	SUPPLIES	\$776.10	\$776.10
194375	505-7201-561.31-65	GREENLIGHT	EVENT SUPPLIES	\$885.60	\$885.60
194379	505-7201-561.31-65	HARRIS TRUST & SAVINGS BANK	JIMMY JOHN'S #748	\$38.56	\$38.56
194386	505-7201-561.21-50	HOMEFIELD ENERGY	0528113037	\$1,774.10	\$1,774.10
194392	505-7201-561.21-65	IL EPA	SERVICE CONSULTING	\$20,000.00	\$20,000.00
194400	505-7201-561.31-40	JCK CONTRACTORS	TOPSOIL	\$335.00	\$335.00
194422	505-7201-561.31-07	MC CANN INDUSTRIES	STAKE BUNDLE	\$454.05	\$454.05
194423	505-7201-561.20-05	MC HENRY ANALYTICAL WATER LAB	SERVICE CONSULTING	\$2,250.00	\$4,320.00
			WATER SAMPLES	\$1,060.00	
			WATER SAMPLES	\$720.00	
			MANAGEMENT FEE	\$290.00	
194434	505-7201-561.31-55	MT PROSPECT PAINT	BUILDING SUPPLIES	\$103.93	\$103.93
194439	505-7201-561.22-03	NIPSTA	DRIVER TRAINING	\$55.00	\$167.56
			DRIVER TRAINING	\$112.56	
194449	505-7201-561.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$28.25	\$103.31
			OFFICE SUPPLIES	\$18.26	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194449	505-7201-561.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$20.50	\$103.31
			OFFICE SUPPLIES	\$3.02	
			OFFICE SUPPLIES	\$24.78	
			OFFICE SUPPLIES	\$8.50	
	505-7201-561.31-65		KEYBOARD TRAY	\$72.29	\$72.29
194455	505-7201-561.31-02	PETTY CASH	SUPPLIES	\$7.07	\$18.57
			SUPPLIES	\$4.97	
			SUPPLIES	\$6.53	
	505-7201-561.31-85		SUPPLIES	\$21.09	\$21.09
194460	505-7201-561.33-05	PRO SAFETY INC	SPRAY PAINT	\$120.00	\$120.00
194475	505-7201-561.30-35	SAF T GUARD INTL INC	GLOVES	\$96.54	\$96.54
194479	505-7201-561.30-50	SHERWIN ACE HARDWARE	SUPPLIES	\$16.46	\$16.46
194480	505-7201-561.22-03	SCOTT SHIRLEY	TRAINING	\$397.85	\$397.85
194482	505-7201-561.21-35	SKIRMONT MECHANICAL CONTRACTORS	SERVICE METER	\$5,568.00	\$5,568.00
194489	505-7201-561.31-65	STANDARD EQUIPMENT CO	CAMLOCK	\$28.39	\$28.39
194490	505-7201-561.31-55	STANDARD PIPE & SUPPLY INC	PVC	\$34.19	\$34.19
194500	505-7201-561.31-02	TEST GAUGE & BACKFLOW SUPPLY	SUPPLIES	\$853.05	\$853.05
194516	505-7201-561.22-70	VERIZON WIRELESS	INV 974954916	\$1,504.84	\$1,504.84
194517	505-7201-561.22-70	VERIZON WIRELESS	INV 9749572569	\$279.56	\$279.56
801481	505-7201-561.22-70	AT & T	847590210506	\$927.78	\$1,155.56
			847590808506	\$227.78	
801482	505-7201-561.21-50	NICOR	16797600000	\$81.00	\$81.00
Total Division:				\$61,574.56	
Total Department:				\$61,574.56	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 73 Parking					
Division: 1					
194341	235-7301-532.21-11	DAHME MECHANICAL INDUSTRIES	SERVICE BLDG MAINT	\$3,685.00	\$3,685.00
194354	235-7301-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$487.01	\$487.01
194395	235-7301-532.33-05	INDUSTRIAL STEEL SERVICE INC	STEEL LOT	\$65.00	\$65.00
194479	235-7301-532.33-05	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$9.98	\$9.98
801480	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	5231622008	\$62.59	\$84.09
			4643715006	\$21.50	
Total Division:				\$4,331.08	
Division: 2					
194354	235-7302-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$1,540.49	\$1,540.49
194387	235-7302-532.21-50	HOMEFIELD ENERGY	4874331007	\$2,718.53	\$2,718.53
194429	235-7302-532.21-02	MID AMERICAN ELEVATOR CO INC	SERVICE CALL	\$336.00	\$336.00
Total Division:				\$4,595.02	
Division: 3					
194354	235-7303-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$1,540.49	\$1,540.49
194401	235-7303-532.33-05	JOHN DEERE LANDSCAPES	SUPPLIES	\$30.16	\$30.16
194429	235-7303-532.21-02	MID AMERICAN ELEVATOR CO INC	SERVICE CALL	\$336.00	\$336.00
194436	235-7303-532.33-05	NAPCO STEEL INC	WELD TUBE	\$159.00	\$159.00
801482	235-7303-532.21-50	NICOR	12690400002	\$23.88	\$23.88
Total Division:				\$2,089.53	
Division: 4					
194317	235-7304-532.21-50	COMMONWEALTH EDISON COMPANY	0983023007	\$2,876.29	\$2,876.29
194320	235-7304-532.21-50	COMMONWEALTH EDISON COMPANY	0983023007	\$304.08	\$304.08
194325	235-7304-532.21-50	COMMONWEALTH EDISON COMPANY	0983023007	\$514.92	\$514.92

Check Date: 2015 - 8 - 15

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Date: Wednesday, August 12, 2015
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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194354	235-7304-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$487.01	\$487.01
194385	235-7304-532.21-50	HOMEFIELD ENERGY	0963023007	\$1,123.10	\$1,123.10
194481	235-7304-532.21-02	SIMPLEX GRINNELL	SERVICE EQUIPMENT	\$834.68	\$834.68
801482	235-7304-532.21-50	NICOR	92296400002	\$88.86	\$88.86
Total Division:				\$6,228.94	
Total Department:				\$17,244.57	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 75 Municipal Fleet Services					
Division: 1					
194270	621-7501-551.31-51	ALEXANDER EQUIPMENT CO INC	VEH MAINTENANCE SUPPLY	\$122.95	\$122.95
194277	621-7501-551.22-02	AMERICAN PUBLIC WORKS ASSOC	APWA GROUP MEMBERSHIP	\$163.20	\$163.20
194278	621-7501-551.21-36	AMERIGAS-PALATINE	GAS CYLINDER	\$26.61	\$26.61
194284	621-7501-551.31-51	ARLINGTON HTS FORD INC	HOSE	\$20.72	\$139.41
			SENSOR ASSEMBLY	\$61.09	
			SENSOR	\$57.60	
194286	621-7501-551.31-51	ARLINGTON POWER EQUIPMENT	VEH MAINTENANCE SUPPLY	\$65.20	\$313.23
			CLEANER COVER	\$3.62	
			AIR CLEANER, CARBURETOR	\$5.95	
			FILTER, CARBURETOR, HOSE	\$10.78	
			VEH MAINTENANCE SUPPLY	\$176.00	
			IMPELLER	\$51.68	
194291	621-7501-551.31-51	ATLAS FIRST ACCESS INC	VEH MAINTENANCE SUPPLY	\$610.85	\$610.85
194292	621-7501-551.21-07	AUTO GLASS TEK INC	VEHICLE MAINTENANCE	\$215.00	\$215.00
194293	621-7501-551.31-51	AUTO TECH CENTERS INC	TIRES	\$920.66	\$1,587.24
			TIRES	\$341.72	
			VEH MAINTENANCE SUPPLY	\$324.86	
194294	621-7501-551.31-51	AUTO ZONE	BRAKE CYL HONE	\$18.71	\$222.38
			BRAKE ROTOR AND PADS	\$165.48	
			BRAKE PADS	\$26.99	
			BRAKE HARDWARE KIT	\$11.20	
194295	621-7501-551.21-02	B & K EQUIPMENT	SERVICE EQUIPMENT	\$2,466.62	\$2,466.62
194298	621-7501-551.31-51	BATTERIES PLUS LLC	VEH MAINTENANCE SUPPLY	\$157.04	\$157.04
	621-7501-551.31-65		VEH MAINTENANCE SUPPLY	\$143.97	\$143.97
194299	621-7501-551.31-51	BDI	ROLLER CHAIN	\$81.72	\$81.72
194306	621-7501-551.31-51	CAR QUEST	PCV VALVE, ELBOW	\$15.74	\$583.84
			POLY RIB BELTS	\$24.49	
			FUEL FILTER	\$5.61	
			FILTERS	\$104.28	
			FILTERS	\$228.49	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194306	621-7501-551.31-51	CAR QUEST	VEH MAINTENANCE SUPPLY	(\$10.21)	\$583.84
			OIL FLTR	\$71.28	
			AIR FILTER	\$71.94	
			AIR FILTER	\$21.78	
			OIL FILTERS	\$13.72	
			POLY RIB BELTS	\$23.09	
			AIR FILTER	\$9.03	
			RV MIRROR BRACKET	\$4.60	
194310	621-7501-551.31-51	CHICAGO PARTS AND SOUND	MOTOR ASSY	\$144.86	\$359.76
			MOTOR AND FAN ASSY	\$198.76	
			VEH MAINTENANCE SUPPLY	(\$198.76)	
			VEH MAINTENANCE SUPPLY	(\$35.00)	
			BRAKE SHOE KIT	\$249.90	
194312	621-7501-551.30-35	CINTAS CORP	CLOTHING	\$36.00	\$108.00
			CLOTHING	\$36.00	
			CLOTHING	\$36.00	
194371	621-7501-551.21-08	GERBER COLLISION & GLASS	VEHICLE DAMAGE	\$1,077.27	\$1,077.27
194372	621-7501-551.31-51	GLOBAL EMERGENCY PRODUCTS	VEH MAINTENANCE SUPPLY	\$487.23	\$487.23
194379	621-7501-551.21-02	HARRIS TRUST & SAVINGS BANK	SOISBS ROCHESTER HILL	\$490.00	\$490.00
194406	621-7501-551.31-51	KEYSTONE	FACE BAR	\$161.00	\$365.00
			VALANCE	\$23.00	
			VEH MAINTENANCE SUPPLY	\$181.00	
194414	621-7501-551.31-51	LEACH ENTERPRISES INC	BRAKE KIT	\$313.18	\$313.18
194415	621-7501-551.31-51	LEE AUTO PARTS	SWAY BAR	\$178.88	\$269.75
			GAS MAGNUM	\$81.98	
			SWAY BAR	\$13.99	
			VEH MAINTENANCE SUPPLY	(\$14.99)	
			FUEL CAP	\$9.89	
194420	621-7501-551.21-07	MASTER HYDRAULICS & MACHINE CO	HYDRAULIC CYLINDER	\$438.00	\$438.00
194421	621-7501-551.31-85	MATCO TOOLS	TOOLS	\$49.82	\$49.82
194432	621-7501-551.31-51	MPC COMMUNICATIONS & LIGHTING INC	COPELAND POWER TAMER	\$78.50	\$78.50
194433	621-7501-551.31-65	MSC INDUSTRIAL SUPPLY CO INC	BLADES	\$119.94	\$119.94
194435	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	\$11.98	\$37.62
			VEH MAINTENANCE SUPPLY	\$13.66	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
194435	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	\$11.98	\$37.62
	621-7501-551.31-85		BRAKE CYL FLEX HONE	\$35.68	\$35.68
194439	621-7501-551.22-03	NIPSTA	DRIVER TRAINING	\$55.00	\$55.00
194448	621-7501-551.21-07	ODOCK INC	CAR WASHES	\$23.00	\$23.00
194453	621-7501-551.31-51	PATLIN INC	AEROSOL PAINT	\$33.29	\$33.29
	621-7501-551.31-65		WELDING BLANKET	\$123.22	\$123.22
194456	621-7501-551.31-51	POMP'S TIRE SERVICE INC	TIRES	\$1,272.04	\$1,272.04
194459	621-7501-551.31-51	PRECISION SERVICE PARTS	RELAY, BLOWER	\$132.44	\$146.53
			VEH MAINTENANCE SUPPLY	\$14.09	
194473	621-7501-551.31-51	RUSH TRUCK CENTERS OF ILLINOIS INC	SENSOR	\$133.31	\$573.53
			VEH MAINTENANCE SUPPLY	\$88.98	
			VEH MAINTENANCE SUPPLY	\$197.40	
			FILTER	\$153.84	
194474	621-7501-551.21-08	S & J AUTOMOTIVE LTD	SERVICE VEHICLE PARTS	\$2,621.20	\$2,621.20
194483	621-7501-551.31-85	SNAP ON INDUSTRIAL TOOLS	MISC	\$39.94	\$39.94
194489	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$415.94	\$1,242.68
			ACTUATOR	\$826.74	
194494	621-7501-551.21-07	SUBURBAN ACCENTS INC	LETTERING ON SUV	\$525.00	\$525.00
194510	621-7501-551.21-07	ULTRA STROBE COMMUNICATIONS INC	EQUIPMENT INSTALLATION	\$1,750.00	\$1,750.00
194530	621-7501-551.31-51	WENTWORTH TIRE SERVICE	TIRES	\$538.34	\$1,324.48
			TIRES	\$482.52	
			TIRES	\$303.62	
194537	621-7501-551.31-51	ZARNOTH BRUSH WORKS INC	ELGIN POLY TUBE	\$593.50	\$593.50
Total Division:				\$21,387.22	
Total Department:				\$21,387.22	

Check Date: 2015 - 8 - 15

WARRANT REGISTER - GM0002

Date: Wednesday, August 12, 2015
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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 80 Pensions					
Division: 1					
901079	705-8001-631.22-05	CITIBANK	POSTAGE	\$41.23	\$41.23
Total Division:				\$41.23	
Total Department:				\$41.23	

Check Date: 2015 - 8 - 15

WARRANT REGISTER - GM0002

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 90 Capital					
Division: 1					
194430	505-9001-571.50-25	MIDWEST METER INC	PARTS	\$879.75	\$879.75
Total Division:				\$879.75	
Division: 3					
194489	621-9003-572.50-05	STANDARD EQUIPMENT CO	VEHICLE MAJOR TRANSPORT	\$15,000.00	\$15,000.00
Total Division:				\$15,000.00	
Total Department:				\$15,879.75	
TOTAL ALL FUNDS:				\$1,587,438.06	



Item: Swearing in of James McGrath as Police Sergeant

Department: Village Manager's Office

Swearing in of James McGrath to Sergeant

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Retirement of Police Canine Marco

Department: Village Manager's Office

Retirement of Police Canine Marco

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Engineering Plotter Replacement

Department: Engineering

The Engineering Department's existing Hewlitt Packard desk jet plotter was purchased in October, 2007 and is in need of replacement. As part of the current 2015 Budget, replacement of this plotter at a cost of \$15,000 was approved and the following quotes have been secured:

Clifford-Wald	\$14,721
Hewlitt Packard	\$17,579
BPI Color	\$19,180

RECOMMENDATION

It is recommended that the Village Board approve the equipment and extended (5-year) Onsite HW support purchase from Clifford-Wald in the amount of \$14,721.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Influenza Vaccine

Department: Health Services

The Village nursing staff has historically provided influenza vaccinations to the community. These vaccinations have to be pre-ordered per the manufacturers restrictions. The Village is a member of the Illinois Public Health Association Consortium, which conducts a bid process to obtain the lowest price for influenza vaccine for its members.

We have ordered 400 doses of Fluzone Quadrivalent Influenza Virus Vaccine at \$15.13 per dose, 400 doses of Fluarix Quadrivalent Influenza Virus Vaccine at \$15.30 per dose, and 10 doses of FluMist Quadrivalent Influenza Vaccine Live, Intranasal Spray at \$22.95 per dose, and 10 doses of Fluzone Quadrivalent Influenza Virus Vaccine (single-dose vials) at \$15.88 per dose, from FFF Enterprises, Inc. for a total of \$13,176.

The Village is compensated for this expense, as fees of \$25 per dose are charged for influenza vaccine.

RECOMMENDATION:

It is requested that the Board waive competitive bidding for the purchase of 820 doses of influenza vaccine from FFF Enterprises, Inc. in the amount of \$13,176 as bid through the Illinois Public Health Association Consortium. Funds are available in account number 101-4502-523-33.10, Project Number WE9702.

Bid Section

Item:	Influenza Vaccine
Bid Opening Date:	N/A - Requesting bid waiver
Account Numbers:	101-4502-523-33.10
Total Budget for Specific Item:	\$20,700
Bid Amount:	\$13,176



Item: Replacement of Two Pick-Up Trucks - Public Works

Department: Public Works

BACKGROUND

The approved budget for the period ending December 31, 2015 includes \$63,860 for the replacement of two Four-Wheel Drive Pick-Up Trucks for the Utility Division of the Public Works Department. Fleet Unit personnel have inspected the vehicles and deemed them in need of replacement. The vehicles to be replaced are 12 and 13 years old. If this award is approved, the existing vehicles will be disposed of in accordance to Village policy.

The current State of Illinois Contract for Pick-Up Trucks is with Bob Ridings, Inc. of Taylorville, Illinois.

RECOMMENDATION

It is recommended that the Village Board award the bid to Bob Ridings, Inc. of Taylorville, Illinois in the amount of \$63,108 for the purchase of two F250 Four-Wheel Drive Pick-Up Trucks for the Public Works Department and authorize the execution of the necessary documents.

Bid Section

Item:	Replacement of Two Pick-Up Trucks - Public Works
Bid Opening Date:	State Bid
Account Numbers:	621-9003-572.50-05 (VH95-02)
Total Budget for Specific Item:	\$64,000
Bid Amount:	\$63,108



Item: Resolution - Intergovernmental Agreement - Northwest Suburban Housing Collaborative

Department: Planning/Legal

BACKGROUND

The Northwest Suburban Housing Collaborative ("Collaborative") was formed in 2011. The communities of Arlington Heights, Buffalo Grove, Mount Prospect, Palatine and Rolling Meadows entered into an Intergovernmental Agreement ("IA") to cooperatively address housing issues in the subregion. The current IA expires on August 31, 2015. A new IA, with an effective date of September 1, 2015 and lasting for a five year period, is provided for consideration.

Over the past four years, the Collaborative raised over \$170,000 from private and public sector funding, and secured the support of important regional organizations to move its housing agenda forward. As a result, the Collaborative has been able to carry out its agenda successfully without any financial contributions from participating communities. Communities' largest contributions to the Collaborative come in the form of staff time. The steering committee is comprised of municipal staff that meet monthly to discuss progress on current initiatives and shape the future direction of the Collaborative. The structure of the Collaborative has encouraged innovative approaches to address common housing challenges, which have taken form through several Collaborative initiatives.

SUMMARY OF ACCOMPLISHMENTS

In January 2013, the five member municipalities of NWSHC, received a technical assistance grant from the Chicago Metropolitan Agency for Planning (CMAP) to become a Homes for a Changing Region study area. The accomplishments and activities of the NWSHC developed from this technical assistance grant as follows:

- *Homes for a Changing Region* report was completed in January 2013. One specific recommendation from the Homes plan that has been pursued collaboratively is to preserve and increase in senior housing. The Collaborative decided to contract with a consultant to complete a more in-depth study of the opportunities available and actions that can be taken by the five communities to meet the future needs of a growing senior

population.

- *Senior Housing Needs Assessment* was completed in November 2013. The Collaborative communities decided to focus collectively and creating a Senior Resource Guide and creating a Senior Handyman program.
- *Senior Handyman Program* was initiated for the Collaborative area. The program has served 242 households since June 2014, or an average of 20 households every month. The Handyman Program is uniquely structured to be a partly self-sustaining program, with income generated from participating seniors being invested back into program operations. The program was expanded to provide handyman services for persons with disabilities and more extensive home modifications to address barriers and hazards in home of seniors and persons with disabilities.

INTERGOVERNMENTAL AGREEMENT

With the Intergovernmental Agreement expiring in August 2015, the Collaborative's steering committee recently focused on the different elements necessary for a robust work plan to move the Collaborative forward. In June 2015, mayors and municipal staff from the five Collaborative communities met to discuss the renewal of the Intergovernmental Agreement, opportunities for new funding and partnerships and the framework of a new work plan that builds on the successes and strengths of the Collaborative. Feedback was positive, and there was broad support for extending the Intergovernmental Agreement for another 5 years. A survey was distributed to mayors and municipal staff to gauge their interest in a number of existing and potential initiatives that could be included in a future work plan. Survey results showed that there is a interest from the participating communities to:

- Continue operating the Senior Handyman and Home Modification Program
- Preserve and increase senior housing
- Promote energy efficient housing including retrofitting existing dwellings
- Address aging and/or deteriorating properties
- Provide further education for municipalities around housing issues

Provided that the Intergovernmental Agreement is approved and renewed by the five NWSHC communities, the Collaborative steering committee will turn their attention toward refining these broad concept areas into specific, actionable work plan items. The Collaborative will continue to receive support from the Chicago Community Trust, and currently has \$34,000 available to continue operations. The five communities and its partners will continue to build partnerships and pursue other funding opportunities to position itself toward a sustainable path for the future.

RECOMMENDATION

It is recommended that the Village Board approve the Intergovernmental Agreement for the continued operation of the Northwest Suburban Housing

Collaborative.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Intergovernmental Agreement - Northwest Suburban Housing Collaborative	Resolution
Intergovernmental Agreement - Northwest Suburban Housing Collaborative	Agreement

A RESOLUTION APPROVING AN
INTERGOVERNMENTAL AGREEMENT
WITH THE NORTHWEST SUBURBAN
HOUSING COLLABORATIVE

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 Northwest Suburban Housing Collaborative, dated August 17, 2015, regarding a municipal collaborative to address housing issues in the northwest suburbs, 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 17th day of August, 2015.

ATTEST:

Village President

Village Clerk

AGREEMENTRES: Intergovernmental Agreement NW Sub. Housing

**INTERGOVERNMENTAL AGREEMENT
NORTHWEST SUBURBAN HOUSING COLLABORATIVE**

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is entered into this _____ of _____, 2015 by and between the Village of Arlington Heights ("Arlington Heights"), the Village of Buffalo Grove ("Buffalo Grove"), the Village of Mount Prospect ("Mount Prospect"), the Village of Palatine ("Palatine"), and the City of Rolling Meadows ("Rolling Meadows")(individually "Municipality"; collectively, the "Municipalities"), all being Illinois home rule municipal corporations, with the support and assistance of the Metropolitan Mayors Caucus ("MMC"), an Illinois not-for-profit corporation, for the purpose of collaborating to address housing issues in Northwest Cook County, Illinois. Although the MMC is not a Municipality or signatory to this Agreement, it agrees to fulfill its obligations set forth herein.

WHEREAS, the Municipalities are home rule municipalities pursuant to Article VII, Section 6 of the 1970 Illinois Constitution, and as such, may exercise any power and perform any function related to their government and affairs not otherwise precluded by state law or Constitutional provision; and

WHEREAS, Article VII, Section 10 of the Illinois Constitution of 1970 authorizes units of local government to enter into agreements to exercise, combine or transfer any power or function not prohibited to them by law or ordinance; and

WHEREAS, the Intergovernmental Agreement Cooperation Act, 5 ILCS 220/1 et seq. ("Act"), authorizes units of local government to exercise jointly with any public agency of the State, including other units of local government, any power, privilege or authority which may be exercised by a unit of local government individually, and to enter into agreements for the performance of governmental services, activities or undertakings; and

WHEREAS, the corporate authorities of the Municipalities agree that a collaborative approach by the Municipalities to address housing issues, which may include using available state, federal and county funds, will most effectively address the housing issues in the region; and

WHEREAS, MMC has applied for and agrees to continue to apply for grants on behalf of the participating municipalities; and

WHEREAS, independent consultants ("Consultants") may be retained to implement the inter-jurisdictional housing work as provided in contracts to be executed with any Consultants, and a Steering Committee ("Committee") is created by this Agreement to direct and oversee the work of any Consultants; and

WHEREAS, the corporate authorities of each Municipality agree that it is in their best interest to enter into this Intergovernmental Agreement; and

WHEREAS, the various undertakings by the Municipalities set forth in this Agreement relate to the respective government and affairs of the Municipalities.

NOW THEREFORE, in consideration of the foregoing premises, the mutual covenants and promises herein contained, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Municipalities hereby agree as follows:

Section 1. Incorporation of Recitals

The Recitals of this Agreement are hereby incorporated by reference into this Agreement as if fully set forth herein.

Section 2. *Lead Municipality*

Arlington Heights shall be the Lead Municipality for purposes of this Agreement. Another Municipality may replace Arlington Heights as Lead Municipality upon Arlington Heights' request and the majority approval of the Committee.

Section 3. *Establishment of Committee*

A. A Steering Committee ("Committee") is created to direct the activities of the Collaborative, including overseeing any Consultants hired in connection with the Collaborative's work.

B. The Committee shall consist of two representatives from each Municipality ("Committee Members"), appointed by the Mayor or Village President of each Municipality. On an annual basis, rotating among the participating municipalities, one of the Committee Members shall be selected, to act as chair of the Committee and as liaison between any Consultants and the Committee.

C. No Committee Member shall receive compensation for service on the Committee, or additional compensation if the Member is an employee or elected official of the appointing Municipality. Each Member shall continue to serve on the Committee until such time as the Member is replaced by the Mayor/Village President of the appointing Municipality.

D. The Committee shall be subject to and governed by the terms of this Agreement and any By-Laws adopted by the Committee as amended from time to time. In the event of a conflict between this Agreement and the By-Laws, the terms of this Agreement shall control the creation and operation of the Committee.

E. The Committee is not intended to be a legal entity, separate and apart from the individual Municipalities. It has no power to contract or take any other legally binding action.

Section 4. *Duties of Committee*

A. The Committee shall select any Consultants.

B. The Committee will monitor the performance of any Consultants pursuant to their contractual obligations.

C. The Committee will provide general direction to any Consultants.

D. The Municipality Representative designated as the chair of the Committee shall be the day to day liaison between the Committee and any Consultants.

E. MMC will work with the Consultants and the Committee to determine the initiatives that the Consultants will undertake. The Committee, or its designee, will meet with the Consultants and MMC periodically (but no less than once per quarter) to review the status of the initiatives, to coordinate their efforts in furthering the goals of the initiatives, and to evaluate Consultants' performance based on certain benchmarks, which the Committee and MMC will determine.

F. The Committee or its designee will communicate with Consultants periodically (but not less than once per quarter) to evaluate the Project's status and Consultants' performance with respect to the terms of the Consultant Agreements, as hereinafter defined.

G. Under no circumstances shall the Committee or its Members incur any liability or be bound by the terms of any contract.

Section 5. *Consultants' Responsibilities*

A. The selected Consultants will enter into contracts with the Lead Municipality ("Consultant Agreements"), which Agreements shall be based upon Statements of Services and Deliverables as determined by the Committee and consistent with requirements of grants secured by the Collaborative, and also include the responsibilities described in this Section and payment limitations described in Section 6(A).

B. The Consultants will report to the Committee as required in the Consultant Agreements.

C. The Consultants shall perform their duties and obligations in accordance with all applicable federal, state and local rules and regulations.

D. The Consultants may apply for grants on behalf of the MMC to support on-going inter-jurisdictional housing work in the Municipalities, subject to prior written approval of the Committee and final acceptance by MMC.

E. The Consultants' responsibilities and duties may be expanded or continued if additional grant funds are obtained.

Section 6. *Responsibilities for Consultant Payments*

A. The Lead Municipality will contract with the Consultants on behalf of the Municipalities and MMC. The Consultants shall be paid directly by MMC, in accordance with the terms of the Consultant Agreements, dependent upon MMC's receipt of grant funds, as well as the Consultants' satisfactory performance of their responsibilities and duties. In the event all grant funds are not disbursed, these Agreements shall become null and void.

B. The Committee has no responsibility for the payment of any invoices; provided, however, that the chair of the Committee will direct MMC to pay only those invoices for which no objection is received from the majority of the Municipalities.

C. The chair of the Committee will distribute the Consultants' invoices to each Municipality and will approve all reasonable charges for payment by MMC, provided that no invoice or portion thereof will be paid if a majority of the Municipalities object to the invoice or portion thereof in writing to the Lead Municipality within seven days of receipt. In the event that timely written objections are received from a majority of the Municipalities, or the chair of the Committee determines that services have not been fully and satisfactorily performed, no payment shall be made unless and until payment is expressly directed and authorized by a majority of the Committee Members.

D. The chair of the Committee will submit the Consultants' approved invoices to MMC for payment. MMC, as fiscal agent for the grant awards secured by the Collaborative, will be responsible for paying the Consultants. Under no circumstances will any payment of grant funds or payment of any kind, including reimbursements, be made by or come from any Municipality. All payments owed to

Consultant under these Agreements shall be made by, and are the sole responsibility of, MMC, as recipient of grant funds and as fiscal agent for grants.

Section 7. *Project Contributions/Liability for Payments*

A. MMC has agreed to provide staff support and technical assistance, free of charge to the Municipalities, to assist the Consultants in performance of their work under the Consultant Agreements. As recipient of grant funds and the entity responsible for making payments to the Consultants, MMC will participate in the review of the Consultants' invoices and progress reports.

B. Each Municipality has agreed to absorb any already incurred and future internal administrative costs for their own employees' time and energy, as well as miscellaneous costs and expenses associated with creating and implementing this Project. No other funds shall be provided by the Municipalities unless specifically agreed to in writing by the corporate authorities of the Municipalities.

C. Under no circumstances shall any Municipality incur any liability or be bound by the terms of any contract unless that liability or contract is expressly authorized and approved by the governing bodies of the Municipalities.

Section 8. *Mutual Release, Hold Harmless and Waiver of Claims*

Each Municipality, for itself and its elected or appointed officers and officials, president and trustees, mayor and commissioners, agents, volunteers, attorneys, engineers, representatives and/or employees agrees to waive, release, relinquish and hold harmless all of the other Municipalities, and their elected or appointed officers and officials, presidents and trustees, mayor or commissioners, agents, volunteers, attorneys, engineers, representatives and/or employees, from any and all claims, actions, suits, injuries, damages, costs, expenses and liabilities each other Municipality has, or may have, individually, jointly or severally, and which arise directly or indirectly out of or in connection in any way with the performance or termination of this Agreement and any contract entered into pursuant to this Agreement.

Section 9. *Cooperation*

The Municipalities agree to work in good faith to achieve the objectives of this Agreement and to mutually resolve any disputes occurring or arising out of or during the terms of this Agreement. The Municipalities agree to do all things reasonably necessary or appropriate to carry out the terms, provisions and objectives of this Agreement.

Section 10. *Waiver*

The waiver by any Municipality of any breach or violation of any provision of this Agreement shall not be deemed to be a waiver or a continuing waiver of any subsequent breach or violation of the same or any other provision of this Agreement.

Section 11 *Default/Breach and Remedy*

A. The failure or refusal by any Municipality to comply with any of its obligations shall constitute a default under this Agreement.

B. If any Municipality defaults or breaches in the performance of any of its obligations under this Agreement, a non-breaching Municipality shall give the breaching Municipality written notice

of such default/breach, and if the breaching Municipality does not cure the default/breach within 15 days after the giving of such notice, (or if such default is of such nature that it cannot be completely cured within such period, if the breaching Municipality does not commence such curing within 15 days and thereafter proceed with reasonable diligence and in good faith to cure such default/breach), then the majority of all non-breaching Municipalities may agree to terminate the Breaching Municipality's participation in this Agreement. Upon termination of this Agreement, the Municipalities may pursue all available legal rights and remedies in court to assert or protect their rights.

C. Should any dispute arising out of this Agreement lead to litigation, the prevailing Municipality shall not be entitled to recover its costs of suit or attorney's fees.

Section 12. Notices.

All notices, demands or other writings which any Municipality is required to, or may wish to, serve upon any other Municipality in connection to this Agreement shall be in writing and shall be deemed given (a) upon delivery, if personally delivered or if sent by e-mail or facsimile transmission, to the Municipalities to be give such notice or other communication; (b) on the third business day following the date of deposit in the United States mail, if such notice or other communication is sent by certified or registered mail with return receipt requested and postage thereon fully prepaid; or (c) on the business day following the day such notice or other communication is sent by reputable overnight courier, to the following:

If to the Village of Arlington Heights: Village Manager
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

If to the Village of Mount Prospect: Village Manager
Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, IL 60056

If to the Village of Buffalo Grove: Village Manager
Village of Buffalo Grove
50 Raupp Blvd.
Buffalo Grove, IL 60089

If to the Village of Palatine: Village Manager
Village of Palatine
200 East Wood Street
Palatine, IL 60067

If to the City of Rolling Meadows: Village City Manager
City of Rolling Meadows
3600 Kirchoff Road
Rolling Meadows, IL 60008

Section 13. General

A. After approval by the respective corporate authorities, this Agreement shall be binding on each Municipality and its respective successors, including successors in office.

B. This Agreement shall be construed together with the Consultant Agreements, grant application, and the terms of grant awards received. In the event of a conflict, the terms of this Agreement shall prevail.

C. This Agreement shall be deemed and construed to be the joint and collective work product of the Municipalities and, as such, this Agreement shall not be construed against a Municipality, as the otherwise purported drafter of same, by any court or competent jurisdiction in resolving any inconsistency, and ambiguity, vagueness or conflict in terms or provisions, if any contained therein.

D. This Agreement creates no rights, title or interest in any person or entity whatsoever (whether a third Municipality beneficiary thereof or otherwise) other than the Municipalities. Nothing in this Agreement shall be construed as an express and/or implied waiver of any common law and/or statutory immunities and/or privileges of the Municipalities, and /or any of their respective officials, officers and/or employees.

E. Nothing in this Agreement is intended or shall be construed as establishing a separate legal entity, or the relationship of principal and agent, partnership, or joint venture between or among the Municipalities, the Committee or any Consultants. Each Municipality hereto shall retain the sole right to control its own employees, and the affairs and conduct of its employees and representatives, including the payment of compensation and benefits, shall be sole responsibility of the respective Municipality.

Section 14. Amendments/Entire Agreement

No amendments, changes, modifications, alterations, or waivers of any term, provision or condition of this Agreement shall be binding or effective for any purpose unless expressed in writing and adopted by each of the Municipalities hereto as required by law. The provisions set forth herein, constitute the entire agreement of the Municipalities regarding the matters addressed in the Agreement, and supersede any prior agreements or representations, as it is the intent of the Municipalities to provide for complete integration within the terms of this Agreement.

Section 15. Assignment

This Agreement shall not be assigned by any Municipality without the express written consent of the other Municipalities, in the sole discretion of those Municipalities.

Section 16. Severability

The terms, conditions, and provisions of this Agreement shall be severable, and if any term, condition, or provision is found to be invalid or unenforceable for any reason whatsoever, the remaining sections, subsections, terms, conditions, and provisions shall remain in full force and effect, and shall not be affected by such determination, unless the Agreement can no longer be performed by any Municipality.

Section 17. Counterparts

This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument. Facsimile signatures shall be sufficient unless an original signature is required by a Municipality. Reproduction of this Agreement and its signatures hereon shall be the equivalent of an original copy of this Agreement.

Section 18. *Effective Date*

The Effective Date of this Agreement shall be 12:01 a.m. on September 1, 2015.

Section 19. *Term of Agreement*

This Agreement shall be in full force and effect for a term of five years commencing on the Effective Date, subject to early termination pursuant to Section 20, and such extensions as a majority of the Committee deem necessary to continue to operate in accordance with the terms of any other grant agreement authorized under this Agreement.

Section 20. *Termination*

This Agreement shall terminate upon the expiration of the term set forth in Section 19 above, or upon mutual agreement, of all of the Municipalities. Any Municipality may withdraw from this Agreement, at any time, upon at least 30 days prior written notice to the other Municipalities and MMC of its intent to withdraw from this Agreement. Such notice will terminate the rights, duties and obligations of the withdrawing Municipality, effective on the withdrawal date specified in the notice or on the thirtieth day after receipt of the notice by the MMC or the Lead Municipality, whichever is later. If the withdrawing Municipality is in default under the Agreement at the time it issues the notice, then its right to participate and receive the benefits contained in the Agreement shall immediately terminate and the withdrawing Municipality shall still be obligated to cure the default. Withdrawal by a Municipality shall terminate only that Municipality's participation under the Agreement and shall not affect the other Municipalities or require an amendment to this Agreement.

Section 21. *Choice of Law.*

This Agreement shall be governed by the laws of the State of Illinois. The Circuit Court of Cook County, Illinois, shall have jurisdiction over any disputes arising under this Agreement, and each of the Municipalities hereby consents to such Court's exercise of jurisdiction.

Section 22. *Authority to Execute.*

The Municipalities represent and warrant to each other that this Agreement has been adopted and approved by ordinance or resolution, and they have the authority to enter into this Agreement and perform their obligations hereunder.

Section 23. *Titles*

The headings and titles of this Agreement are for convenience and shall not influence the construction or interpretation of this Agreement.

IN WITNESS WHEREOF, the Municipalities hereto have executed this Agreement on the date as set forth below and herein described.

BY: _____ Date: _____

President
Village of Arlington Heights

ATTEST: _____

Village Clerk

BY: _____ Date: _____

Mayor
Village of Mount Prospect

ATTEST: _____
Village Clerk

BY: _____ Date: _____

President
Village of Buffalo Grove

ATTEST: _____
Village Clerk

BY: _____ Date: _____

Mayor
Village of Palatine

ATTEST: _____
Village Clerk

BY: _____ Date: _____

Mayor
City of Rolling Meadows

ATTEST: _____
Village Clerk



Item: Ordinance - Special Use Permit - Wireless Antenna

Department: Planning/Legal

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Special Use Permit - Wireless Antenna - Verizon Wireless	Ordinance

**AN ORDINANCE GRANTING A
SPECIAL USE PERMIT FOR A ROOFTOP WIRELESS ANTENNA
AND VARIATIONS FROM CHAPTER 28 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, on July 22, 2015, the Plan Commission of the Village of Arlington Heights, in Petition Number 15-009, pursuant to notice, conducted a public hearing on a request for a special use permit for a rooftop wireless antenna and variations from the Zoning Ordinance, for the property located at Luther Village, 800 West Oakton Street, Arlington Heights, Illinois, which property is located in an "I" Institutional District; and

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

WHEREAS, the President and Board of Trustees hereby find that the proposed establishment of a rooftop antenna tower in that location will be desirable for the public convenience and that such facility will be compatible with other uses in the vicinity of the site,

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

SECTION ONE: That a special use permit for a rooftop antenna tower in an "I" Institutional District is hereby granted for the property legally described as:

The West ½ of the Southeast ¼ of Section 19, Township 42 North, Range 11, East of the Third Principal Meridian (except that part thereof lying South of the North line of a strip of land 8 feet wide, taken by judgement order, Case Number 62C05215, filed in the Office of the Registrar of Titles on August 1, 1996, as Document LR-2284261 and except that part dedicated for Kennicott Avenue, Thomas Street and Ridge Avenue by Plat of Dedication recorded October 26, 1967 as Document 20303670, in Cook County, Illinois

Except For:

That part of the West half of the Southeast quarter of Section 19, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Commencing at the Southwest corner of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the said Section; thence North 0 degrees 00 minutes 00 seconds East along the West line of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 503.24 feet; thence East along a line normal to the last described course, 40.00 feet to the point of beginning on the East line of Kennicott Boulevard; thence North 0 degrees 00 minutes 00 seconds East along said East line of Kennicott Boulevard, 2100.06 feet to the South line of Thomas Street; thence North 89 degrees 59 minutes 08 seconds East along said South line of Thomas Street, 1247.28 feet to the West line of Ridge Avenue; thence South 0 degrees 00 minutes 06 seconds West along said West line of Ridge Avenue, 2015.92 feet; thence North 89 degrees 58 minutes 50 seconds West, 215.63 feet, thence Northerly along a curve having a chord bearing of North 5 degrees 31 minutes 21 seconds West with a chord length of 27.57 feet, a radius of 721.76 feet, and an arc distance of 27.57 feet; thence South 85 degrees 34 minutes 18 seconds West, 115.45 feet; thence Westerly along a curve having a chord bearing of North 80 degrees 38 minutes 25 seconds West, with a chord length of 149.22 feet, a radius of 313.06 feet, and an arc distance of 150.67 feet; thence North 66 degrees 51 minutes 09 seconds West, 72.69 feet; thence Westerly along a curve having a chord bearing of North 89 degrees 12 minutes 45 seconds West with a chord length of 166.42 feet, a radius of 218.72 feet, and an arc distance of 170.72 feet; thence South 68 degrees 25 minutes 39 seconds West, 86.17 feet; thence Westerly along a curve having a chord bearing of South 76 degrees 52 minutes 07 seconds West with a chord length of 104.40 feet, a radius of 355.60 feet, and an arc distance of 104.78 feet; thence South 85 degrees 18 minutes 34 seconds West, 41.44 feet; thence Westerly along a curve having a chord bearing of South 73 degrees 10 minutes 04 seconds West with a chord length of 110.89 feet, a radius of 263.62 feet, and an arc distance of 111.73 feet; thence South 61 degrees 01 minutes 35 seconds West, 81.25 feet; thence Westerly along a curve having a chord bearing of South 75 degrees 30 minutes 48 seconds West with a chord length of 111.59 feet, a radius of 223.03 feet, and an arc distance of 112.78 feet; thence North 90 degrees 00 minutes 00 seconds West, 25.00 feet to the point of beginning.

P.I.N. 03-19-400-002-0000

and commonly described as 800 West Oakton Street, Arlington Heights, Illinois.

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

1. A variation from Section 6.12-1, Traffic Engineering Approval, waiving the requirement for a traffic and parking analysis prepared by a qualified professional engineer.

2. A variation from Section 6.13, Fences, to allow an eight foot eleven-inch high fence and a six foot high fence for the equipment shelter.

SECTION THREE: That the rooftop antenna tower shall be constructed in compliance with all Village Codes and in substantial conformance with the following plans submitted by the Petitioner:

The following plans dated November 19, 2014, with revisions through July 7, 2015, have been prepared by TERRA Consulting Group, Ltd.:

Title Sheet, consisting of sheet T-1;
Location Plan, consisting of sheet LP;
Engineering Site Plan, consisting of sheet C-1;
Site Grading Plan, consisting of sheet C-2;
Equipment Enclosure Foundation Plan, consisting of sheet C-3;
Generator Details, consisting of sheet C-4;
Screen Wall Details, consisting of sheet C-5;
Fence Details, consisting of sheet C-6;
Site Elevation, consisting of sheets ANT-1 and ANT-1A;
Antenna Information, consisting of sheet ANT-2;
Antenna Mounting Details, consisting of sheets ANT-3 and ANT-4;
Equipment Enclosure Plan and Section, consisting of sheet B-1;
Equipment Enclosure Elevations, consisting of sheet B-2;
Utility Routing Plan, consisting of sheets E-1 and E-1A;
Site Grounding Plan, consisting of sheet E-2;
Electrical and Grounding Details, consisting of sheets E-3 and E-4;
Generator Grounding and Routing Lines, consisting of sheet E-5;
Specifications, consisting of sheets SP-1 and SP-2;
Tree Survey, consisting of sheet L-1;
Site Exhibit, consisting of sheets SE-1 and SE-2;

The following plans dated December 3, 2014, have been prepared by TERRA Consulting Group, Ltd.:

Enlarged Site Plan, consisting of sheet S-1;
Penthouse Framing Plan, consisting of sheet S-2,

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

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

1. The stealth wall enclosure/antenna shall be designed to match the existing brick façade of the building.

2. Prior to the issuance of a building permit, the Petitioner shall provide a letter from Northwest Central Dispatch indicating that the proposed frequencies are compatible with Village and other public and private telecommunications frequencies.

3. Prior to the issuance of a building permit, the Petitioner shall provide all required State and/or Federal approvals.

4. Landscaping located along the perimeter of the proposed screen wall for the generator pad shall be provided. Six four-inch replacement trees, as required by the Zoning Ordinance, shall be provided.

5. The Petitioner shall comply with all Federal, State, and Village policies, regulations, and codes.

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

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

AYES:

NAYS:

PASSED AND APPROVED this 17th day of August, 2015.

Village President

ATTEST:

Village Clerk

SPECIALUSE:Verizon Wireless Rooftop Wireless Antenna



Item: Ordinance - Chapter 13 - Class "AA" "B" and "T" Liquor License

Department: Manager/Legal

An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code (Surrender of a Class "AA" and making available a Class "B" and a Class "T" liquor license)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

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

AN ORDINANCE AMENDING CHAPTER 13 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE

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

SECTION ONE: That Section 13-502 of the Arlington Heights Municipal Code, pertaining to the number of liquor licenses, is hereby amended to decrease the number of Class "AA" liquor licenses authorized and to increase the number of Class "B" and "T" liquor licenses authorized, with the amended entry for Class "AA," "B" and "T" liquor licenses to read as follows:

CLASS OF LICENSE	ANNUAL LICENSE FEE	NUMBER OF LICENSES AUTHORIZED
AA	\$4,600.00	24
B	\$3,700.00	34
T	N/A	30

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

AYES:

NAYS:

PASSED AND APPROVED this 17th day of August, 2015.

Village President

ATTEST:

Village Clerk

Liquor Licenses:AA Decrease B-T Increase



Item: DC#14-049 - Westgate Park & Shop - 1531-1711 W. Campbell St. - Sign Variation

Department: Planning & Community Development

REQUESTED ACTION

1. A variation from Chapter 30, section 30-302a, to allow two (2) ground signs with a separation distance of 300 feet, where 800 feet of separation is required between ground signs.
2. A variation from Chapter 30, section 30-303c, to allow a 60 sf ground sign, where 0 sf is allowed. (modified request to 60 sf sign with 40 sf of text)

RECOMMENDATION

A public meeting was held by the Design Commission on June 9, 2015 where Commissioner Fasolo moved and Commissioner Fitzgerald seconded:

A motion to recommend denial to the Village Board of Trustees for a sign variation request for Westgate Park & Shop located at 1531-1711 W. Campbell Street. This recommendation is subject to compliance with the plans received 5/28/14 and the revised sign design received 9/23/14, 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 302a, to allow 2 ground signs with a separation distance of 300-feet, where 800-feet of separation is required between ground signs.
2. A variation from Chapter 30, Section 30-303a, to allow a 60 SF ground sign, where only 40 SF is allowed.

A motion to recommend approval to the Village Board of Trustees for a sign variation request for Westgate Park & Shop located at 1531-1711 W. Campbell Street, to allow the manual change bulletin board to be located in the middle portion of the existing Walgreens ground sign, as an alternative if the second ground sign variation request is denied by the Village Board. This recommendation is subject to compliance with the plans prepared by Doyle Sign

Contractors dated 8/11/15, Federal, State and Village codes, regulations, and policies, the issuance of all required permits, and the following:

1. A clarification that the approval is based on the existing 66 SF (6'7" x 10'0") Walgreens ground sign, not 70 SF (7'0" x 10'0") as noted on the plan.
2. A clarification that the decorative pole cover will not be included, to avoid site triangle visibility concerns at the street intersection.
3. A clarification that the tenant panels on the bottom of the sign can be used in any quantity and arrangement, and it is not required to be 9 tenant panels as shown on the plan.
4. A recommendation that the existing sign cabinet and structure be painted to match the standing seam roof on the existing retail building.
5. A requirement that the existing sign along Campbell Street be removed.
6. 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, sign code or building 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 and sign permit plans comply with all zoning code, building code and sign code requirements.

Roll Call Vote: Commissioner Fitzgerald and Fasolo and Chairman Eckhardt voted in favor. The motion carried.

Chair Eckhardt commented that he is in favor of re-using the second ground sign; however, without his yes vote on the motion to deny, the project would not be able to move forward to the Village Board because there is no quorum.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Summary Memo with Attachments	Memorandum
Staff Report 6/9/15	Board or Commission Report

DC Minutes 6/9/15
Hardship Letter
Site Plan
Photos
Letters from Residents
DC Minutes - Staff Report 4/28/15
DC Minutes - Staff Report 7/8/14
Current Sign Proposal
1995 Sign Variation
DC Timeline Tracker

Minutes
Correspondence
Exhibits
Exhibits
Correspondence
Minutes
Minutes
Exhibits
Correspondence
Correspondence

MEMO

DATE: August 17, 2015
TO: Charles Witherington-Perkins, Director of Planning & Community Development
FROM: Steve Hautzinger, Design Planner
RE: Westgate Park & Shop - Sign Variation
1531-1711 W. Campbell Street
Design Commission File # 14-049

Sign Variation Request:

The Owner of the Westgate Park & Shop retail center, Mr. Mike Schwartz, is requesting a sign variation to allow two ground signs where only one ground sign is allowed. The retail center currently has two ground signs; a Walgreens ground sign located at the intersection of Wilke Road and Campbell Street, and a second ground sign facing Campbell Street that served a former grocery store tenant. The Walgreens ground sign was approved by variation in 1995 with a condition that the grocery store ground sign be removed once there was no longer a grocery store on the site. The last grocery store tenant left the retail center around 2008, at which time the sign should have been removed.

Summary:

July 8, 2014. The Design Commission reviewed the sign variation request and encouraged the petitioner to work with Walgreens to modify their existing sign to add other tenants in lieu of using the second ground sign. The variation request was continued to a future meeting. At this time, the Village received anonymous written neighbor objections.

The Owner subsequently reported to Staff that Walgreens was not willing to change their sign. Staff then assisted the petitioner by preparing a concept for a new multi-tenant monument style sign, and obtained Walgreens approval of this proposal (see attached email from Cathy Norman dated 12-5-14 and Staff sign concept dated 11-26-14). Walgreens stated that they would not be liable for any cost.

April 28, 2015. The Design Commission re-reviewed the petitioner's request to keep the existing, non-compliant second ground sign. Staff presented the concept for a new multi-tenant monument style sign, but the petitioner reported that a new monument sign was not in their budget. The Design Commission requested a written response from Walgreens stating their approval/denial to modify their existing sign to allow other tenant signage to be added. The variation request was continued to June 9, 2015.

Staff continued outreach efforts to Walgreens, and obtained Walgreens' written approval to modify their existing sign to share with other tenants. Walgreens stated that they would not be liable for any cost.

June 9, 2015. The Design Commission re-reviewed the petitioner's request to keep the existing, non-compliant second ground sign, and Staff reported Walgreens written approval to allow modifications to their existing ground sign, although Walgreens continued to not finance. The Design Commission recommended denial of the variation request to use the existing second ground sign. The Design Commission recommended approval of modifications to the existing Walgreens sign to allow multiple tenant signage below Walgreen's manual change sign (see attached email from Cathy Norman dated 5-27-15 and Doyle General Sign Contractors drawing dated 8-11-14).

Staff subsequently discussed the proposed sign modifications with Walgreens' store manager, Mr. John Doede. Mr. Doede reported a strong preference for a low, monument style sign to allow ease of updating their manual change message board. Based on this feedback, Staff contacted Walgreens corporate office again to re-review this option. Walgreens does not oppose the sign, but they denied any willingness to help fund a new sign (see attached letter to Cathy Norman at Walgreens dated 7-9-15).

August 17, 2015. At this time, the petitioner is requesting approval for a 60 sf ground sign with 40 sf of text. If a ground sign were allowed in this location, then 40 sf would be the maximum size, based on the width and speed limit of Campbell Street.

Analysis:

The existing ground signs are old and worn. This is an opportunity to replace two old existing signs with one new aesthetically pleasing multi-tenant sign. Furthermore, signage located along Wilke Road will provide far greater visibility for the retail tenants, than signage located on Campbell Street. Traffic data at this location indicates approximately 15,000 cars per day along Wilke Road, as compared to only 7,500 cars per day along Campbell Street, and the retail tenants already have existing wall signage facing Campbell Street.

Other retail centers have upgraded their signage with very nice code compliant monument signs. The petitioner does have options to either rework the existing Walgreens ground sign, or replace it with a new sign to include multiple tenants. Consistent with the Design Commission's recommendation, the petitioner has been encouraged to pursue one of these options in lieu of investing in upgrades to the existing, non-compliant second ground sign.

Options:

1. Concur with the Design Commission recommendation to deny the request to use the existing second ground sign, and approve the modifications to the existing Walgreens sign to allow multiple tenant signage below Walgreens's manual change sign.
2. Approve the petitioner's request for a 60 sf ground sign with 40 sf of text per the attached drawing prepared by Doyle General Sign Contractors dated 8-12-15.
3. Approve the petitioner's request for a 60 sf ground sign with 40 sf of text per the attached drawing prepared by Doyle General Sign Contractors dated 8-12-15, with the following condition:
 - a. In the future, when the existing Walgreens sign facing Wilke Road is ready for substantial modifications or replacement due to tenant change, voluntary replacement of the sign and structure, excessive damage or destruction, etc., then it shall be replaced with a new, multi-tenant monument style sign, and the existing second ground sign along Campbell Street shall be removed in its entirety.

In a recent meeting between Staff and Mr. Mike Schwartz (petitioner) and Jon Ridler (Arlington Heights Chamber of Commerce), Mr. Schwartz verbally indicated agreement with the above noted condition.

Design Commission Recommendation:

A public meeting was held by the Design Commission on June 9, 2015 where Commissioner Fasolo moved and Commissioner Fitzgerald seconded:

A motion to recommend denial to the Village Board of Trustees for a sign variation request for Westgate Park & Shop located at 1531-1711 W. Campbell Street. This recommendation is subject to compliance with the plans received 5/28/14 and the revised sign design received 9/23/14, 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 302a, to allow 2 ground signs with a separation distance of 300-feet, where 800-feet of separation is required between ground signs.
2. A variation from Chapter 30, Section 30-303a, to allow a 60 SF ground sign, where only 40 SF is allowed.

A motion to recommend approval to the Village Board of Trustees for a sign variation request for Westgate Park & Shop located at 1531-1711 W. Campbell Street, to allow the manual change bulletin board to be located in the middle portion of the existing Walgreens ground sign, as an alternative if the second ground sign variation request is denied by the Village Board. This

recommendation is subject to compliance with the plans prepared by Doyle Sign Contractors dated 8/11/15, Federal, State and Village codes, regulations, and policies, the issuance of all required permits, and the following:

1. A clarification that the approval is based on the existing 66 SF (6'7" x 10'0") Walgreens ground sign, not 70 SF (7'0" x 10'0") as noted on the plan.
2. A clarification that the decorative pole cover will not be included, to avoid site triangle visibility concerns at the street intersection.
3. A clarification that the tenant panels on the bottom of the sign can be used in any quantity and arrangement, and it is not required to be 9 tenant panels as shown on the plan.
4. A recommendation that the existing sign cabinet and structure be painted to match the standing seam roof on the existing retail building.
5. A requirement that the existing sign along Campbell Street be removed.
6. 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, sign code or building 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 and sign permit plans comply with all zoning code, building code and sign code requirements.

Roll Call Vote: Commissioner Fitzgerald and Fasolo and Chairman Eckhardt voted in favor. The motion carried.

Attachments:

- Doyle General Sign Contractors drawing dated 8-12-15.
- Letter to Cathy Norman at Walgreens dated 7-9-15.
- Staff Sign Concept Drawings dated 11-26-14.
- Email from Cathy Norman dated 5-27-15.
- Doyle General Sign Contractors drawing dated 8-11-14.
- Email from Cathy Norman dated 12-5-14.
- Summary of Cost Estimates dated 8-17-15.



New White Lexan Faces, First Surface Vinyl Graphics & Vinyl Dividers

(2) FACES FOR EXIST'G. D/F SIGN

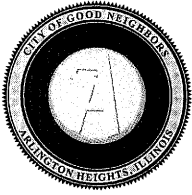
SCALE: 3/8" = 1'-0"



DATE	REVISION
8.12.15	REVISED GRAPHICS TO 40 SQ FT

CUSTOMER APPROVAL	DATE
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CLIENT	Westgate Park & Shop WALGREENS	DESIGNER	DF	SALES	JS
ADDRESS	1535 W. CAMPBELL ST. ARLINGTON HEIGHTS, IL. 6005	SCALE:	NOTED	DATE:	8-10-15
		DRWG. No.	#14138.15	SHEET No.	1 of 1



Village of Arlington Heights

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

July 9, 2015

Ms. Cathy Norman
Property Manager
Walgreens
106 Wilmot Rd., MS#1640
Deerfield, IL 60015

Dear Ms. Norman:

As you know, the Village of Arlington Heights' Planning and Community Development Department has been working with Mike Schwartz, the landlord of the Walgreens store located at 1711 W. Campbell Street in Arlington Heights, IL, in regards to new tenant ground signage at this location.

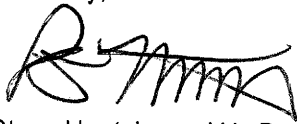
Walgreens has an existing ground sign on this site, located at the intersection of Wilke Road and Campbell Street, which is the most visible corner of the site. Our goal is to incorporate signage panels for the other tenants in this development along with Walgreens signage, as well as to enhance the appearance of the existing signage. On May 27, 2015, we received your approval to modify the existing Walgreens ground sign as illustrated on the attached drawing prepared by Doyle Sign Contractors dated 8-11-14. However, on June 24, 2015, I reviewed this design with Walgreens' store manager, Mr. John Doede, and he reported that it is already difficult for them to reach the existing sign with a suction cup pole and that raising this portion of the sign even higher is not a desirable option. Instead, Mr. Doede expressed a strong preference for a new monument style ground sign which would allow easy access to the manual change message board from the ground, similar to the existing signage at the Walgreens store located at 1000 E. Northwest Highway in Arlington Heights (see attached photos).

We previously obtained your approval, on December 5, 2014, for a new multi-tenant monument style ground sign (based on the attached drawings dated 11-26-14). However, your approval was contingent upon Walgreens not being liable for any of the cost. In light of Mr. Doede's recent feedback, we would like to revisit this signage option with you and encourage Walgreens to contribute to the cost for the new sign. Village Staff feels strongly that a new, monument style, multi-tenant ground sign featuring Walgreens as the "anchor" tenant is the best signage solution for all parties involved. The existing Walgreens sign is dated and projects a poor image for Walgreens brand. Walgreens would benefit from a new monument style sign not only be enhancing Walgreens image and brand at this location, but also by improving the ease of maintaining the message board on the sign by Walgreens on site staff.

The Village of Arlington Heights' Planning and Community Development Department would like to meet with you and Mr. Schwartz to discuss options to move forward with a new monument style, multi-tenant sign. We believe this approach would be a "win win" for all involved. It would update and modernize the image of this corner and greatly enhance the Walgreens brand. The Director of

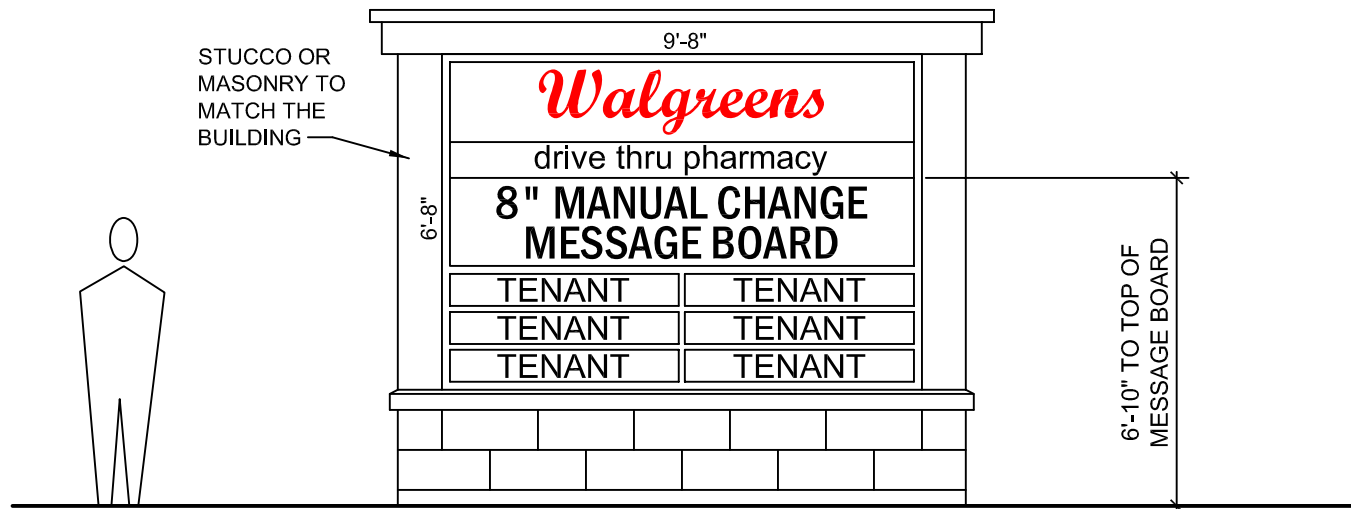
Planning and Community Development, Charles Witherington-Perkins and I are available to meet with you and Mr. Schwartz at your convenience. We also encourage that Mr. Doede be invited to attend the meeting. Please feel free to contact me directly at 847-368-5213 to set up a time to meet. Thank you in advance for your consideration of this matter. I look forward to meeting with you.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Hautzinger", written over a horizontal line.

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

c: Charles Witherington-Perkins, Director of Planning and Community Development; John Doede, Walgreens Store Manager; Mike Schwartz, Owner Westgate Park & Shop, DC File 14-049



PROPOSED MONUMENT SIGN

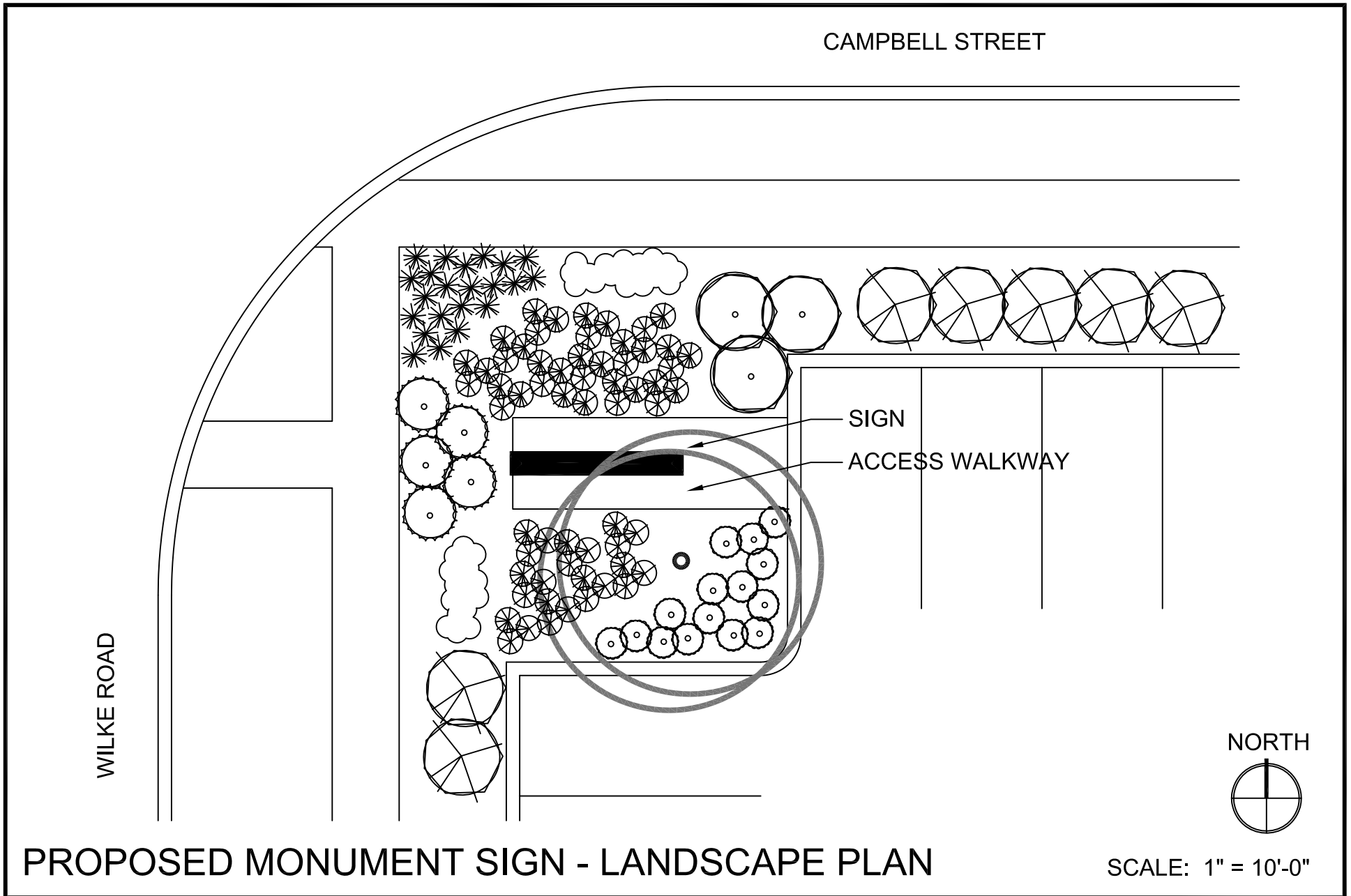
SCALE: 1/4" = 1'-0"

WALGREENS, 1711 W. CAMPBELL ST.

WESTGATE PARK & SHOP

Prepared by: The Village of Arlington Heights Planning and Community Development Department

November 26, 2014



WALGREENS, 1711 W. CAMPBELL ST.

WESTGATE PARK & SHOP

Prepared by: The Village of Arlington Heights Planning and Community Development Department

November 26, 2014



Images 1 & 2. Existing Walgreens sign at 1711 W. Campbell Street



Image 3. Existing monument style, multi-tenant Walgreens sign at 1000 E. Northwest Hwy.



Image 4. Nice landscaping around the Walgreens sign at 1000 E. Northwest Hwy.

Hautzinger, Steven

From: Norman, Cathy [REDACTED]
Sent: Wednesday, May 27, 2015 2:59 PM
To: Hautzinger, Steven
Cc: 'michael schwartz'; Jon Ridler [REDACTED]
Subject: RE: Walgreens Sign - Arlington Heights, IL #3512

Hi All, Sorry for the delay in my response. Walgreens will agree to the proposed shared sign as long as Walgreens is not obligated to any of the cost.

Cathy Norman
Property Manager
Walgreen Co.
106 Wilmot Rd., MS#1630
Deerfield, IL 60015
[REDACTED]

From: Hautzinger, Steven [REDACTED]
Sent: Thursday, May 14, 2015 12:07 PM
To: Norman, Cathy
Cc: 'michael schwartz'; Jon Ridler [REDACTED]
Subject: RE: Walgreens Sign - Arlington Heights, IL #3512

Cathy,

I wanted to give you an update on the signage review for the Walgreens store at 1711 W. Campbell Street in Arlington Heights:

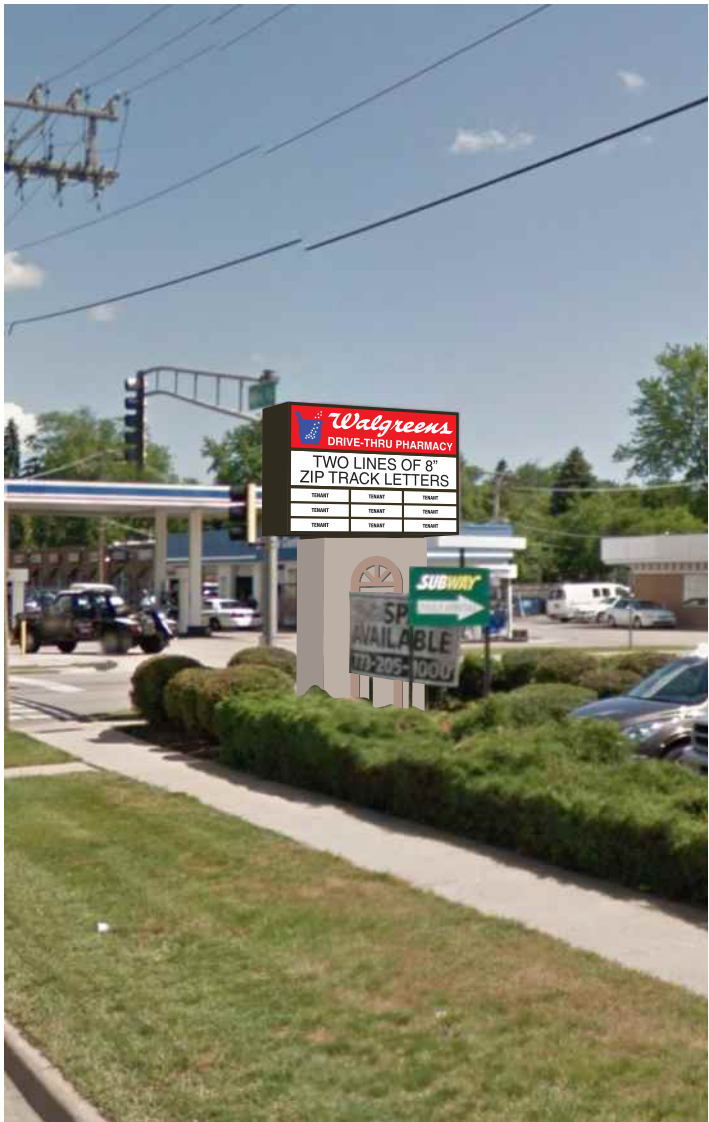
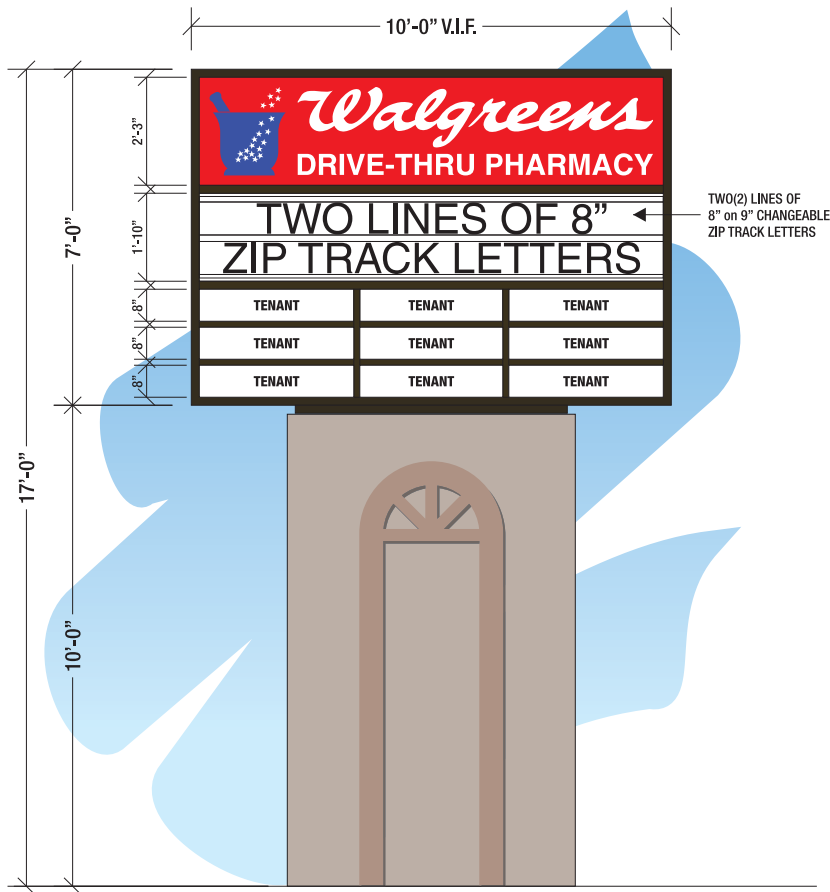
On April 28, 2015, the Design Commission met again to re-review the Landlord's request to keep an existing (currently illegal) second ground sign on the site for use by their other tenants. Staff presented the sign concept design for a new multi-tenant monument style sign to replace the existing pole mounted Walgreens sign which you had previously approved, but without sharing the cost for the sign, the Landlord reported that it is not a financially feasible option for them.

The Village of Arlington Heights' Design Commission directed that the simplest and most cost effective way to accommodate the other tenant's request for signage would be to simply add new tenant panels to the bottom of the existing Walgreens sign. The attached rendering (dated 8-11-14) illustrates how this would look (but without the proposed decorative pole cover base). Please review and let me know if Walgreens will allow this change to your existing sign.

If you have any questions, please do not hesitate to contact me. Thank you for your continued input on this matter.

Sincerely,

Steve Hautzinger, AIA, LEED AP
Design Planner
Village of Arlington Heights



- A** DOUBLE FACE, INTERNALLY ILLUMINATED PYLON DISPLAY
- SCALE: 1/4"=1'
- D/F SIGN CABINET PAINTED TO MATCH BUILDING ROOF
 - FLAT WHITE LEXAN FACES w/ FIRST SURFACE TRANS. VINYL GRAPHICS
 - TWO(2) LINES OF 8" ON 9" ZIP TRACK LETTERS
 - FABRICATED ALUMINUM POLE COVER PAINTED TO MATCH BUILDING FASCIA
 - MOUNT SIGN ON EXISTING STEEL SUPPORT & FOUNDATION

DATE	REVISION

CUSTOMER APPROVAL **DATE**

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CLIENT	WESTGATE PARK & SHOP							
ADDRESS	1535 W CAMPBELL ST.							
CITY	ARLINGTON HEIGHTS	STATE	IL	DESIGNER	KM	SALESPERSON	JST	
DRWG. NO.	14138	SCALE:	NOTED	DATE:	08.11.2014	SHEET NO.	1	

Hautzinger, Steven

From: Norman, Cathy [REDACTED]
Sent: Friday, December 05, 2014 5:13 PM
To: Hautzinger, Steven
Cc: 'michael schwartz'
Subject: RE: Walgreens Sign, 1711 W. Campbell Street, Arlington Heights, IL

Hi Steve, Sorry for the delay. Walgreens will approve the proposed monument signed contingent that we are not liable for any of its cost.

Be Well,

Cathy Norman
Property Manager
106 Wilmot Rd., MS#1640
Deerfield, IL 60015
o 847.315.4690
f 847.368.6562
email: [REDACTED]



Every day I help people get, stay and live well.

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From: Hautzinger, Steven [REDACTED]
Sent: Friday, December 05, 2014 8:55 AM
To: Norman, Cathy
Cc: 'michael schwartz'; Frank, Todd
Subject: RE: Walgreens Sign, 1711 W. Campbell Street, Arlington Heights, IL

Ms. Norman,

I have not heard back from Todd Frank, so I'm not sure if he is still at Walgreens. I believe that he mentioned his last day would be today and that I should follow up with you on this matter. Please review my previous email to Todd below. We are seeking Walgreens approval of the attached Monument Sign Concept at the above noted address. Please review and let me know if we have your support if the proposed sign, or if there is someone else that I should be discussing this matter with.

Thank you!

Steve Hautzinger, AIA, LEED AP

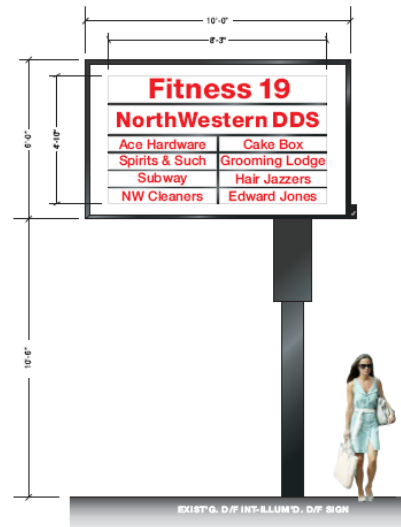
SUMMARY OF COST ESTIMATES

Westgate Park & Shop - Sign Variation
1531-1711 W. Campbell Street
Design Commission File # 14-049

Refurbish Existing Campbell Street Sign:

\$2,890.00

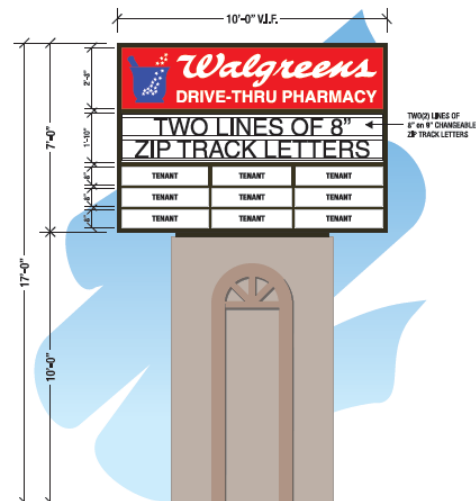
(per cost estimate from Doyle Sign
Contractors dated 6-26-15)



Modify Existing Walgreens Sign:

\$9,890.00

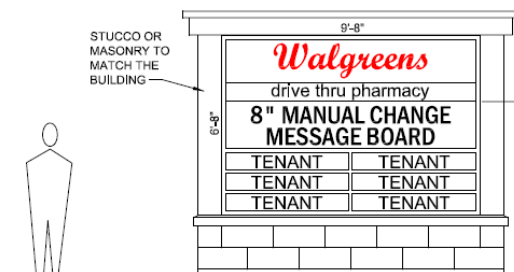
(per cost estimate from Doyle Sign
Contractors dated 8-12-15)



New Monument Sign:

\$17,000.00

(preliminary verbal estimate from
Doyle Sign Contractors)



RE-REVIEW(2) STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Westgate Park & Shop
Project Address: 1531-1711 W. Campbell St.
Prepared By: Steve Hautzinger

Date Prepared: June 27, 2014
Date Revised: April 20, 2015
Date Revised: June 3, 2015

PETITIONER INFORMATION:

DC Number: 14-049
Petitioner Name: Jason Miller
Petitioner Address: Fitness 19
1601 W. Campbell St
Arlington Heights, IL 60005

Meeting Date: July 8, 2014
Re-Review Meeting Date: April 28, 2015
Re-Review (2) Meeting Date: June 9, 2015

Requested Action:

1. A variation from Chapter 30, section 30-302a, to allow two (2) ground signs with a separation distance of 300 feet, where 800 feet of separation is required between ground signs.
2. A variation from Chapter 30, section 30-303c, to allow a 60 sf ground sign, where only 40 sf would be allowed.

Project Update:

This request was previously reviewed by the Design Commission on July 8, 2014 and April 28, 2015. On April 28, 2015, the Design Commissioners agreed that, if possible, new tenant panels should be incorporated into the existing Walgreens sign in lieu of using the existing second ground sign. The Design Commission requested written approval or denial from Walgreens on this option before a decision is made on the second ground sign.

Refer to pages 9 & 10 of this report for a more detailed update and recommendations.

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...to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Code."

The petitioner is proposing to install a new sign panel into an existing pole mounted ground sign structure at the Westgate Park & Shop Retail Center. The Westgate Park & Shop retail center is located at the intersection of Campbell Street and Wilke Road. The property was constructed around 1960 and became a Planned Unit Development in 1995. It is located in a B-1, Limited Retail zoning district. The retail center includes approximately 59,000 sf of retail space on approximately 4.4 acres. The center has multiple retail tenants such as Walgreens, Sherwin Ace Hardware, Subway Restaurant, Fitness 19, Cake Box Bakery, and the Northwestern Dental Group.

The existing ground sign structure originally served a grocery store, and it is located at the middle parking lot driveway located along Campbell Street. This ground sign existed prior to the installation of the "Walgreens" ground sign at the corner of Campbell Street and Wilke Road. In 1995, a sign variation was granted to allow the "Walgreens" ground sign to be installed within 300' of the existing sign along Campbell Street. However, approval of the sign variation in 1995 was conditioned that the sign along Campbell Street would be removed once the grocery store, or any other food/deli store vacated the center. The last grocery store tenant left the retail center around 2008 at which time the sign should have been removed. Therefore, new sign variations are required to allow the existing ground sign to remain.

Westgate Park & Shop
 1531-1711 W. Campbell St.
 DC 14-049 (Sign Variation)
 PIN: 03-30-317-010, 011

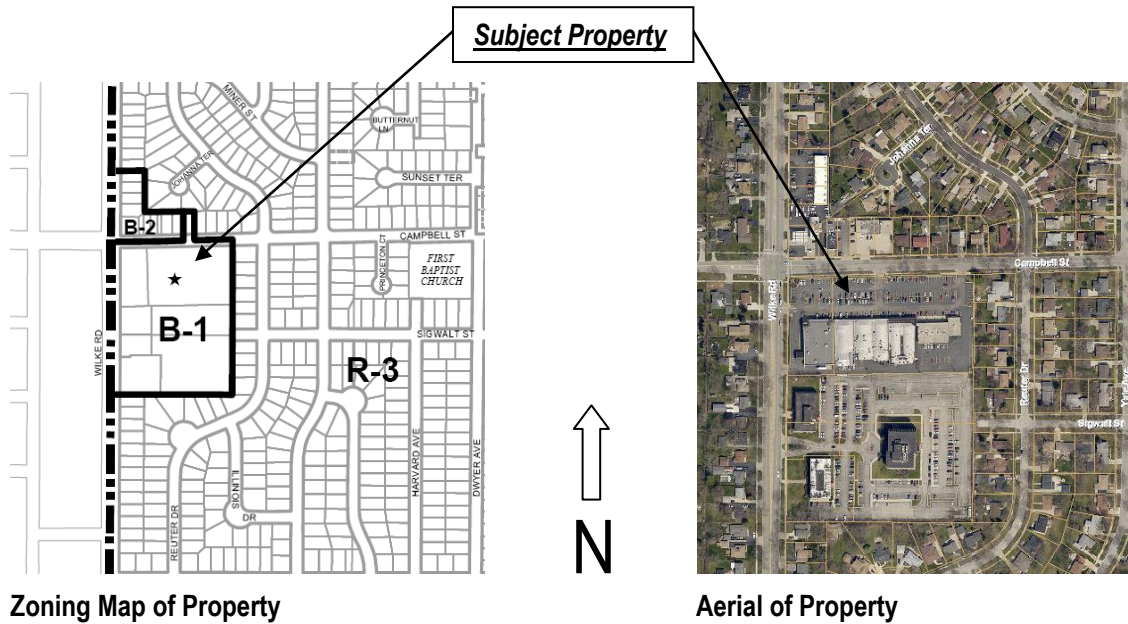


Table 1: Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
North	B-2, General Business District R-3, One Family Dwelling District	Gas Station, Restaurant, Professional Offices Single-Family Residences
South	B-1, Business District Limited Retail	Professional Offices
East	R-3, One Family Dwelling District	Single-Family Residences
West	Outside of Village Boundary (Rolling Meadows)	Single-Family Residences

Table 2: Ground Sign Summary:

Ground Sign	Frontage	Size Allowed	Size Existing	Separation Required	Separation Existing	Remarks
1. Westgate Park & Shop - Walgreens	Wilke Road	66 sf	66 sf	800'		Existing sign dimensions (field measured by Staff on 6/3/15): 6'-7" x 10'-0" = 66 sf
2. Westgate Park & Shop - Multi-Tenant	Campbell Street	40 sf	60 sf	800'	300'	Variation required for separation. Variation required for size.



Image 1. Existing "Walgreens" Ground Sign



Image 2. Existing Ground Sign Structure along Campbell Street

Sign Variation Criteria:

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

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

The petitioner has submitted a letter addressing the hardship criteria, with highlights as follows:

- a. Businesses on the east end have little visibility from Wilke Road.
- b. Adding a sign panel to the existing sign would improve the appearance.
- c. There are no similar businesses in the area.
- d. The sign will not change the character of the locality since it is an existing sign.
- e. The proposed sign panel will help the specific businesses, and the retail center in general.

Analysis:

The 800 foot separation requirement is the only requirement which controls the quantity of ground signs allowed for small versus large retail centers. Almost all similar size retail centers throughout Arlington Heights have only one ground sign as summarized in Table 3 below. The requested sign variation is not supported for the following reasons:

- 1. Comparable retail centers are functioning with only one ground sign.
- 2. The proposed sign not only requires a variation for not meeting the separation distance, but also exceeds the allowable sign size which is based on the size and speed limit of Campbell Street.
- 3. Campbell Street is a smaller scale Collector street with a residential scale, whereas most other comparable retail center signs are located on Major Arterial and Secondary Arterial Roads.
- 4. The Westgate Park & Shop retail center has single family residences directly across the street, and a letter of opposition to the sign variation request has been received from residents in the adjacent neighborhood.
- 5. Westgate Park & Shop could redesign the existing "Walgreens" ground sign to incorporate multiple tenant panels.

Table 3: Summary of Ground Signs at Similar Retail Centers:

Retail Center	Approximate Building Area	Approximate Site Area	Number of Existing Ground Signs
Westgate Park & Shop, 1531-1711 W. Campbell St.	59,000 sf	4.4 acres	2 signs
Arlington Towne Square, 15-89 W. Golf Road	90,300 sf	7.5 acres	1 sign
Clearbrook Plaza, 1801-1865 W. Central Road	44,500 sf	3.9 acres	1 sign
Pal-Win Plaza, 1401-1457 E. Palatine Road	43,500 sf	2.7 acres	1 sign
Terramere Plaza, 4202-4244 N. Arlington Heights Road	43,500 sf	4.0 acres	1 sign
All American Plaza, 1802-1828 N. Arlington Heights Road	37,500 sf	2.7 acres	1 sign
Go-Go Center, 606-660 E. Golf Road	35,250 sf	3.1 acres	1 sign
Esplanade, 2920-2964 W. Euclid Avenue	19,000 sf (plus 7,000 sf future)	4.4 acres	2 signs, (variation for 562'-10" separation was received in 2008)

Images of Existing Ground Signs at Similar Retail Centers:



Image 3. Arlington Towne Square, 15-89 W. Golf Road



Image 4. Clearbrook Plaza, 1801-1865 W. Central Road



Image 5. Pal-Win Plaza, 1401-1457 E. Palatine Road.



Image 6. Terramere Plaza, 4202-4244 N. Arlington Heights Road



Image 7. All American Plaza, 1802-1828 N. Arlington Heights Road



Image 8. Go-Go Center, 606-660 E. Golf Road



Image 9. Esplanade, 2920-2964 W. Euclid Avenue

4-28-15 Update:

This request was previously reviewed by the Design Commission on July 8, 2014. At that time, Staff recommended denial of the request. Highlights of the feedback from the Design Commission were:

1. The existing wall signs above each tenant space are highly visible from Campbell Street and provide plenty of signage.
2. There was concern about the appropriateness of the sign on Campbell Street due to the residential neighborhood.
3. Greater visibility would be achieved with signage at the corner of the site instead of using the existing sign on Campbell Street.
4. The petitioner was encouraged to pursue Walgreens approval to add tenant panels to the existing Walgreens sign at the corner.
5. There was some concern expressed about penalizing the retail center by taking away a sign that they already have.

After the first meeting, a follow-up anonymous resident letter was received on July 28, 2014 to reiterate their objection to the requested sign variation.

In response to the feedback from the Design Commission, the petitioner provided a design for modifications to the existing Walgreens sign to incorporate tenant panels at the bottom of the sign, but reported that Walgreens did not approve their request.

To assist with obtaining Walgreens' approval, Staff prepared a design for a new, code-compliant, monument style, multi-tenant, Walgreens sign to replace the existing, weathered, pole mounted Walgreens sign at the corner of the site. Staff reviewed the sign concept with Walgreens and explained that a new monument style sign and new corner landscaping would be beneficial to Walgreens and all of the retail tenants by enhancing the overall image of the retail center, as well as by bringing the signage closer to eye level for vehicular and pedestrian traffic. Additionally, a new multi-tenant sign can further benefit Walgreens and all of the tenants by creating a synergy of attracting customers to shop at this location. On December 5, 2014, Staff obtained Walgreens approval of the proposed multi-tenant sign design. However, Walgreens was not willing to contribute to the cost for the new sign.

The petitioner reported that without Walgreens or the other tenant's financial participation in the cost for the new sign, the proposed sign is not financially feasible. So, they requested approval of their original sign variation request to utilize the existing second ground sign facing Campbell Street. The petitioner provided a new design for the sign panel which incorporated ten (10) tenant panels, in lieu of the original request for just two (2) tenants.

Staff maintained the position that the existing sign on Campbell Street is non-compliant, it is out of character with the residential neighborhood, and it should be removed. A new, code-compliant, multi-tenant sign at the corner of the site is the most appropriate ground sign solution for this site. It will provide the best visibility, and having only one sign is consistent with other retail centers of this size in Arlington Heights. If the owner's budget does not allow for replacement the corner ground sign at this time, then it is recommended that they establish a cost sharing program with all of the tenants to raise the needed funds over time, and install the new sign as soon as it is financially feasible.

6-9-15 Update:

This request was previously reviewed by the Design Commission on July 8, 2014 and April 28, 2015. Highlights of the feedback from the April 28, 2015 Design Commission meeting were:

1. The petitioner presented a revised panel design for the second ground sign and reiterated their request for approval.
2. The Design Commission felt that instead of using the second ground sign, tenant panels should be incorporated into the existing Walgreens at the corner of the site. The Design Commissioners requested that a written approval or denial of this option be obtained from Walgreens before a decision is made on the second ground sign.
3. The request was continued to June 9, 2015.

In response to the feedback from the Design Commission, Staff pursued and obtained written approval from Walgreens allowing their existing ground sign on the corner of Campbell and Wilke to be modified to incorporate tenant panels on the bottom of the sign as illustrated on the plan prepared by Doyle General Sign Contractors dated 8/11/15.

In light of Walgreens approval, Staff recommends that the variation request to use the existing second ground sign be denied, and that the petitioner proceed with modifying Walgreens existing sign to add the desired tenant panels. However, a variation is required to allow Walgreens' manual change bulletin board to be located in the middle portion of the sign, because code requires that manual change bulletin boards be incorporated into the bottom portion of the sign. Staff recommends approval of a variation to allow this configuration.

RECOMMENDATION:

It is recommended that the Design Commission **deny** the requested sign variations for the second ground sign at *Westgate Park & Shop* located at 1601 W. Campbell Street. This recommendation is based on the plans received 5/28/14 and the revised sign design received 9/23/14.

It is recommended that the Design Commission **approve** a variation from Chapter 30, section 30-305, to allow the manual change bulletin board to be located in the middle portion of the existing Walgreens ground sign, where code requires that it be incorporated into the lower portion of the overall sign. This recommendation is based on the plan prepared by Doyle General Sign Contractors dated 8/11/15, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and resolution of the following:

1. A clarification that the approval is based on the existing 66 sf (6'-7" x 10'-0") Walgreens ground sign, not 70 sf (7'-0" x 10'-0") as noted on the plan.
2. A clarification that the decorative pole cover will not be included, to avoid site triangle visibility concerns at the street intersection.
3. A clarification that the tenant panels on the bottom of the sign can be used in any quantity and arrangement, and it is not required to be nine tenant panels as shown on the plan.
4. A recommendation that the existing sign cabinet and structure be painted to match the standing seam roof on the existing retail building.
5. A requirement that the existing sign structure along Campbell Street be removed.
6. 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.

Steve Hautzinger, Design Planner June 3, 2015
Department of Planning & Community Development

c: Charles Witherington-Perkins, Director of Planning and Community Development, James McCalister, Director of Building & Health Services, Petitioner, DC File 14-049

APPROVED
MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JUNE 9, 2015

Chair Eckhardt called the meeting to order at 6:34 p.m.

Members Present: Ted Eckhardt, Chair
 Anthony Fasolo
 John Fitzgerald

Members Absent: Alan Bombick
 Jonathan Kubow

Also Present: Mike Schwartz, Owner of *Westgate Park & Shop*
 Jason Miller, Fitness 19 for *Westgate Park & Shop*
 Jon Ridler, A.H. Chamber of Commerce for *Westgate Park & Shop*
 Eric Larson for *Patton Elementary School*
 Dennis Kulak, KLLM for *Cassidy Tire*
 Rick Ahern, *Cassidy Tire*
 James Ahern, *Cassidy Tire*
 Kevin Kordes, *Cassidy Tire*
 Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MAY 26, 2015

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF MAY 26, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

Chair Eckhardt stated that because only 3 commissioners are here tonight, a vote must be unanimous for an item to move forward or be approved.

ITEM 1. SIGN VARIATION REVIEW (continued from 4/28/15)**DC#14-049 – 1531-1711 W. Campbell St.**

Mr. Mike Schwartz, owner of *Westgate Park & Shop*, **Mr. Jason Miller**, representing *Fitness 19*, and **Mr. Jon Ridler**, representing *Arlington Heights Chamber of Commerce*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is requesting a variation to allow 2 ground signs where only one ground sign is allowed, and that the second ground sign be 60 square feet where only 40 square feet is allowed. The request was previously reviewed by the Design Commission on July 8, 2014 and again on April 28, 2015. At the last meeting on April 28th, the commissioners concurred that, if possible, new tenant panels should be incorporated into the existing Walgreens sign, as opposed to keeping the second ground sign. The request was continued in order to confirm Walgreens' position on this matter.

In response to the feedback from the Design Commission, Staff pursued and obtained written approval from Walgreens allowing their existing ground sign on the corner of Campbell and Wilke to be modified to incorporate tenant panels on the bottom of the sign, as illustrated on the plan prepared by Doyle General Sign Contractors dated 8/11/15.

In light of Walgreens' approval, Staff recommends the variation request to use the existing second ground sign be denied, and the petitioner proceed with modifying the existing Walgreens sign to add the desired tenant panels. Staff reiterated that adding tenant panels to the existing Walgreens sign is a better option than the existing second ground sign due to the better visibility of the Walgreens sign along Wilke Road. A variation is required to allow Walgreens' manual change bulletin board to be located in the middle portion of the sign, because code requires that manual change bulletin boards be incorporated into the bottom portion of the sign. Staff recommends approval of a variation to allow this configuration.

Mr. Hautzinger also clarified that the approval of modifications to the existing Walgreens sign is based on the following:

1. The existing sign is 66 SF (6'7" x 10'0"), not 70 SF (7'0" x 10'0") as noted on the plan.
2. The decorative pole cover will not be included, in order to avoid site triangle visibility concerns at the street intersection.
3. The tenant panels on the bottom of the sign can be used in any quantity and arrangement, and is not required to be 9 tenant panels as shown on the plan.
4. A recommendation that the existing sign cabinet and structure be painted to match the standing seam roof on the existing retail building.
5. A requirement that the existing sign along Campbell Street be removed.

Chair Eckhardt asked the petitioner if they had any issues with Staff's recommendations on the sign variation request. **Mr. Ridler** replied that the petitioner would argue that Walgreens' approval is based on there being no cost incurred by Walgreens to add tenant panels to their existing sign, which the petitioner interprets as Walgreens saying 'no' to any changes to their sign, because if Walgreens was in favor of the modifications, they would put money towards it as well. **Mr. Schwartz** added that Walgreens gave the same response last year when he first approached them regarding the sign. At that time, he also solicited a sign company to provide him with an estimate of costs to add tenant panels to the existing sign, with 3 different scenarios presented, and the least expensive was \$8000, or \$1000 per tenant; however, at that time, tenants were not willing to take on that expense. Walgreens has done nothing but re-affirm their previous position.

Mr. Schwartz said that the real issue was that the existing sign on Campbell Street is a very valuable asset, although it is marginally too large, and the cost to the tenants would be minimal while the cost to lose the sign would be much more. He added that he was not aware that the existing sign on Campbell Street was illegal until about a year ago when he was notified by Staff. **Mr. Ridler** added that Walgreens is a large corporate business that is unwilling to put any money towards the existing sign, with the burden then falling on the small businesses in the center. **Chair Eckhardt** pointed out that the petitioner is accepting the expense involved with refurbishing and updating the sign on Campbell Street, but that the petitioner is not willing to instead invest that same money in modifying the Walgreens sign. **Mr. Schwartz** explained that the difference would be over 3 times the cost; refurbishing the existing sign would be no more than \$3000, while the least expensive option to modify the Walgreens sign would be \$9000. **Mr. Schwartz** stated that Walgreens is insisting that with the manual change board moving up, they can no longer change the text by hand, so they need a pulley system and an entirely new face on the sign.

Chair Eckhardt reiterated that the second ground sign is the issue, and opening the flood gates for others, which the commission has previously denied. **Mr. Schwartz** agreed; however, he pointed out that the second ground sign has been there for 50 years and to his knowledge it was grandfathered. **Chair Eckhardt** asked the commissioners for their comments at this time.

Commissioner Fasolo was in favor of adding tenant panels to the existing Walgreens sign, which he has been in favor of since the first review, and he was surprised that Walgreens would not contribute money towards the modifications. **Mr. Ridler** said that Walgreens' position is that they do not have to change the sign because the sign belongs to them. He also pointed out that the commissioners previously discussed having more than 3 businesses on the second wall sign, and Mr. Schwartz recently received interest from more tenants in the center that want to be added to the sign. The petitioner presented a revised sign panel design for the second ground sign with a reduced panel size to comply with the 40 sf requirement.

Commissioner Fitzgerald asked if there was a written statement from Walgreens indicating their insistence that the lifting motor be replaced inside their existing ground sign. **Mr. Schwartz** replied that he received a letter from Walgreens stating this, as did Staff. **Mr.**

Hautzinger clarified that he did not receive such letter. He did explain that upon initial contact with Walgreens corporate office, Staff was told that the existing sign is on a pulley system to raise and lower the sign to allow changing of the text. However, he contacted the Walgreens store today and spoke to the store manager who reported that they use a pole with a suction cup to change the letters on the sign, and this is how they have been doing it for the last 14 years. The manager stated that there is a lifting motor inside the sign, but they have never used it, and they doubt that it works.

Commissioner Fitzgerald asked for clarification on the dimensions of each tenant's sign on the new panel layout presented tonight. **Mr. Hautzinger** recommended that, if the commissioners are in support of the second ground sign, that the approval not be based on a particular sign panel design, but that the use of the sign in general would be approved so that the sign panel can be updated and changed in the future as tenants come and go from the center.

Commissioner Fitzgerald said that if the petitioner did not replace/fix the motor/pulley system in the existing Walgreens sign, which he did not see why the petitioner should have to, then it would be a lot more cost effective option then refurbishing the second sign, and it would be within code. Granting a sign variation for the second ground sign would just open the floodgates for others. This is still his position.

Chair Eckhardt said that he supports the re-use of the existing ground sign that has been there for many years, although it is non-compliant, and he also supports Staff's suggestion to not lock into a specific sign design. He was changing his mind about the sign; however, the sign needs to be fixed up and painted nicely so it looks brand new.

Chair Eckhardt also said that a unanimous vote from all 3 commissioners here tonight was needed to move the project forward, and it appeared as though at least one commissioner was not in favor of the second sign. **Mr. Ridler** understood that any recommendation from the commission could be brought before the Village Board for a final vote, which **Chair Eckhardt** concurred and added that the Design Commission is a recommending board to the Village Board. **Mr. Ridler** said that the petitioner wants a vote tonight from the commissioners.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES, A SIGN VARIATION REQUEST FOR WESTGATE PARK & SHOP LOCATED AT 1531-1711 W. CAMPBELL STREET, TO ALLOW MODIFICATIONS TO THE EXISTING WALGREENS GROUND SIGN AT THE CORNER, AND TO NOT APPROVE THE SECOND GROUND SIGN ALONG CAMPBELL STREET, AND THE FOLLOWING:

- 1. A VARIATION FROM CHAPTER 30, SECTION 30-305, TO ALLOW THE MANUAL CHANGE BULLETIN BOARD ON THE EXISTING WALGREENS SIGN TO BE LOCATED IN THE MIDDLE PORTION OF THE OVERALL SIGN.**

Mr. Hautzinger commented that the clarifications from the Staff Report should be included in the motion (1-5).

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO AMEND THE MOTION TO INCLUDE THE FOLLOWING:

1. **A REQUIREMENT THAT THE APPROVAL IS BASED ON THE EXISTING 66 SF (6'7" X 10'0") WALGREENS GROUND SIGN, NOT 70 SF (7'0" X 10'0") AS NOTED ON THE PLAN.**
2. **A REQUIREMENT THAT THE DECORATIVE POLE COVER NOT BE INCLUDED, TO AVOID SITE TRIANGLE VISIBILITY CONCERNS AT THE STREET INTERSECTION.**
3. **A REQUIREMENT THAT THE TENANT PANELS ON THE BOTTOM OF THE SIGN CAN BE USED IN ANY QUANTITY AND ARRANGEMENT AND NOT REQUIRED TO BE 9 TENANT PANELS AS SHOWN ON THE PLAN.**
4. **A RECOMMENDATION THAT THE EXISTING SIGN CABINET AND STRUCTURE BE PAINTED TO MATCH THE STANDING SEAM ROOF ON THE EXISTING RETAIL BUILDING.**
5. **A REQUIREMENT THAT THE EXISTING SIGN STRUCTURE ALONG CAMPBELL STREET BE REMOVED.**
6. **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, SIGN CODE OR BUILDING 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 AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**

Mr. Ridler clarified that the petitioner has brought forward a variation request for the Campbell Street sign, yet the commissioners are voting on a suggestion from Staff. **Chair Eckhardt** replied that the Design Commission can draft a motion in any way they choose; the commission is obviously not accepting the alternative to re-use the existing ground sign on Campbell Street, and added that even at 40 SF, the sign is not code compliant. **Mr. Ridler** thought the motion would be to either approve or deny the request, instead of approving something that the petitioner is not asking for. **Mr. Hautzinger** suggested clarifying the motion to state that it is a motion to deny the variation request to allow a second ground sign. **Mr. Hautzinger** explained that the current motion would approve a variation to allow the manual panel on the existing Walgreens sign to be moved up to allow for additional tenant panels to be added at the bottom of the sign; however, this could be omitted from the motion if this is of no interest to the petitioner. **Mr. Ridler** reiterated that the petitioner wants a motion to be made regarding the ground sign on Campbell Street, and if it is denied by the commission tonight, the petitioner wants to take it to the Village Board, and if it is denied, they have the option to come back and look at the Walgreens sign. **Chair Eckhardt** felt it was appropriate to amend the previous motion at this time.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO AMEND THE MOTION AS FOLLOWS:

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND DENIAL TO THE VILLAGE BOARD OF TRUSTEES, THE SIGN VARIATION REQUEST FOR WESTGATE PARK & SHOP LOCATED AT 1531-1711 W. CAMPBELL STREET, AS PROPOSED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH PLANS RECEIVED 5/28/14 AND THE REVISED SIGN DESIGN RECEIVED 9/23/14, 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 302A, TO ALLOW 2 GROUND SIGNS WITH A SEPARATION DISTANCE OF 300-FEET, WHERE 800-FEET OF SEPARATION IS REQUIRED BETWEEN GROUND SIGNS.
2. A VARIATION FROM CHAPTER 30, SECTION 30-303a, TO ALLOW A 60 SF GROUND SIGN, WHERE ONLY 40 SF IS ALLOWED.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES, A SIGN VARIATION FOR WESTGATE PARK & SHOP LOCATED AT 1531-1711 W. CAMPBELL STREET, TO ALLOW THE MANUAL CHANGE BULLETIN BOARD TO BE LOCATED IN THE MIDDLE PORTION OF THE EXISTING WALGREENS GROUND SIGN, AS AN ALTERNATIVE IF THE SECOND GROUND SIGN VARIATION REQUEST IS DENIED BY THE VILLAGE BOARD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLAN PREPARED BY DOYLE SIGN CONTRACTORS DATED 8/11/15, FEDERAL, STATE AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A CLARIFICATION THAT THE APPROVAL IS BASED ON THE EXISTING 66 SF (6'7" X 10'0") WALGREENS GROUND SIGN, NOT 70 SF (7'0" X 10'0") AS NOTED ON THE PLAN.
2. A CLARIFICATION THAT THE DECORATIVE POLE COVER WILL NOT BE INCLUDED, TO AVOID SITE TRIANGLE VISIBILITY CONCERNS AT THE STREET INTERSECTION.
3. A CLARIFICATION THAT THE TENANT PANELS ON THE BOTTOM OF THE SIGN CAN BE USED IN ANY QUANTITY AND ARRANGEMENT, AND IT IS NOT REQUIRED TO BE 9 TENANT PANELS AS SHOWN ON THE PLAN.
4. A RECOMMENDATION THAT THE EXISTING SIGN CABINET AND STRUCTURE BE PAINTED TO MATCH THE STANDING SEAM ROOF ON THE EXISTING RETAIL BUILDING.
5. A REQUIREMENT THAT THE EXISTING SIGN STRUCTURE ALONG CAMPBELL STREET BE REMOVED.
6. 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, SIGN CODE OR BUILDING 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 AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

**FITZGERALD, AYE; FASOLO, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.**

Chair Eckhardt commented that he is in favor of re-using the second ground sign; however, without his yes vote on the motion to deny, the project would not be able to move forward to the Village Board because there is no quorum.

Mr. Ridler asked for clarification that the motion made will allow the petitioner to go ahead with the Walgreens sign if they choose to in the future, without being required to come back before the Design Commission. **Mr. Hautzinger** said this is correct, and added that the motion will be clearly stated in the minutes as outlined in the Staff Report.

HARDSHIP LETTER

To whom this may concern,

Fitness 19 and Northwestern Dental Group are requesting a sign variation approval. This variance is for the pylon sign use on the north entrance to Westgate Plaza, located on Campbell Street. This pylon sign would house the name of the plaza, Westgate Plaza, signage for Fitness 19 and Northwestern Dental Group.

The reason we are requesting the following variation approval:

- (a.) The businesses on the eastern portion of the plaza have little to no visibility from Wilke Road. Wilke Road is a major thoroughfare and would help us gain more visibility, which would increase member and client traffic to the Westgate Plaza.
- (b.) The pylon sign will not decrease property, be detrimental to public health, safety, morals and or welfare. This is a pre-existing sign that currently has no business panel. We believe, placing two active plaza businesses (Fitness 19 and NWDG) into the pylon sign, would improve the plaza aesthetics and help increase Westgate Plaza traffic.
- (c.) Fitness 19 would gain no competitive advantage over a similar business, given there are no "Fitness" businesses in the plaza or across the street.
- (d.) The sign will not change the character of the locality. The sign is already constructed and any usage of the sign would be an improvement to the surrounding character.
- (e.) We can function without the sign, which we have for four years, but do believe the sign usage would increase Westgate Plaza traffic, as well as, Fitness 19 and Northwestern Dental Group.

Thank you for the consideration.

Fitness 19 club 232, LLC
Jason Miller – Operator
1601 W. Campbell St.
Arlington Heights, IL 60005

Northwestern Dental Group
Dr. Larry Mulvaney
1531 W. Campbell St.
Arlington Heights, IL 60005

SITE PLAN

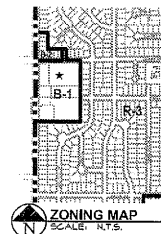
APR - 6 1968

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Current VACANT
Pylon Sign

PARKING
EXISTING PARKING
TOTAL

PARKING DATA	
	ACTUAL
EXISTING PARKING	252
TOTAL	252



SOURCE ARCHITECTURE

EX: 11.28.10

Westgate Shopping Center
Campbell Ave. & Wilke Rd.
Arlington Heights, IL

[illegible]

PROJECT #	05144
DRAWN BY	KES
CHECKED BY	
DATE	1.20.06
SHEET TITLE	SITE PLAN
SHEET NUMBER	

A0.00

VACANT Pylon Sign to ROAD: 20' 6"
VACANT Pylon Sign to Sidewalk: 6'
VACANT Pylon Sign to Driveway Entrance: 43"

RECEIVED

MAY 28 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

EXISTING SIGN

FACING WESTBOUND



FACING EASTBOUND



Pylon Sign Base to Face: 10' 6"

Pylon Sign Face: 6ft by 10ft

Total Square Feet: 60sqft.

Total Height: 16'6"

PHOTOS OF SUBJECT AND SURROUNDING PROPERTIES

FACING WESTGATE PLAZA - Left of the pylon sign



FACING WESTGATE PLAZA - Right of the pylon sign



FACING ACROSS THE STREET FROM WESTGATE PLAZA – Left to right



June 27, 2014

Village of Arlington Heights
C/O Mayor Tom Hayes
33 S Arlington Heights Road
Arlington Heights, IL 60005

RECEIVED

JUN 30 2014

Office of The Mayor

SUBJECT: SIGN VARIANCE AT WESTGATE PARK AND SHOP

Dear Mayor Hayes:

This letter is to request that a variance NOT be given to Westgate Shopping Center for the "proposed" sign on Campbell Street. Below are our reasons to have this shopping center follow the Village code.

1) This sign belonged to the grocery store which closed in 2006. The space was repurposed, however, the sign was not removed. It should have been removed 30 days after the grocery store closed. IT HASN'T BEEN USED FOR 7 YEARS! THIS SIGN IS NOT NEEDED.

2) The appropriate place for the shopping center sign is at the corner of Campbell and Wilke. This is the sign that should be redesigned.

2) Due to the proximity of the stores to the street, a sign on Campbell St is unnecessary. The stores all have well designed signage on the façade of the building. Clearly visible. It might be different if the stores were recessed further beyond the street.

4) We have residential houses across from this shopping center. Place yourself as a homeowner and ask if you would like a frontage sign by your house.

5) If you allow this variation then the chiropractor and dentist might request signs. LET'S PROTECT THIS AREA. It's a gateway to downtown Arlington Heights and should look BEAUTIFUL!

The sign code was created for a reason and this is a perfect example for its implementation!



Thank you for looking into this matter. - Residents in the Neighborhood

C.C. - Building Department, J Miller

RECEIVED

JUL 28 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

July 26, 2014

Village of Arlington Heights
33 S Arlington Heights Road
Arlington Heights, IL 60005

SUBJECT: SIGN VARIANCE AT WESTGATE PARK AND SHOP

Dear Commissioners:

We had the opportunity to review the 7/08/14 minutes regarding the above sign variance request. Thank you for your careful and thoughtful efforts in this matter.

Our anonymity is not out of animosity. We know Jason and wish to remain unanimous for personal reasons.

Our comments are not meant to be vicious. Rather it's frustration.

1) This sign is an eyesore. (Probably one of the reasons it was meant to be removed once the grocery store closed.) We have lived in this area for years. Three grocery stores have failed with this sign. It really is unnecessary. We are only requesting the landlord follow what he agreed to in 1995. The sign will be removed when the grocery store closes.

2) The landlord has a history of only taking action if forced by the village. Ex: For years garbage debris was an issue at this shopping center. It wasn't until the remodeling of the grocery store that the landlord was forced to install garbage corals. \$10,000 to remove a sign? This sign should have been REMOVED years ago and the discussion before the Board should be a variance for a REMODELED corner sign or a NEW second sign to reflect something aesthetic for this area.

3) The argument that this CURRENT sign is needed because of the empty shopping center north of Westgate and the redevelopment of the Rolling Meadows site is nonsensical and irrelevant. Usually, when a center is on the decline NEW curb signage is one of the first things done. This shopping center is near capacity. It's a perfect time to redesign the corner signage to keep "up with the times".

3) Jason has stated his store has operated fine without the sign. As for the Dental office, they have been in the shopping center for decades. Same applies for the other stores in this center. None of the stores are experiencing a "hardship" under the variation guidelines. And wouldn't the dental sign put the dentist office across the street at a disadvantage?

After further review by the Board we hope you will come to a satisfactory solution.

A) Follow code. Have the sign removed.

B) Follow code. Have the sign removed and remodel existing corner sign.

C) If the Board feels the variance is warranted under the code guidelines, then please consider the removal of the current sign and have a new sign installed. If the signage is that important, then the landlord and tenants should have no problem with this. Something along the lines of Espanadale would be athletically appealing.

We agree 100% with Commissioner Eckhart's disapproval of the advertising specials under Fitness 19 name. Campbell St. is not the place for that. The corner of Wilke and Campbell is more appropriate.

P.S. I had an opportunity to speak to Walgreens. They would not object to changes to their sign. However, it would have to meet with Walgreen's approval and the expense would need to be absorbed by the landlord/tenants. He mentioned that Subway has been working with Walgreens to have their name added to the sign.

Thank you!

C.C. - Building Department, Mr. Hautzinger

APPROVED
MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
APRIL 28, 2015

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

Members Present: Ted Eckhardt, Chair
 Alan Bombick
 John Fitzgerald
 Anthony Fasolo
 Jonathan Kubow

Members Absent: None

Also Present: Jason Miller, Fitness 19 for *Westgate Park & Shop*
 Mike Schwartz, *Owner of Westgate Park & Shop*
 Jack Buttacavoli, Sign Central for *Soarus / MSI Technology*
 Jim Cochran, JRC Design Build for *410 W. Wing St.*
 Carole Wisniewski, JRC Design Build for *410 W. Wing St.*
 Steve Campbell, Owner of *410 W. Wing St.*
 Tony VanDijk, Emerald Homes for *1013 N. Hickory Ave.*
 Tom Abbatemarco, Prestigious Homes for *1130 N. Walnut Ave.*
 Sean & Talicia Bashford, Owners of *1130 N. Walnut Ave.*
 Tony Divizio, MM Design for *1536 N. Ridge Ave.*
 Sean Kelly, RMB LLC for *1008 N. Illinois Ave.*
 Keith Neumann, Greenscape Homes for *1309 S. Evergreen Ave.*
 Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM APRIL 14, 2015

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF APRIL 14, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SIGN VARIATION RE-REVIEW**DC#14-049 – Westgate Park & Shop – 1531-1711 W. Campbell St.**

Mr. Mike Schwartz, owner of *Westgate Park & Shop*, and **Mr. Jason Miller**, representing *Fitness 19*, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The project was previously reviewed on July 8, 2014 for a variation to allow 2 ground signs at this retail center with a separation distance of 300-feet where 800-feet is required, and the subject sign is 60 square feet where only 40 square feet is allowed. Background was given on the existing pole mounted ground sign that the petitioner is proposing to install a new sign panel into. Staff explained that a previous variation to allow the existing Walgreens sign was conditioned that the second sign on Campbell Street be removed upon departure of the grocery store tenant in 2008. **Mr. Hautzinger** reiterated that the 800 foot separation requirement is the only requirement which controls the quantity of ground signs allowed for small versus large retail centers, and that the requested variation is not supported by Staff for the following reasons:

1. Comparable retail centers are functioning with only one ground sign.
2. The proposed sign not only requires a variation for not meeting the separation distance, but also exceeds the allowable sign size which is based on the size and speed limit of Campbell Street.
3. Campbell Street is a smaller scale Collector street with a residential scale, whereas most other comparable retail center signs are located on Major Arterial and Secondary Arterial Roads.
4. The Westgate Park & Shop retail center has single family residences directly across the street, and a letter of opposition to the sign variation request has been received from residents in the adjacent neighborhood.
5. Westgate Park & Shop could redesign the existing “Walgreens” ground sign to incorporate multiple tenant panels.

At the last review in July, Staff recommended denial of the request with comments from the Design Commission as follows:

1. The existing wall signs above each tenant space are highly visible from Campbell Street and provide plenty of signage.
2. There was concern about the appropriateness of the sign on Campbell Street due to the residential neighborhood.
3. Greater visibility would be achieved with signage at the corner of the site instead of using the existing sign on Campbell Street.

4. The petitioner was encouraged to pursue Walgreens approval to add tenant panels to the existing Walgreens sign at the corner.
5. There was some concern expressed about penalizing the retail center by taking away a sign that they already have.

Mr. Hautzinger also stated that an anonymous letter was received by the Village on July 28, 2014 to reiterate objections to the requested sign variation. **Mr. Hautzinger** reported that in response to feedback given by the commissioners at the last review, the petitioner presented Walgreens with a design to modify the existing corner Walgreens sign to incorporate tenant panels below the sign. The petitioner reported to Staff that Walgreens did not approve of the proposed modifications to their sign. Then, to assist with obtaining Walgreens' approval, Staff prepared a design for a new, code-compliant, monument style, multi-tenant, Walgreens sign to replace the existing, weathered, pole mounted Walgreens sign at the corner of the site. Staff reviewed the sign concept with Walgreens and on December 5, 2014, Staff obtained Walgreens approval of the proposed multi-tenant sign design; however, Walgreens was not willing to contribute to the cost for the new sign.

The petitioner has reported that without Walgreens or the other tenant's financial participation in the cost for the new sign, the proposed sign is not financially feasible; therefore, they are requesting approval of their original sign variation request to utilize the existing second ground sign facing Campbell Street.

Staff maintains the position that the existing sign on Campbell Street is non-compliant, it is out of character with the residential neighborhood, and it should be removed. A new, code-compliant, multi-tenant sign at the corner of the site is the most appropriate ground sign solution for this site. It will provide the best visibility, and having only one sign is consistent with other retail centers of this size in Arlington Heights. If the owner's budget does not allow for replacement the corner ground sign at this time, then it is recommended that they establish a cost sharing program with all of the tenants to raise the needed funds over time, and install the new sign as soon as it is financially feasible. Staff is recommending denial with a requirement that the existing sign along Campbell Street be removed.

Mr. Miller reiterated that in response to the commissioners' previous suggestions, they reached out to Walgreens with a sign design for a new ground sign at the corner, and Walgreens stated they were opposed to it. Although he liked the design created by Staff for a new monument ground sign at the corner, this sign would create a financial burden on either the retail center as a whole and/or the tenants. **Mr. Schwartz** added that Walgreens has not been receptive to their efforts to add tenants to the existing corner ground sign, and they refuse to pay anything toward a new sign, even though they would be the biggest beneficiary of the new sign. He added that there is nothing in the current tenants' lease about signage and legally he could not make tenants pay for a new sign unless each tenant agreed, and only Fitness 19 and Northwestern Dental are interested. He also pointed out that the existing pole sign on Campbell Street has been there for about 25 years and they just want to keep it.

Mr. Miller reviewed the revised sign design being presented tonight. He explained the changes that were made from the original design proposed in July. Suggestions taken from the commissioners' previous comments include proposing a more horizontal panel, removing the changeable letters, using the same font for all tenants, and using the same shopping center logo at the top to match the existing Walgreens sign. They could not come up with a viable option to reduce the square footage of the existing sign as previously suggested by the commissioners, while trying to keep the sign aesthetically appealing; however, something could be done to improve the landscaping at the base of the sign. Overall, the existing pole sign would be very beneficial for both Fitness 19 and Northwest Dental, while trying to get other tenants in the center on board for the possibility of a new corner sign at Wilke & Campbell in the future.

Chair Eckhardt asked the petitioner to respond to the hardship criteria required for a sign variation request. **Mr. Miller** replied that his business has been operating here for almost 6 years, and from the standpoint that there have been 8 new locations into the area since he opened his doors, more visibility for his business would be great. He has done marketing in the surrounding 3 to 5 mile area for the last 5 years; however, he still hears from people who visit the plaza every day that they did not know his business is here. Having a sign more visible from the road either from passing by or turning into the plaza would help his business. It was pointed out that no other tenants are included on the existing Walgreens sign at the corner. **Mr. Schwartz** added that Northwestern Dental is located at the far eastern end of the center and would probably benefit the most from a sign on the existing pole sign. He added that this retail center currently has no vacancies and using the existing pole sign would help continue that.

Commissioner Fitzgerald asked for clarification on when the existing 60 square foot pole sign was required to be removed. **Mr. Schwartz** explained that the pole sign was allowed for the previous grocery store tenant over 20 years ago, and required to be removed when the tenant left, which was around 2008. He was not aware of receiving any correspondence from the Village to remove the sign when the grocery store moved out. **Mr. Hautzinger** added that when the variation for the Walgreens ground sign was approved in 1995, there was a requirement that the existing pole sign be removed when the grocery tenant vacated the center.

Commissioner Fitzgerald said that the existing pole sign is in the middle of the shopping center where people already have the ability to see the businesses, and having signage on the end would make it more helpful for people driving up and down Wilke. He did not want to set a precedent for allowing 2 ground signs; therefore, he was against the variation request tonight.

Commissioner Fasolo felt the existing pole sign was not appropriate for this location. He was in favor of the sign design for a new monument sign at the corner, and felt it was unfortunate that Walgreens was not being helpful with new signage. He would rather see a ground sign at the corner instead of mid-block as proposed.

Mr. Hautzinger clarified that the proposed sign panel design being discussed tonight was just received today from the petitioner, and that the multi-tenant panel design included in the Design Commissioners' packet is to be omitted. **Commissioner Kubow** asked for clarification on the size and condition of the existing pole sign. He said that he wants to see retail thrive in Arlington Heights and businesses could always do better with more exposure; therefore, he did not have a problem with allowing the existing pole sign to remain.

Commissioner Bombick felt the sign design proposed by the petitioner for a new ground sign at the corner was great, with the exception of the panel base that would obstruct the view through the intersection. **Mr. Schwartz** reiterated that Walgreens was not in favor of the new sign design they presented them with. **Mr. Hautzinger** clarified that the petitioner verbally advised Staff that Walgreens was not in favor of the new ground sign that they proposed. Staff then prepared the monument style ground sign and pursued approval from Walgreens, which was given, with the exception of no financial support for the new monument sign.

Commissioner Bombick said that budget aside, the ground sign proposed by the petitioner provides less visual congestion at the ground level and at the intersection than the monument sign proposed by Staff. He was in favor of modifying the sign box on the existing corner ground sign to incorporate the sign design proposed by the petitioner, with the exception of the base. With regards to the existing pole sign on Campbell Street, he felt that a lot of patrons visiting the center are elderly and would have trouble seeing around a ground sign. He asked if there was a way to modify the size of the existing sign box without starting over and replacing the entire sign on the pole. **Mr. Miller** replied that they could not find a way to modify the existing pole sign to be aesthetically pleasing. **Mr. Hautzinger** clarified that the variation request is to allow a 60 SF ground sign where only 40 SF is allowed, and to allow 2 ground signs with a separation distance of 300 feet where 800 feet is required. **Commissioner Bombick** felt the retail center needed a second ground sign because it was a very difficult corner and the nature of the tenants on the east side of the center reflected that. He acknowledged the cost involved in reducing the size of the existing sign box; however, he felt the sign should meet the 40 square foot requirement if the sign were to be allowed.

Chair Eckhardt asked if the existing pole sign had graphics on it and **Mr. Schwartz** replied that the previous grocery store space has had several tenants since, with the last owner having signage on the existing sign that was painted black many years ago. **Chair Eckhardt** questioned why money being spent to update the existing pole sign on Campbell Street was not being put toward a new ground sign at the corner instead, which could include other tenants. **Mr. Schwartz** reiterated that he spoke to Walgreens and they refused to allow him to change the existing ground sign at the corner to include other tenant names, because Walgreens owns the sign.

Chair Eckhardt pointed out that the revised sign design received today for the existing pole sign only allow for 2 tenants, and he questioned how the 2 tenants would be selected, with over 10 tenants being in the center. **Mr. Schwartz** explained that after the last meeting in July, they solicited each tenant about their interest in advertising on the pole sign, and of the nine tenants

that were interested, none of them wanted to pay for it. A lot of time was spent talking with each tenant of the center.

Chair Eckhardt said that he was inclined to try to work out an agreement to come up with a way to allow the use of the existing pole sign, although he was concerned about only 2 tenants being on the sign. **Commissioner Bombick** suggested taking the face of the proposed existing pole sign and putting it on the existing ground sign at the corner, with Walgreens and the reader board at the top of the sign and other tenants at the bottom. This would also update the existing corner ground sign that is tired looking. **Commissioner Fasolo** agreed with this suggestion and did not understand why Walgreens would not approve of this.

Mr. Hautzinger pointed out that Walgreens reported that the existing ground sign at the corner includes a pulley system used to lower the reader box to change out the letters, which was one reason why the monument style ground sign was proposed by Staff. **Commissioner Bombick** reiterated his concerns about a monument style sign at the corner. He said that he was in favor of trying to find a way to make the existing pole sign work, as suggested by Chair Eckhardt. **Chair Eckhardt** questioned the legality of the existing temporary Subway sign shown in the picture at the corner. **Mr. Schwartz** replied that Subway has been negotiating with Walgreens to get added to their ground sign for years.

Commissioner Fitzgerald felt that the name 'Westgate Park & Shop' did not need to be on 2 separate signs, and before a vote was taken, there needed to be confirmation from Walgreens that they were not in favor of adding 2 businesses to their existing ground sign at the corner. He felt that more information should be obtained from Walgreens before a variation is given for 2 businesses.

Commissioner Fasolo agreed with the concerns about allowing only 2 of the tenants to be on the sign, although he understood the cost issues. Based on the fact that the existing pole sign should have been removed when the grocery store moved out, he felt the pole sign was not needed. He wanted to see if anything could be worked out with Walgreens at the corner.

Chair Eckhardt suggested a motion requiring the petitioner to go back to Walgreens and try once again to work out something with the ground sign at the corner. **Chair Eckhardt** asked Staff if Walgreens' rejection was received in writing. **Mr. Hautzinger** clarified that Staff received a verbal confirmation from the petitioner about Walgreens opposition to the petitioner's proposed new sign design at the corner, but Staff did receive Walgreens written approval of Staff's proposed monument sign. **Chair Eckhardt** wanted to see a written response from Walgreens regarding their opposition to the petitioner's sign design, to determine whether further discussion might occur.

Commissioner Bombick said that it sounded like there was a lot of interest in doing something, but that nobody was willing to pay for it, and he felt that coming up with something that someone is willing to pay for was the direction to go in. He suggested removing the top panel

of the existing pole sign and replacing it with a new code compliant panel, and eliminating the name of the center on the sign.

Chair Eckhardt questioned why Walgreens would not approve of the petitioner's sign design at the corner when they approved of Staff's design for a monument sign, especially if the existing 2 legs of the ground sign remain and the face of the sign is updated to include additional tenants. **Mr. Schwartz** explained that their specific purpose in being here tonight is to save the existing pole sign, which seemed wasteful to remove after 25 years simply because of the separation distance. **Chair Eckhardt** explained the process of a motion that required 3 favorable votes tonight to move forward to the Village Board.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO KEEP THE EXISTING SIGN AND CONTACT WALGREENS AGAIN TO SEE IF THERE IS ROOM TO PUT THE 2 TENANTS ON THE EXISTING SIGN, WITH WRITTEN PROOF PROVIDED.

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

Commissioner Fasolo asked for clarification that the motion referred to the existing ground sign at the corner, which **Commissioner Fitzgerald** confirmed.

Mr. Hautzinger asked for clarification from the petitioner regarding their interest in receiving approval for changes to the existing Walgreens sign. **Chair Eckhardt** replied that the motion is to keep the existing sign for the time being, until a confirmation from Walgreens is obtained about the corner ground sign. **Commissioner Bombick** asked for clarification that the motion is stating that the existing pole sign on Campbell would remain until the question about the corner sign is answered, which **Commissioner Fitzgerald** confirmed.

**BOMBICK, AYE; FITZGERALD, AYE; FASOLO, AYE; KUBOW, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.**

Mr. Hautzinger pointed out that a specific re-review date should be included in the motion to avoid having to re-notify the public of a the next meeting date.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO WITHDRAW THE PREVIOUS MOTION.

**BOMBICK, AYE; FITZGERALD, AYE; FASOLO, AYE; KUBOW, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.**

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO KEEP THE 2 EXISTING GROUND SIGNS, AND THAT WALGREENS BE CONTACTED AGAIN BY THE PETITIONER TO NEGOTIATE IF THERE IS ROOM TO ADD 2 TENANTS ON THE

EXISTING CORNER SIGN, WITH WRITTEN PROOF PROVIDED, AND TO CONTINUE THE REVIEW OF THIS PROJECT TO THE JUNE 9, 2015 DESIGN COMMISSION MEETING.

Mr. Miller said that he was hoping they had the option to get a yes or no vote tonight on the existing pole sign, even though he is aware of the direction it would go in based on the motion made about the existing corner sign. **Chair Eckhardt** explained the 1 year waiting period required if a motion to deny is approved. **Mr. Hautzinger** clarified that if the existing pole sign was denied tonight, the option to revise the existing Walgreens sign would be code complaint with just one exception; the location of the manual change board portion of the sign is required by code to be located at the bottom of the sign. This would be the only variation required for the existing corner sign to be re-designed with Walgreens at the top, the manual change board directly below, and panels for other tenants at the bottom of the sign.

Commissioner Bombick suggested amending the previous motion to add a recommendation or support a variation to allow the manual change board portion of the existing corner sign to be located directly below 'Walgreens' name on the sign.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW TO AMEND THE MOTION TO ADD THE FOLLOWING:

- 1. SUPPORT FOR A VARIATION TO ALLOW THE MANUAL CHANGE BOARD PORTION OF THE EXISTING CORNER GROUND SIGN TO BE LOCATED DIRECTLY BELOW 'WALGREENS' NAME ON THE SIGN.**

**BOMBICK, AYE; FITZGERALD, AYE; FASOLO, AYE; KUBOW, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.**

RE-REVIEW STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Westgate Park & Shop
Project Address: 1531-1711 W. Campbell St.
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 14-049
Petitioner Name: Jason Miller
Petitioner Address: Fitness 19
 1601 W. Campbell St
 Arlington Heights, IL 60005
Meeting Date: July 8, 2014
Re-Review Meeting Date: April 28, 2015

Date Prepared: June 27, 2014
Date Revised: April 20, 2015

Requested Action:

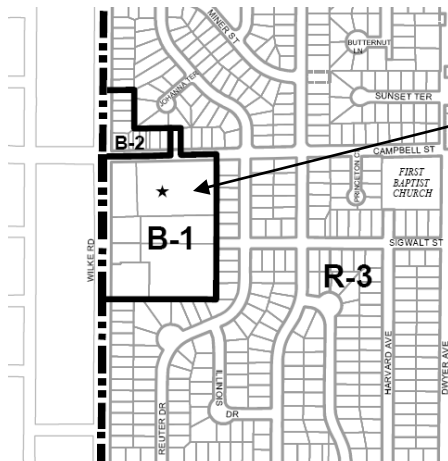
1. A variation from Chapter 30, section 30-302a, to allow two (2) ground signs with a separation distance of 300 feet, where 800 feet of separation is required between ground signs.
2. A variation from Chapter 30, section 30-303c, to allow a 60 sf ground sign, where only 40 sf would be allowed.

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...to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Code."

The petitioner is proposing to install a new sign panel into an existing pole mounted ground sign structure at the Westgate Park & Shop Retail Center. The Westgate Park & Shop retail center is located at the intersection of Campbell Street and Wilke Road. The property was constructed around 1960 and became a Planned Unit Development in 1995. It is located in a B-1, Limited Retail zoning district. The retail center includes approximately 59,000 sf of retail space on approximately 4.4 acres. The center has multiple retail tenants such as Walgreens, Sherwin Ace Hardware, Subway Restaurant, Fitness 19, Cake Box Bakery, and the Northwestern Dental Group.

The existing ground sign structure originally served a grocery store, and it is located at the middle parking lot driveway located along Campbell Street. This ground sign existed prior to the installation of the "Walgreens" ground sign at the corner of Campbell Street and Wilke Road. In 1995, a sign variation was granted to allow the "Walgreens" ground sign to be installed within 300' of the existing sign along Campbell Street. However, approval of the sign variation in 1995 was conditioned that the sign along Campbell Street would be removed once the grocery store, or any other food/deli store vacated the center. The last grocery store tenant left the retail center around 2008 at which time the sign should have been removed. Therefore, new sign variations are required to allow the existing ground sign to remain.



Zoning Map of Property

Subject Property



Aerial of Property

Table 1: Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
North	B-2, General Business District R-3, One Family Dwelling District	Gas Station, Restaurant, Professional Offices Single-Family Residences
South	B-1, Business District Limited Retail	Professional Offices
East	R-3, One Family Dwelling District	Single-Family Residences
West	Outside of Village Boundary (Rolling Meadows)	Single-Family Residences

Table 2: Ground Sign Summary:

Ground Sign	Frontage	Size Allowed	Size Existing	Separation Required	Separation Existing	Remarks
1. Westgate Park & Shop - Walgreens	Wilke Road	66 sf	60 sf	800'		
2. Westgate Park & Shop – Multi-Tenant	Campbell Street	40 sf	60 sf	800'	300'	Variation required for separation. Variation required for size.



Image 1. Existing "Walgreens" Ground Sign



Image 2. Existing Ground Sign Structure along Campbell Street

Sign Variation Criteria:

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

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

The petitioner has submitted a letter addressing the hardship criteria, with highlights as follows:

- a. Businesses on the east end have little visibility from Wilke Road.
- b. Adding a sign panel to the existing sign would improve the appearance.
- c. There are no similar businesses in the area.
- d. The sign will not change the character of the locality since it is an existing sign.
- e. The proposed sign panel will help the specific businesses, and the retail center in general.

Analysis:

The 800 foot separation requirement is the only requirement which controls the quantity of ground signs allowed for small versus large retail centers. Almost all similar size retail centers throughout Arlington Heights have only one ground sign as summarized in Table 3 below. The requested sign variation is not supported for the following reasons:

1. Comparable retail centers are functioning with only one ground sign.
2. The proposed sign not only requires a variation for not meeting the separation distance, but also exceeds the allowable sign size which is based on the size and speed limit of Campbell Street.
3. Campbell Street is a smaller scale Collector street with a residential scale, whereas most other comparable retail center signs are located on Major Arterial and Secondary Arterial Roads.
4. The Westgate Park & Shop retail center has single family residences directly across the street, and a letter of opposition to the sign variation request has been received from residents in the adjacent neighborhood.
5. Westgate Park & Shop could redesign the existing "Walgreens" ground sign to incorporate multiple tenant panels.

Table 3: Summary of Ground Signs at Similar Retail Centers:

Retail Center	Approximate Building Area	Approximate Site Area	Number of Existing Ground Signs
Westgate Park & Shop, 1531-1711 W. Campbell St.	59,000 sf	4.4 acres	2 signs
Arlington Towne Square, 15-89 W. Golf Road	90,300 sf	7.5 acres	1 sign
Clearbrook Plaza, 1801-1865 W. Central Road	44,500 sf	3.9 acres	1 sign
Pal-Win Plaza, 1401-1457 E. Palatine Road	43,500 sf	2.7 acres	1 sign
Terramere Plaza, 4202-4244 N. Arlington Heights Road	43,500 sf	4.0 acres	1 sign
All American Plaza, 1802-1828 N. Arlington Heights Road	37,500 sf	2.7 acres	1 sign
Go-Go Center, 606-660 E. Golf Road	35,250 sf	3.1 acres	1 sign
Esplanade, 2920-2964 W. Euclid Avenue	19,000 sf (plus 7,000 sf future)	4.4 acres	2 signs, (variation for 562'-10" separation was received in 2008)

Images of Existing Ground Signs at Similar Retail Centers:



Image 3. Arlington Towne Square, 15-89 W. Golf Road



Image 4. Clearbrook Plaza, 1801-1865 W. Central Road



Image 5. Pal-Win Plaza, 1401-1457 E. Palatine Road.



Image 6. Terramere Plaza, 4202-4244 N. Arlington Heights Road

Westgate Park & Shop
1531-1711 W. Campbell St.
DC 14-049 (Sign Variation)
PIN: 03-30-317-010, 011



Image 7. All American Plaza, 1802-1828 N. Arlington Heights Road



Image 8. Go-Go Center, 606-660 E. Golf Road



Image 9. Esplanade, 2920-2964 W. Euclid Avenue

Update:

This request was previously reviewed by the Design Commission on July 8, 2014. At that time, Staff recommended denial of the request. Highlights of the feedback from the Design Commission were:

1. The existing wall signs above each tenant space are highly visible from Campbell Street and provide plenty of signage.
2. There was concern about the appropriateness of the sign on Campbell Street due to the residential neighborhood.
3. Greater visibility would be achieved with signage at the corner of the site instead of using the existing sign on Campbell Street.
4. The petitioner was encouraged to pursue Walgreens approval to add tenant panels to the existing Walgreens sign at the corner.
5. There was some concern expressed about penalizing the retail center by taking away a sign that they already have.

After the first meeting, a follow-up anonymous resident letter was received on July 28, 2014 to reiterate their objection to the requested sign variation.

In response to the feedback from the Design Commission, the petitioner provided a design for modifications to the existing Walgreens sign to incorporate tenant panels below the sign, but reported that Walgreens did not approve their request.

To assist with obtaining Walgreens' approval, Staff prepared a design for a new, code-compliant, monument style, multi-tenant, Walgreens sign to replace the existing, weathered, pole mounted Walgreens sign at the corner of the site. Staff reviewed the sign concept with Walgreens and explained that a new monument style sign and new corner landscaping would be beneficial to Walgreens and all of the retail tenants by enhancing the overall image of the retail center, as well as by bringing the signage closer to eye level for vehicular and pedestrian traffic. Additionally, a new multi-tenant sign can further benefit Walgreens and all of the tenants by creating a synergy of attracting customers to shop at this location. On December 5, 2014, Staff obtained Walgreens approval of the proposed multi-tenant sign design. However, Walgreens was not willing to contribute to the cost for the new sign.

The petitioner has reported that without Walgreens or the other tenant's financial participation in the cost for the new sign, the proposed sign is not financially feasible. So, they are requesting approval of their original sign variation request to utilize the existing second ground sign facing Campbell Street. The petitioner has provided a new design for the sign panel which incorporates ten (10) tenant panels, in lieu of the original request for just two (2) tenants.

Staff maintains the position that the existing sign on Campbell Street is non-compliant, it is out of character with the residential neighborhood, and it should be removed. A new, code-compliant, multi-tenant sign at the corner of the site is the most appropriate ground sign solution for this site. It will provide the best visibility, and having only one sign is consistent with other retail centers of this size in Arlington Heights. If the owner's budget does not allow for replacement the corner ground sign at this time, then it is recommended that they establish a cost sharing program with all of the tenants to raise the needed funds over time, and install the new sign as soon as it is financially feasible.

RECOMMENDATION:

It is recommended that the Design Commission **deny** the requested sign variations for *Westgate Park & Shop* located at 1601 W. Campbell Street. This recommendation is subject to compliance with the plans received 5/28/14, the revised sign design received 9/23/14, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and resolution of the following:

1. A requirement that the existing sign structure along Campbell Street be removed.
2. A recommendation that the Petitioner replace the existing Walgreens sign at the corner of the site with a new, code compliant, multi-tenant, monument style ground sign similar to the conceptual design as prepared by the Planning and Community Development Department dated 11/26/14.
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.

Steve Hautzinger, Design Planner
Department of Planning & Community Development

c: Charles Witherington-Perkins, Director of Planning and Community Development, James McCalister, Director of Building & Health Services, Petitioner, DC File 14-049

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JULY 8, 2014

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Jonathan Kubow
Anthony Fasolo
Alan Bombick

Members Absent: None

Also Present: Jason Miller, Fitness 19 for Westgate Park & Shop
Mike Schwartz, Owner of Westgate Park & Shop
Jon Ridler, Arlington Heights Chamber of Commerce
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JUNE 24, 2014

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF JUNE 24, 2014. ALL WERE IN FAVOR. THE MOTION CARRIED.

Chair Eckhardt complimented Staff on the minutes that were compiled regarding the Hickory/Kensington Design Guidelines discussed at the last meeting. He also advised the commissioners about a conversation he had with Charles Perkins and Mayor Hayes outside the meeting regarding this matter, where he was told that the Arlington Heights Park District owns all of the buildings along Northwest Highway, with the exception of Grant's Shell gas station, and that it might have been short-sighted to not involve the Design Commission earlier during the development of the Hickory Kensington Area Plan. **Chair Eckhardt** also said that he recently visited the Hickory/Kensington area and has now formed an opinion regarding the Design Guidelines, and he encouraged the commissioners to visit the site as well before the item is brought back for review. **Commissioner Bombick** added that he felt the minutes very accurately reflected his thoughts at the last review and he wanted to again enforce his concerns

about what the Design Commissions' purview is, which is the compatibility and quality of the environment that gets created. He again wanted to underline that he does not understand this pre-occupation with eradicating our past, which is in part our buildings. Other communities make it a requirement to incorporate a few of the existing buildings that would form the fabric a very vibrant, historically based redevelopment.

Mr. Hautzinger asked if photos of the existing buildings in this area for discussion at the next review of the project. **Chair Eckhardt** said that after recently visiting the site, he really did not see much in this area, with the exception of potentially the Heller structure. Most of the buildings are pretty much of no historical nature, and the auto dealership on the corner is the only building that begins to look like something that could be fixed up, also keeping in mind the previous Lattof complex that was completely demolished for the new Mariano's. He asked Staff to provide photos of existing buildings in this area for the next review of the project.

1. SIGN VARIATION REVIEW

DC#14-049 – Westgate Park & Shop – 1531-1711 W. Campbell St.

Mr. Jason Miller, representing *Fitness 19*, and **Mr. Mike Schwartz**, owner of *Westgate Park & Shop*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking a variation from Chapter 30, Section 30-302a, to allow two (2) ground signs with a separation distance of 300 feet, where 800 feet of separation is required between ground signs, and a variation from Chapter 30, Section 30-303c, to allow a 60 sf ground sign, where only 40 sf would be allowed.

The petitioner is proposing to install a new sign panel into an existing pole mounted ground sign structure at the Westgate Park & Shop Retail Center, for the two tenants “Fitness 19” and “Northwestern Dental Group”. The Westgate Park & Shop retail center is located at the intersection of Campbell Street and Wilke Road. The property was constructed around 1960 and became a Planned Unit Development in 1995. It is located in a B-1, Limited Retail zoning district. The retail center includes approximately 59,000 sf of retail space on approximately 4.4 acres. The center has multiple retail tenants such as Walgreens, Sherwin Ace Hardware, Subway Restaurant, Fitness 19, Cake Box Bakery, Murphy’s Lounge, and the Northwestern Dental Group.

The existing ground sign originally served a grocery store and is located at the middle parking lot driveway located along Campbell Street. This ground sign existed prior to the installation of the “Walgreens” ground sign at the corner of Campbell Street and Wilke Road. In 1995, a sign variation was granted to allow the “Walgreens” ground sign to be installed within 300’ of the existing sign along Campbell Street. However, approval of the sign variation in 1995 was conditioned that the sign along Campbell Street would be removed once the grocery store or any other food/deli store vacated the center. The last grocery store tenant left the retail center around 2008, at which time the sign should have been removed. Therefore, new sign variations are required to allow the existing ground sign to remain.

A summary has been provided in the staff report showing ground signs at similar retail centers, the vast majority of which only have one ground sign, with the only exception being the Esplanade near the race track, which received a variation for a second ground sign in 2008. Staff is recommending denial of the proposed sign variations, with 5 reasons as follows:

1. Comparable retail centers are functioning with only one ground sign.
2. The proposed sign not only requires a variation for not meeting the separation distance, but also exceeds the allowable sign size which is based on the size and speed limit of Campbell Street.
3. Campbell Street is a smaller scale Collector street with a residential scale, whereas most other comparable retail center signs are located on Major Arterial and Secondary Arterial Roads.

4. The Westgate Park & Shop retail center has single family residences directly across the street, and a letter of opposition to the sign variation request has been received from residents in the adjacent neighborhood.
5. Westgate Park & Shop could redesign the existing “Walgreens” ground sign to incorporate multiple tenant panels.

Also, a letter of opposition was received by Staff from a nearby resident of the shopping plaza. **Mr. Hautzinger** added that, in lieu of using the existing second ground sign, the petitioner could consider incorporating code compliant directional ground signs. Directional ground signs are small signs used to highlight the entrance in to the retail center. They are allowed to be 6 SF in size and 3 feet in height. They can display direction to the parking area, such as “Enter”, and can also include the name of the retail center. One directional ground sign is allowed at each driveway.

Mr. Miller stated the reasons for the sign variation requests, which include providing visibility for tenants located at the eastern portion of the shopping center. He explained that Westgate Park & Shop is perpendicular to the main thoroughfare that the existing Walgreens ground sign is using, and tenants on the eastern corner of the plaza get little to no visibility from the major thoroughfare on Wilke Road. He added that Campbell Street is another line of traffic for the plaza itself, in the sense that the entire plaza is directly facing Campbell Street and the proposed ground sign would help tenants gain more visibility from both Wilke Road and Campbell Street. He has been a tenant since 2010 and he has been discussing with Mr. Schwartz the possibility of sharing signage with other tenants ever since. Their proposal for the existing ground sign is to re-purpose the sign as opposed to removing it, which will benefit the plaza and add to the property value. Fitness 19 would gain no competitive advantage with this ground sign, as there is no other fitness related business in the area, and the sign aesthetics are similar to the existing Walgreens ground sign, therefore, the character of the plaza would not change. **Mr. Miller** concluded that although his business has functioned for the last 4 years without this ground sign, he believes the ground sign is a creative way to continue to run a business cost effectively. He asked for approval of the ground sign to gain more visibility from Wilke Road.

Commissioner Bombick asked if there were any photos of the original ground sign at Wilke and Campbell when the plaza was built, which Staff replied were not available. **Commissioner Bombick** sketched what he remembered the original triangle-shaped ground sign to look like, which was dark maroon in color with ‘Westgate’ in cream colored letters. He added that he wished the original sign was still there, and **Mr. Schwartz** agreed. **Mr. Schwartz** asked the commissioners to vote against Staff’s recommendation to deny the variation request. He explained that the original ground sign had a lot of charm; however, when Walgreens moved to the plaza they insisted on having their own reader board sign, and asked the Village for a variance. He clarified that there have actually been 2 different ground signs at the corner of Wilke and Campbell, with the current ground sign being there a few years prior to Walgreens moving in. The existing ground sign on Campbell Street has been there for 26 years.

Mr. Schwartz saw no reason to change the existing ground sign on Campbell Street; if it's not broke don't fix it. He asked for details regarding the objection letter the Village received, since he has never heard anything negative from neighbors regarding the sign. The resident letter was presented, which was signed 'Residents in the Neighborhood'. **Mr. Schwartz** replied that the restaurant across the street on Campbell has been at war with them since Walgreens would not allow the owner and his employees to park in their parking lot, and he would not be surprised if this letter was from that business owner. He felt the letter was total nonsense. He also said that when Walgreens requested the sign variation, he was not aware of it or involved in it at that time, nor would he have agreed to it; however, by the same token, he let Walgreens have free reign and maybe the time to do something about it was then.

Mr. Schwartz gave justification for keeping the existing ground sign on Campbell, which he thought of as grandfathered. He explained that taking the sign down will cost \$10,000 and the sign is probably worth \$20,000. He pointed out that the retail center to the north is 80% vacant and the center to the immediate south is 100% vacant. He felt this was no time to toy with the retail environment and added that he works very hard to keep the center full and this ground sign is very important for the retail health of his tenants.

Mr. Miller pointed out that he recently expanded his Fitness 19 business and with expansion comes additional costs. This ground sign is a way to allow his business to continue to thrive, get exposure, and gain the needed client flow necessary to sustain his business.

Chair Eckhardt asked about the number of tenants in the plaza, which Staff replied was more than the 7 listed in the Staff report. It was noted that Walgreens is the only tenant on the existing ground sign at the corner of Wilke and Campbell, and the remaining tenants only have wall signs.

Commissioner Fitzgerald asked for clarification about the Walgreens ground sign and whether any other tenants are allowed to be on the sign. **Mr. Schwartz** replied that Subway asked to add their name to the existing Walgreens ground sign and Walgreens responded that there was insufficient space to do so. **Chair Eckhardt** asked if there are any lease restrictions on the Walgreens sign that would not allow for other tenants to be added and **Mr. Schwartz** replied that the ground sign belongs to Walgreens; therefore, Walgreens has the final decision about adding other tenants to it. **Commissioner Fitzgerald** also asked if the existing wall sign for Fitness 19 is at the maximum size allowed and **Mr. Miller** said he was unsure. **Commissioner Fitzgerald** said that he has had no trouble seeing the wall sign for Fitness 19, and he is not in favor of the sign variation request. He also felt the \$10,000 amount stated by the owner to remove the existing ground sign was extremely high.

Commissioner Fasolo asked if there were any photos of the existing second ground sign taken from the intersection of Campbell and Wilke. **Mr. Miller** replied that only a close-up photo of this sign was provided. **Commissioner Fasolo** felt that more visibility would be achieved with signage at the corner versus on Campbell Street. He preferred to see the Walgreens sign be modified to include the name of the plaza and as many tenant names as possible, and the

existing second ground sign removed. He felt the existing wall signs above each storefront in the plaza were visible and provided plenty of signage, especially in a residential neighborhood such as this.

Commissioner Bombick commented that this particular Walgreens location has been here since the early 1960's and started out as one of the busiest Walgreens in the entire chain, and to this very day it remains one of the very busiest Walgreens in the entire system of Walgreens. He pointed out how fortunate the Village is to have a center like this serving the neighborhood and to have the volume that it does speaks very highly to the support it receives compared to other nearby centers that are empty. Awareness of the businesses here is very important and the odd shaped parcel with an orientation to the narrow side, created a real hardship for the tenants. He felt that Walgreens and Ace Hardware drive business here and he did not know why we would want to go backwards and penalize our businesses by taking away things that have been there for so long and nobody can remember when they were not there. He felt the letter received by the Village in opposition to the variation was hearsay because it is unsigned. He felt there should be some kind of ground sign giving the opportunity to identify the tenants on the Campbell side of the street where signage ought to be, and set up so a few more businesses could be identified. He felt this was a really unique situation and it provides a great service to the west half of old Arlington Heights and the east half of Rolling Meadows, and we should do what we can do to support it; we should not be penalizing it.

Commissioner Kubow felt this was a tough situation and he was torn, however, he would suggest the plaza owner make a serious effort with Walgreens to add other tenants to the existing ground sign at the corner, which provides the best frontage and advertising. If the plaza owner is unsuccessful in getting Walgreens to agree to this and correspondence from Walgreens indicating such is submitted to the Village, then he would recommend approval of what the petitioner is proposing tonight.

Chair Eckhardt asked how the Walgreens sign could be modified to be larger, and if so, what the square footage would be. **Mr. Hautzinger** replied that the existing Walgreens ground sign is 60 square feet and 66 square feet is allowed by code. He pointed out the option to remove the name of the plaza on the sign to allow for tenant space and focus on the larger tenants in the plaza. **Chair Eckhardt** pointed out that the Esplanade, which is the newest retail center included in Staff's summary of ground signs, is also the smallest of the centers reviewed, yet it received a variation for 2 ground signs. If there is a trend, he felt the trend is to consider the needs of a specific center.

Chair Eckhardt further stated that it is a red flag to him that the condition of the previous sign variation was to remove the second ground sign when the grocery store vacated, but it was not removed. He is however sympathetic to Commissioner Bombick's comments about helping businesses, and having a second ground sign for this particular center, which is long and skinny and has four entrances, is a reasonable request that this commission should consider, as was done for the Esplanade center. He also agreed with Commissioner Kubow's suggestion for the plaza owner to work with Walgreens to re-design the ground sign at the corner and add other

major tenants. He felt that Wilke Road was much more prominent for visibility than Campbell Street. He suggested a motion to table the request tonight and ask the petitioner to explore in detail the existing sign at the corner and then return to the Design Commission. He felt this was a possible precedent, in light of the study that Staff conducted, with only one retail center found to have more than 1 ground sign.

Commissioner Fitzgerald maintained the same opinion he stated earlier. He preferred that the ground sign at the corner be utilized, rather than use the second ground sign that should have been removed. **Commissioner Fasolo** maintained his previous position as well, which was to modify the existing corner ground sign with more tenants, and work with Walgreens to try to achieve this. He also suggested trying to obtain an official, signed letter from the resident that expressed opposition to the variation. **Commissioner Bombick** generally concurred with the idea of focusing on the ground sign at the corner where the most traffic volume is. He suggested replacing the Westgate logo at the top of the Walgreens sign with the Westgate logo design being proposed for the second ground sign because it was far nicer. He also suggested taking the amount of area equal to the Walgreens and Westgate panel on the existing Walgreens sign and adding it to the bottom of the sign with other tenant names, which would be acceptable to him. **Commissioner Kubow** had no further comments.

Chair Eckhardt suggested the project be tabled tonight based on the comments made by the commissioners until the petitioner conducted more due diligence before a final solution was found and voted on.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER KUBOW, TO TABLE THE SIGN VARIATION REQUEST FOR WESTGATE PARK & SHOP (DC#14-049), UNTIL SUCH TIME AS THE PETITIONER CONDUCTS MORE DUE DILIGENCE BEFORE A FINAL SOLUTION IS FOUND AND VOTED ON.

Mr. Miller asked the commissioners for any other suggestions to help expedite the approval of the variation when they return, if Walgreens does not agree to modify their existing ground sign to include other tenants.

With regards to the proposed design of the second ground sign, **Chair Eckhardt** said that understanding the sign code is important, and he was not in favor of all the advertising specials and such under the Fitness 19 name. He pointed out that sandwich board signs outside the Downtown are currently under review by the Village, which would be another option to help advertise a business. **Commissioner Bombick** reiterated that the biggest impact from signage would be at the corner of the retail center, with horizontal panels for some tenants. **Chair Eckhardt** added that if the commission was going to grant a variation, he would rather do so for the corner sign than a second ground sign on Campbell.

Mr. Schwartz said that in his previous long discussions with Walgreens, their general position has been that any additions to their ground sign would make what they have smaller, which is already at the minimum they want. He asked if the existing Walgreens sign could be made

larger, and the commissioners said that they would consider any option the petitioner proposed. **Mr. Schwartz** added that he anticipates competition in the future from the huge vacant center on Kirchoff Road in Rolling Meadows that was recently sold for redevelopment.

Commissioner Fitzgerald encouraged the removal of 'Westgate Park & Shop' at the top of the Walgreens ground sign to allow for space to accommodate space below for other tenants. **Chair Eckhardt** encouraged adding directional signage at the primary entrance as well. **Commissioner Bombick** asked about the height of the Walgreens sign and if code allowed it to be taller. **Mr. Hautzinger** clarified that the height of the ground sign is 16'-6", which is the maximum allowed by code. **Mr. Hautzinger** also advised that there is a requirement for a site visibility triangle at the corner, which is 12-feet in each direction. The visibility triangle will need to be reviewed when evaluating options for redesign of the existing Walgreens sign. **Chair Eckhardt** encouraged the petitioner to come back with a favorable recommendation from Staff.

**BOMBICK, AYE; FITZGERALD, AYE; KUBOW, AYE; FASOLO, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.**

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Westgate Park & Shop
Project Address: 1531-1711 W. Campbell St.
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 14-049
Petitioner Name: Jason Miller
Petitioner Address: Fitness 19
 1601 W. Campbell St
 Arlington Heights, IL 60005
Meeting Date: July 8, 2014

Date Prepared: June 27, 2014

Requested Action:

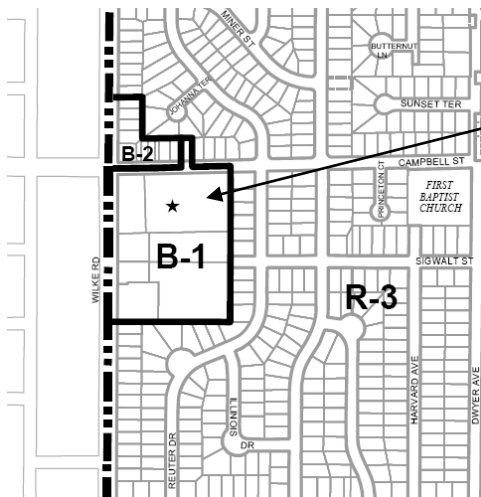
1. A variation from Chapter 30, section 30-302a, to allow two (2) ground signs with a separation distance of 300 feet, where 800 feet of separation is required between ground signs.
2. A variation from Chapter 30, section 30-303c, to allow a 60 sf ground sign, where only 40 sf would be allowed.

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...to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Code."

The petitioner is proposing to install a new sign panel into an existing pole mounted ground sign structure at the Westgate Park & Shop Retail Center. The Westgate Park & Shop retail center is located at the intersection of Campbell Street and Wilke Road. The property was constructed around 1960 and became a Planned Unit Development in 1995. It is located in a B-1, Limited Retail zoning district. The retail center includes approximately 59,000 sf of retail space on approximately 4.4 acres. The center has multiple retail tenants such as Walgreens, Sherwin Ace Hardware, Subway Restaurant, Fitness 19, Cake Box Bakery, Murphy's Lounge, and the Northwestern Dental Group.

The existing ground sign structure originally served a grocery store, and it is located at the middle parking lot driveway located along Campbell Street. This ground sign existed prior to the installation of the "Walgreens" ground sign at the corner of Campbell Street and Wilke Road. In 1995, a sign variation was granted to allow the "Walgreens" ground sign to be installed within 300' of the existing sign along Campbell Street. However, approval of the sign variation in 1995 was conditioned that the sign along Campbell Street would be removed once the grocery store, or any other food/deli store vacated the center. The last grocery store tenant left the retail center around 2008 at which time the sign should have been removed. Therefore, new sign variations are required to allow the existing ground sign to remain.



Zoning Map of Property

Subject Property



Aerial of Property

Table 1: Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
North	B-2, General Business District R-3, One Family Dwelling District	Gas Station, Restaurant, Professional Offices Single-Family Residences
South	B-1, Business District Limited Retail	Professional Offices
East	R-3, One Family Dwelling District	Single-Family Residences
West	Outside of Village Boundary (Rolling Meadows)	Single-Family Residences

Table 2: Ground Sign Summary:

Ground Sign	Frontage	Size Allowed	Size Existing	Separation Required	Separation Existing	Remarks
1. "Westgate Park & Shop - Walgreens"	Wilke Road	66 sf	60 sf	800'	300'	
2. "Westgate Park & Shop – Fitness 19 / Northwestern Dental"	Campbell Street	40 sf	60 sf	800'	300'	Variation required for separation. Variation required for size.



Image 1. Existing "Walgreens" Ground Sign



Image 2. Existing Ground Sign Structure along Campbell Street

Sign Variation Criteria:

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

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

The petitioner has submitted a letter addressing the hardship criteria, with highlights as follows:

- a. Businesses on the east end have little visibility from Wilke Road.
- b. Adding a sign panel to the existing sign would improve the appearance.
- c. There are no similar businesses in the area.
- d. The sign will not change the character of the locality since it is an existing sign.
- e. The proposed sign panel will help the specific businesses, and the retail center in general.

Analysis:

The 800 foot separation requirement is the only requirement which controls the quantity of ground signs allowed for small versus large retail centers. Almost all of the similar size retail centers throughout Arlington Heights have only one ground sign as summarized in Table 3 below. The requested sign variation is not supported for the following reasons:

1. Comparable retail centers are functioning with only one ground sign.
2. The proposed sign not only requires a variation for not meeting the separation distance, but also exceeds the allowable sign size which is based on the size and speed limit of Campbell Street.
3. Campbell Street is a smaller scale Collector street with a residential scale, whereas most other comparable retail center signs are located on Major Arterial and Secondary Arterial Roads.
4. The Westgate Park & Shop retail center has single family residences directly across the street, and a letter of opposition to the sign variation request has been received from residents in the adjacent neighborhood.
5. Westgate Park & Shop could redesign the existing "Walgreens" ground sign to incorporate multiple tenant panels.

Table 3: Summary of Ground Signs at Similar Retail Centers:

Retail Center	Approximate Building Area	Approximate Site Area	Number of Existing Ground Signs
Westgate Park & Shop, 1531-1711 W. Campbell St.	59,000 sf	4.4 acres	2 signs
Arlington Towne Square, 15-89 W. Golf Road	90,300 sf	7.5 acres	1 sign**
Clearbrook Plaza, 1801-1865 W. Central Road	44,500 sf	3.9 acres	1 sign
Pal-Win Plaza, 1401-1457 E. Palatine Road	43,500 sf	2.7 acres	1 sign
Terramere Plaza, 4202-4244 N. Arlington Heights Road	43,500 sf	4.0 acres	1 sign
All American Plaza, 1802-1828 N. Arlington Heights Road	37,500 sf	2.7 acres	1 sign
Go-Go Center, 606-660 E. Golf Road	35,250 sf	3.1 acres	1 sign
Esplanade, 2920-2964 W. Euclid Avenue	19,000 sf (plus 7,000 sf future)	4.4 acres	2 signs, (variation for 562'-10" separation was received in 2008)

** Owner recently inquired about a sign variation to allow a second ground sign.

Images of Existing Ground Signs at Similar Retail Centers:



Image 3. Arlington Towne Square, 15-89 W. Golf Road



Image 4. Clearbrook Plaza, 1801-1865 W. Central Road



Image 5. Pal-Win Plaza, 1401-1457 E. Palatine Road.



Image 6. Terramere Plaza, 4202-4244 N. Arlington Heights Road

Westgate Park & Shop
1531-1711 W. Campbell St.
DC 14-049 (Sign Variation)
PIN: 03-30-317-010, 011



Image 7. All American Plaza, 1802-1828 N. Arlington Heights Road



Image 8. Go-Go Center, 606-660 E. Golf Road



Image 9. Esplanade, 2920-2964 W. Euclid Avenue

RECOMMENDATION

It is recommended that the Design Commission **deny** the requested sign variations for *Westgate Park & Shop* located at 1601 W. Campbell Street. This recommendation is subject to compliance with the plans received 5/28/14, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and resolution of the following:

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.

Steve Hautzinger, Design Planner
Department of Planning & Community Development

c: Diana Mikula, Interim Village Manager, Charles Witherington-Perkins, Director of Planning and Community Development, James McCalister, Director of Building & Health Services, Petitioner, DC File 14-049



New White Lexan Faces, First Surface Vinyl Graphics & Vinyl Dividers

(2) FACES FOR EXIST'G. D/F SIGN

SCALE: 3/8" = 1'-0"



DATE	REVISION
8.12.15	REVISED GRAPHICS TO 40 SQ FT

CUSTOMER APPROVAL	DATE
This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.	

CLIENT	Westgate Park & Shop WALGREENS	DESIGNER	DF	SALES	JS
ADDRESS	1535 W. CAMPBELL ST. ARLINGTON HEIGHTS, IL. 6005	SCALE:	NOTED	DATE:	8-10-15
		DRWG. No.	#14138.15	SHEET No.	1 of 1

BUTLER, RUBIN, SALTARELLI & BOYD

A PARTNERSHIP OF PROFESSIONAL CORPORATIONS

THREE FIRST NATIONAL PLAZA - SUITE 1505

70 WEST MADISON STREET

CHICAGO, ILLINOIS 60602

(312) 444-9660

TELECOPIER (312) 444-8287

June 12, 1995

Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005-1499

Attn: Stacy Sigman, Chairman
Sign Committee

Re: Request for Sign Variation
Westgate Park & Shop

Dear Ms. Sigman:

The petitioners, Westgate Joint Venture (beneficial owner of the shopping center known as Westgate Park & Shop) and Walgreen Co. (prospective anchor tenant for Westgate Park & Shop), hereby request that the Board of Trustees of the Village of Arlington Heights approve the sign variation proposed in petitioners' Application P.C. #94-005 to conform to the proposed Site Plan (Drawing No. AO.1) and Sign Plan (Drawing No. SA-3) dated May 5, 1995. The requested sign variation would relieve petitioners from the literal provision of Chapter 30, Section 30-302(a) of the Sign Code, which requires a minimum of 800 feet of separation between two ground signs as measured along the right-of-way line. For a variety of reasons outlined below, the proposed sign variation meets all five standards for a variation as set forth in Section 30-902(a)-(e) of the Sign Code.

Westgate Park & Shop is a small shopping center (12-15 units) located at the southeast corner of Campbell Avenue and Wilke Road, which has existed since the late 1950's. It currently has three (3) ground signs located along the 600 foot frontage of Campbell Avenue, all of which became legal non-conforming signs when the new sign ordinance was adopted. One of those signs serves a business which has been discontinued; this sign will be removed. The remaining two signs would continue as legal non-conforming signs, except that petitioners wish to replace the corner sign to feature the name of the new Walgreens

Village of Arlington Heights
June 12, 1995

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Drive-Thru Pharmacy.

In replacing the existing 3-sided sign on the corner of Campbell and Wilke, the proposed new sign will be a 2-sided, code conforming sign with simple graphics. The corner location is ideal not only for featuring Walgreens as the new attraction to the shopping center, but also for continuing the name identification of Westgate Park & Shop for the benefit of all the tenants. Walgreen Co. considers the variation for this replacement sign to be a significant factor in its decision to locate a store at this site.

The second remaining sign, which features "Rich's Food & Deli", is located approximately 312 feet east of the corner sign. This sign, which would not be altered, has existed since mid-1986 (replacing a previous sign at the same location), pursuant to the Lease Agreement between the landlord's predecessor and the predecessor of Rich's Food & Deli; the lease term with option will not expire until 2005.

In order to carry out the literal provisions of the Sign Code while retaining two ground signs, the petitioners would be required to relocate both signs to opposite ends of the shopping center, creating the following peculiar hardships:

- (a) Reduction in volume of business - Walgreen's experience from past projects proves that signs located off the corner of a major intersection are not visible from all directions; thus from Walgreen's viewpoint, this reduces the volume of generated business and is strongly opposed by Walgreen's management.
- (b) Traffic congestion and confusion within the site - If the Walgreen pylon sign is located off of this corner, the petitioners believe that the suggested location at the southern boundary would tend to direct traffic to the nearest entrance/exit drive; this would, in turn, cause confusion since the drive aisles are one-way at the drive-thru pharmacy; it would also cause traffic congestion within the site, as drivers would be forced to travel around the back of the building (where deliveries are made) to get to the parking lot.
- (c) Traffic hazards outside the site - If the Walgreen sign is moved to the southern boundary, traffic accidents may arise due to reduction of sight lines of drivers traveling along Campbell and Wilke; it is the nature of drivers to look for "landmark" signs before reacting

Village of Arlington Heights

June 12, 1995

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and providing proper lane change notice; without a corner sign to alert them to the presence of the pharmacy, drivers may make more last-minute decisions to turn, thus creating traffic hazards.

- (d) Unnecessary expense - In relocating the existing sign of Rich's Food & Deli an additional 300 feet to the east, the petitioners would incur the unnecessary expense of moving the sign, as well as raising a potential dispute between an existing and prospective tenant -- leaving landlord between the proverbial rock and hard place.

The requested variation complies with the five standards for granting a sign variation as follows:

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

The corner sign has existed in its current location for almost 40 years. Rich's Deli has maintained its sign by lease since 1986 and is entitled to do so through the expiration of its lease term in 2005. The petitioners merely wish to replace the existing corner sign in order to feature Walgreen's new drive-thru pharmacy. The Village Staff believes that two alternatives that meet the Sign Code are available; one of these the Staff does not recommend, the other is unacceptable to the petitioner's tenants.

- (b) *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.*

The Staff Sign Committee agrees that the granting of the proposed variation would not be detrimental to traffic or otherwise be detrimental to public safety. In the case of a second ground sign being placed on the southern portion of the site, the Committee agreed that this is not desirable because motorists using the entrance nearest to that sign would have to travel around the rear of building to get to the parking lot.

Rather than creating a problem, the sign variation would preserve the status quo.

Village of Arlington Heights
June 12, 1995

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- (c) *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.*

The variation will serve to relieve the petitioners from all the peculiar hardships listed above. Since the variation deals not with the number of signs (the shopping center is entitled to two ground signs) but rather with their proximity to one another, there is no competitive advantage over similar businesses at issue here. In fact, the overall effect is a reduction from three to two ground signs.

- (d) *The variation will not alter the essential character of the locality.*

Since the existing placement of the two signs will not change, there is no alteration whatsoever in the essential character of the locality. Indeed, to require that the signs be moved 800 feet apart, to opposite boundaries of the shopping center, would place the signs in much closer proximity to neighboring property, thereby altering the essential character of the locality.

- (e) *The petitioner's business cannot reasonably function under the standards of Chapter 30.*

Retaining the two ground signs in their existing locations is by far the most reasonable alternative available to the petitioners. To deny the variation would force them: (i) to keep the existing corner sign as it is, without featuring the new Walgreens Drive-Thru Pharmacy -- an untenable option for Walgreen; (ii) to replace the existing two signs with one combined corner sign, thereby losing the attraction and visibility of the second sign -- an untenable option for both Walgreen and Rich's Food & Deli; or (iii) to move two signs to opposite sides of the shopping center, with the consequent loss of the advantageous corner sign location, and resulting traffic congestion, confusion and hazards. For these reasons, the petitioner's business cannot reasonably function under the literal standards of the Sign Code.

Village of Arlington Heights
June 12, 1995

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For all of the foregoing reasons, the petitioners request that the Village Board grant the proposed sign variation to permit the petitioners to replace the existing sign at the corner of Campbell Avenue and Wilke Road with a 2-sided, code conforming sign that features both the name of the shopping center and the new anchor tenant.

If you have any questions about the facts or exhibits presented in this letter, please do not hesitate to contact Bob Bollman or Westgate's attorney, Barbara Putta, of Butler, Rubin, Saltarelli & Boyd, Three First National Plaza, Suite 1505, Chicago, Illinois 60602, (312) 444-9660.

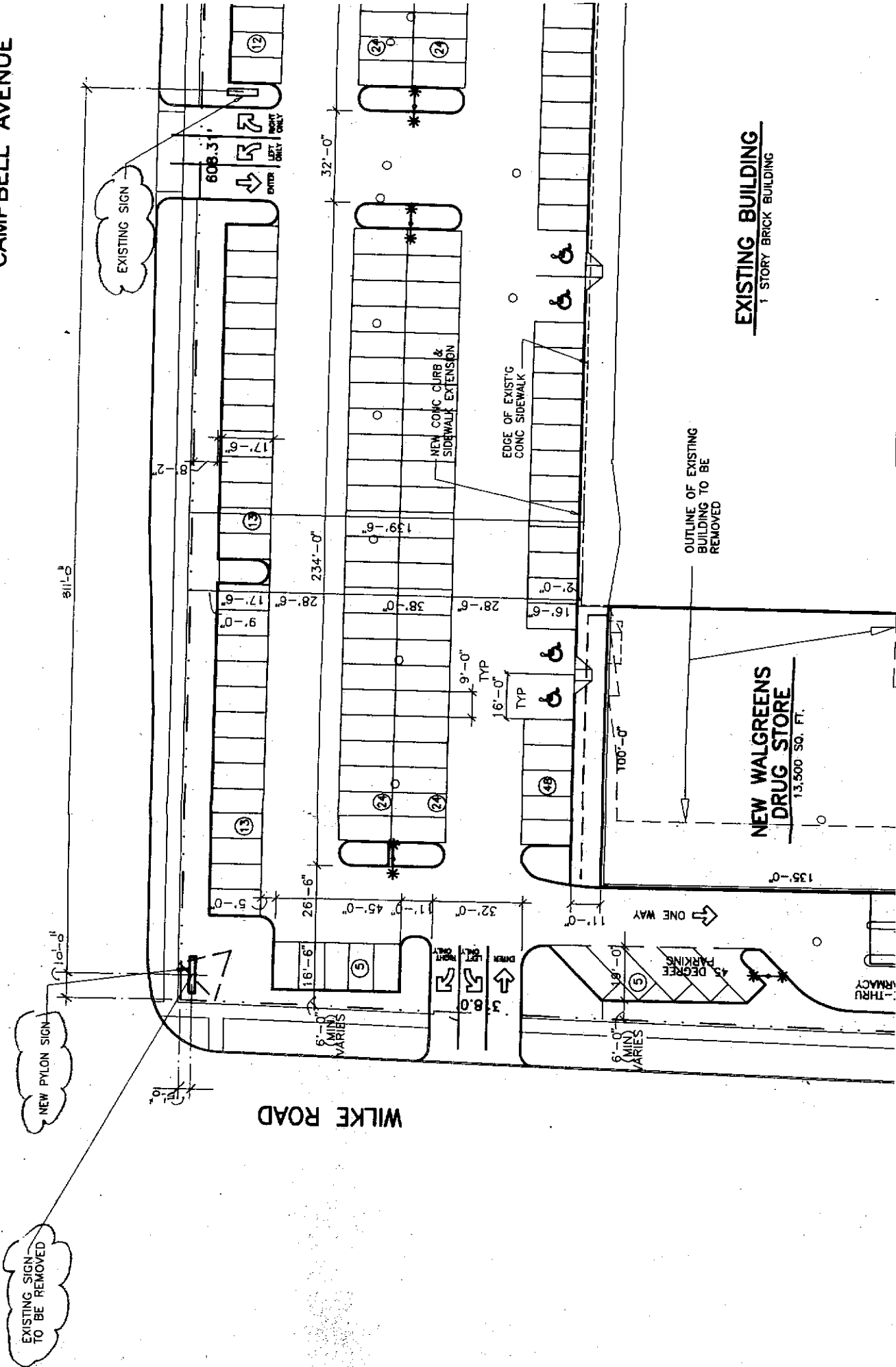
Yours very truly,

WESTGATE JOINT VENTURE

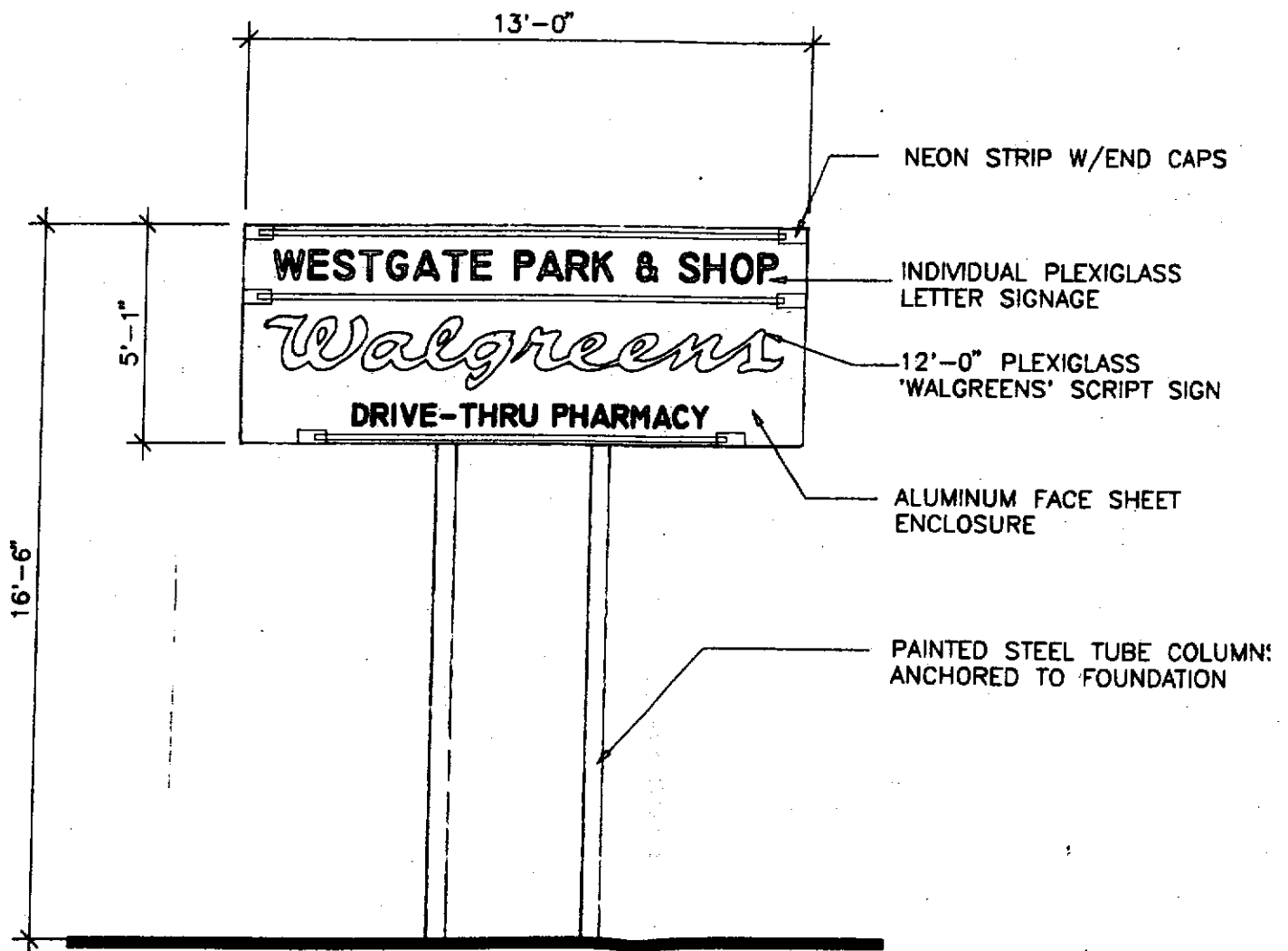
By:


Its Attorney

CAMPBELL AVENUE



EXISTING BUILDING
1 STORY BRICK BUILDING



D PYLON SIGN ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$

*REFER TO SHEET A0-1 FOR PYLON SIGN LOCATION

STAFF SIGN COMMITTEE REPORT

To: Village Board of Trustees

Prepared by: Stacy Sigman

Staff Meeting: May 10, 1995

EXHIBIT "C"
BOARD OF TRUSTEES AGENDA

BACKGROUND INFORMATION:

MEETING DATE: JUN 19 1995

Petitioner: Bob Bollman
1711 West Campbell
Arlington Heights Illinois 60005

Variation Location:  Westgate Shopping Center
Southeast corner of Wilke and Campbell
Arlington Heights, Illinois 60005

Requested Action: Variation to allow the petitioner to install a second ground sign within 300 feet of an existing ground sign, instead of the 800 foot separation required in Chapter 30, Article III, of the Municipal Code.

STAFF ANALYSIS:

Staff met with the petitioner on May 10, 1995 to discuss the above referenced variation. The variation requested is being sought to because there is an existing ground sign located on Campbell Street in the center of the site. According to the petitioner, the existing ground sign cannot be removed, because it is a stipulation of an existing 25 year lease. The only way the petitioner could achieve the required separation, which would permit the installation of a second ground sign, is to locate it on Wilke at the southern edge of the property. The petitioner, as indicated in their attached letter of hardship, felt that this would not provide the center adequate visibility from all directions, and felt it would cause confusion and congestion to motorists entering the site. This would be due to the fact that the driving isles are one way in this area and therefore, motorists using the southern most entrance would have to circle around the rear of the building to get to the parking lot.

Although the Staff Sign Committee agrees with the petitioner that the best location for a ground sign advertising the center is at the corner of Wilke and Campbell, we suggested another alternative which does not require a variation. Instead of two ground signs, the Staff Sign Committee recommended the elimination of the existing ground sign on Campbell, and the installation of one new ground sign at the corner, incorporating the center's name - Westgate Center, Walgreens, and the tenant listed on the existing ground sign.

The Staff Sign Committee has reviewed the requested variation to determine if it complies with the criteria for granting a variation outlined in Chapter 30. Our analysis is as follows:

- a. *that the particular difficulty or peculiar hardship is not self-created by the petitioner;*

The Staff Sign Committee feels that the variation could be considered to be self created because the petitioner has other options available which would meet code. They could provide one consolidated ground sign at the corner with the name of the center - Westgate Center, Walgreens, and the tenant of the existing sign or provide two signs but locate one on the far east side of Campbell and one on the far south side of Wilke to provide the required 800 feet of separation.

- b. *that the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health safety, morals, and welfare;*

The Staff Sign Committee did not feel that the granting of the proposed variation would be detrimental to the traffic, or otherwise be detrimental to public safety. In the case of a second ground sign being placed on the southern portion of the site, the Committee agreed that this is not desirable because motorists using the entrance nearest to that sign would have to travel around the rear of building to get to the parking lot.

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

The Staff Sign Committee feels the granting of the requested variation will serve to give the petitioner a competitive advantage, because it will allow them a greater amount of signage than similar types of centers throughout the community are permitted to have.

- d. *that the variation will not alter the essential character of the locality;*

The Staff Sign Committee felt that given the close proximity of residential neighborhoods, to the north, east and west that two ground signs, this close together, is excessive and therefore is not in keeping with the character of the area.

- e. *that the petitioner's business cannot reasonably function under the standards of this Chapter.*

The Staff Sign Committee did not feel a variation is necessary because the petitioner has other options for providing signage which meet the provisions of Chapter 30, as indicated above.

STAFF RECOMMENDATION:

The Staff Sign Committee has reviewed the above requested variation and evaluated it using the standards for granting a variation indicated in Section 30-601 of the Municipal Sign Code. We feel that this request does not adequately meet those requirements and therefore, we **recommend that the Village Board of Trustees deny the variation to allow a second ground sign within 300 lineal feet of an existing ground sign instead of the 800 lineal feet required by code.**

Prepared May 17, 1995
Staff Sign Review Committee

Stacy Alberts Sigman, Chairman
Gregory F. Ford
Joyce Hosler
Robin R. Ward

- c: William C. Dixon, Village Manager
Charles Witherington-Perkins, Director of Planning and Community Development

VILLAGE BOARD MINUTES

**C. Westgate Shopping Center
Southeast corner of Wilke and Campbell
Arlington Heights, Illinois 60005**

Petitioner requests a variation to allow the petitioner to install a second ground sign within 300 feet of an existing ground sign, instead of the 800-foot separation required in Chapter 30, Article III, of the Municipal Code.

STAFF ANALYSIS:

Staff met with the petitioner on May 10, 1995, to discuss the above referenced variation. The variation requested is being sought because there is an existing ground sign located on Campbell Street in the center of the site. According to the petitioner, the existing ground sign cannot be removed because it is a stipulation of an existing 25-year lease. The only way the petitioner could achieve the required separation, which would permit the installation of a second ground sign, is to locate it on Wilke at the southern edge of the property. The petitioner, as indicated in their attached letter of hardship, felt that this would not provide the center adequate visibility from all directions and felt it would cause confusion and congestion to motorists entering the site. This would be due to the fact that the driving isles are one-way in this area and, therefore, motorists using the southernmost entrance would have to circle around the rear of the building to get to the parking lot.

Although the Staff Sign Committee agrees with the petitioner that the best location for a ground sign advertising the center is at the corner of Wilke and Campbell, we suggested another alternative which does not require a variation. Instead of two ground signs, the Staff Sign Committee recommended the elimination of the existing ground sign on Campbell and the installation of one new ground sign at the corner, incorporating the center's name, "Westgate Center, Walgreens" and the tenant listed on the existing ground sign.

STAFF RECOMMENDATION:

The Staff Sign Committee has reviewed the above requested variation and evaluated it using the standards for granting a variation indicated in Section 30-601 of the Municipal Sign Code. We feel that this request does not adequately meet those requirements and therefore, we recommend that the Village Board of Trustees deny the variation to allow a second ground sign within 300 lineal feet of an existing ground sign instead of the 800 lineal feet required by code.

Trustee Walton moved to grant the petitioner's request for a sign variation as requested. Trustee Hettinger seconded the motion.

Trustee Daday said that this is similar to the sign that we

approved two weeks ago and he feels that the resolution of that was pretty equitable and he would like to see the same thing happen here. The Rich's sign which is the one that becomes non-conforming could be amortized at the end of their lease or when they leave the center. He suggested that the Board take that approach with this sign.

Mr. Dixon said that has merit.

Trustee Eisenhammer agreed with Trustee Daday.

Barbara Putta said that she represents the owners. Currently there are three signs there, one of which is a sign for a business that has gone out of business, and that will be removed. The Rich's sign is there by virtue of a lease and the lease has ten years to go. The Rich's sign is not the sign that would be non-conforming. She said that the new sign is the one that they are seeking the variance for. The Rich's sign has been there for over ten years and there will be no change in that. The one on the corner, the new Walgreens sign is the non-conforming sign, and their lease is a fifty year lease with the option to renew.

Ms. Ward said that the new sign is the non-conforming sign and she said that we have to clarify which sign and lease we are talking about.

Trustee Daday said his comment was that we had a similar situation two weeks ago in which the discussion was to eliminate one of the two signs at the end of the earliest expiration of the lease. His suggestion is rather than to deny the variation as staff has suggested, or grant it in its entirety, as Trustee Walton has suggested is to eliminate the Rich's sign whenever they vacate the center, at the end of the lease or whenever they leave.

Ms. Putta asked what would happen if Rich's were to sell that business to another business.

Trustee Daday said that the way it was done with the other sign is to grant the sign to a successor entity to that same operation, a food and deli store.

Trustee Hettinger asked if they can change the name and Mr. Siegel said yes, as long as the use is the same. Ms. Ward said as long as they are not doing major renovation to the sign itself

Trustee Daday amended the motion to include that the Rich's sign would remain until the end of their lease or whenever they vacate the center or if it is sold to another entity, food or deli store, it would remain.

Trustee Walton accepted Trustee Daday's amendment to the motion and Trustee Hettinger the second to the motion also accepted the

amendment.

On motion made and amendment made and seconded, roll was called with:

AYES: Walton, Hettinger, Eisenhammer, Daday, Stengren,
Breyer, Hahn

NAYS: None

AYES 7 NAYS 0 - MOTION CARRIED.

D. P.C. #95-013

Amendment to Chapter 28,
Sections 6, 12 & 13 and,
Amendment to Chapter 29,
Section 29-107

Elimination of Duplicate Public Hearings

MRS. BALLINGER MOVED AND MRS. BLACKWOOD SECONDED A MOTION TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES APPROVAL OF PETITION P.C. #95-013, A REQUEST TO AMEND CHAPTER 29, SECTION 29-107, "VARIATIONS" TO REMOVE THE CURRENT LIMIT ON THE DEGREE OF VARIATION THAT CAN BE GRANTED BY THE PLAN COMMISSION, AND TO AMEND CHAPTER 6, SECTION 202, "ZONING BOARD OF APPEALS," AND CHAPTER 28 SECTION 12.1, "ZONING BOARD OF APPEALS," AND CHAPTER 28, SECTION 13.1, "PLAN COMMISSION," TO ENABLE THE PLAN COMMISSION TO REVIEW REQUESTS FOR LAND USE VARIATIONS AND CHAPTER 28, SECTION 13.7, "PLAN COMMISSION FEES" AS OUTLINED IN ATTACHMENT "A."

IN ADDITION, THE FOLLOWING LANGUAGE CHANGES ARE RECOMMENDED:

CHAPTER 28, SECTION 13.1-3, LAND USE VARIATIONS:

- THIRD PARAGRAPH, FIRST SENTENCE SHALL READ "FIRST SHALL MAKE A DETERMINATION THAT" RATHER THAN "FIRST DETERMINE THAT."
- THIRD PARAGRAPH, LAST SENTENCE SHALL READ "EVERY VARIATION SHALL BE ACCOMPANIED BY FINDINGS OF FACT SPECIFYING THE REASON OR REASONS FOR MAKING THE VARIATION IF REQUIRED BY LAW." RATHER THAN "EVERY VARIATION SHALL BE ACCOMPANIED BY FINDINGS OF FACT SPECIFYING THE REASON OR REASONS FOR MAKING THE VARIATION."
- THIRD PARAGRAPH, SECOND SENTENCE SHALL READ "THE CONCURRENCE OF THE MAJORITY OF THE BOARD," NOT "THE CONCURRING VOTE OF FOUR MEMBERS OF THE BOARD."

ROLL CALL VOTE: COMMISSIONERS BLACKWOOD, BALLINGER, CONNOLLY, MARTIN, FIRSEL AND HJERTSTEDT ALL VOTED AYE. COMMISSIONER SILVERMAN VOTED YES WITH COMMENT. MOTION CARRIED.

Commissioner Comment:

Commissioner Silverman - My comment is that I'm disappointed with

the large increase in the fees. I wish that the Village would be a little more user friendly and understand that we're trying to seek development, not discourage it. Raises like this are really sending the wrong message to everybody.

Trustee Walton moved to concur in the recommendation of the Plan Commission and grant the Amendments to Chapter 28 and Chapter 29 - Elimination of Duplicate Public Hearings. Trustee Stengren seconded the motion and roll was called with:

AYES: Walton, Stengren, Eisenhammer, Hettinger, Breyer, Daday, Hahn

NAYS: None

AYES 7 NAYS 0 - MOTION CARRIED.

LEGAL

1. RESOLUTION - APPROVAL OF NORTHWEST COMMUNITY HOSPITAL'S PERMIT TO ACT AS A WASTE MANAGEMENT FACILITY

Trustee Daday asked why we are doing this, and what is the impact, and will it be a significant amount of materials that are coming in.

Mr. Paul Giles, Director of Environmental Services at Northwest Community Hospital, appeared before the Board. He said that right now the permit that they have from the EPA will allow them to process waste from the eleven facilities that the hospital owns and also the five hundred and eighty physicians. It will not allow them to process waste from a diabetic who lives on Dunton Street.

Mr. Siegel asked if this was restricted to institutions and individuals in the Village. Mr. Giles said that the way the EPA law reads is that anything that is brought to their facility that is under thirty-five pounds must be manifested through the Department of Transportation. They will be allowed to accept waste from within the State of Illinois. They are in the hospital business not the medical waste processing business.

They purchased the microwave for a number of reasons. They want to maximize the capacity of the unit which is about two and one-half million pounds. Right now they are processing about 800,000 pounds per year. They want to provide service to the community. They want to open their doors to residents, municipalities, physicians and process that waste for them.

Trustee Daday asked him his projections in terms of usage. Mr. Giles said at the most they will double their volume. Right now they are processing 800,000 pounds of waste. A realistic capacity for them is 1.5 million pounds.

Mr. Siegel asked where they are getting their waste from now. Mr. Giles said waste generated from the Continuing Care Center, the Day

DESIGN COMMISSION PROJECT TIMELINE

Project Name: Westgate Park & Shop
DC Number: DC14-049
Location: 1531-1711 W. Campbell Street
Requested Action: Sign Variation

	Date	# of Business Days
DC Application Submittal Date	5/28/14	
DC Meeting	7/8/14	29
Petitioner and Staff Coordination with Walgreens.	12/5/14	108
Awaiting Petitioner to Return to DC	4/28/15	102
DC Meeting, Re-Review	4/28/15	
Petitioner and Staff Coordination with Walgreens.	5/27/15	21
DC Meeting, Second Re-Review	6/9/15	9
Petitioner and Staff Coordination with Walgreens.	7/15/15	30
Village Board Meeting	8/17/15	23

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.