



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 15, 2022
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 08/01/2022
- B. Village Board 08/01/2022
- C. Committee of the Whole 08/08/2022

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 08/15/2022

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

- A. Lead Service Line Replacement Loan - Public Hearing

VIII. CITIZENS TO BE HEARD

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

IX. OLD BUSINESS

X. CONSENT AGENDA

This Agenda consists of proposals and recommendations that, in the opinion of the Village Manager, will be acceptable to all members of the

Board of Trustees. The purpose of this Agenda is to save time by taking only one roll call vote instead of separate votes on each item. Consideration of this Consent Agenda will be governed by the following rules and procedures prior to roll call vote:

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

CONSENT APPROVAL OF BIDS

- A. Fire Station #3 Kitchen Remodel

CONSENT LEGAL

- A. Resolution - Approving the Release of Certain Written Minutes of Certain Closed Meetings of the Village Board of Trustees
- B. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code
(Making available a Class "AA" liquor license)
- C. A Resolution Approving an Intergovernmental Agreement with the Illinois State Toll Highway Authority (Funding for Fire and Emergency Medical Services)

CONSENT REPORT OF THE VILLAGE MANAGER

- A. Ordinance Amending the Annual Budget of the Village of Arlington Heights, County of Cook, State of Illinois, for the Fiscal Year Beginning January 1, 2002 and Ending December 31, 2022
(Metropolis Air Conditioning Unit)

CONSENT APPOINTMENTS

- A. Appointment of Lance Harris, Fire Chief, to the Fire Pension Board

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. La Zingara - 2300 E. Rand Rd. - PC#22-006
SUP Amendment for expanded restaurant, Variations

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

- A. Urban Street International Plaza Redevelopment - 4-214 E. Golf

Rd, 15 and 139 E. Golf Ter, 1665 S. Arlington Heights Rd.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.



Village Board
8/15/2022

Item: Committee of the Whole 08/01/2022

Department: Village Clerk

ATTACHMENTS:

Description	Type
Committee of the Whole 08/01/2022	Minutes

**MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE
PRESIDENT AND BOARD OF TRUSTEES OF THE
VILLAGE OF ARLINGTON HEIGHTS
August 1, 2022 at 7:00 PM**

President Hayes called the meeting to order at 7:00 PM.

BOARD MEMBERS PRESENT: President Hayes; Trustees Baldino, Bertucci, Canty, Grasse
LaBedz, Scaletta, Schwingbeck

BOARD MEMBERS ABSENT: Trustee LaBedz and Trustee Tinaglia

STAFF MEMBERS PRESENT: Village Manager Randy Recklaus

OTHERS PRESENT: Dean Walsh and Adalberto Huerta

A. Interview of Dean Walsh for appointment to the Fire and Police Commission, term ending April 30, 2024.

The Mayor introduced Dean Walsh and pointed out that Mr. Walsh comes with the recommendation of the Chairperson Lynn Szabo. The Mayor stated after his interview with Mr. Walsh, he feels very comfortable in recommending him to this commission.

Mr. Walsh said that when he was approached by Lynn Szabo to volunteer for this position, he thought it would be a good fit with his background in management consulting and that he has a history of volunteering and would like to give back to the Village.

The Board thanked Mr. Walsh for his willingness to serve and stated it is a challenging opportunity. Discussion ensued regarding the value of diversity within the Village and the police and fire departments. Mr. Walsh shared his philosophy that it is important to recruit in the demographic that is being sought.

Trustee Scaletta moved to concur in the Mayor's appointment of Dean Walsh for appointment to the Fire and Police Commission, term ending April 30, 2024. Trustee Schwingbeck seconded the motion.

7 Ayes

0 Nays

The motion passed.

B. Consideration of recommending to the Liquor Commissioner the issuance of a Class AA liquor license to Blitz Sports Bar and BBQ, LLC dba Blitz Sports Bar and BBQ located at 286 W. Rand Road.

The Mayor swore in Adalberto Huerta, owner of Blitz Sports Bar and BBQ.

Randy Recklaus, Village Manager, gave the staff report. He stated that this is a new business in the location of the former JD's Q and Brew. The police finished a background check in July and there were no issues noted for the applicant, Mr. Huerta. There had been violations at the address in 2011 and 2012.

A walk through was done on July 20 and the floor plan was consistent with the one submitted. Upon a satisfactory interview, Village Manager Randy Recklaus indicated that staff recommends the issuance of a Class AA liquor license to Blitz Sports Bar and BBQ.

Mr. Huerta stated he started working with TGI Fridays in 2005 starting as a dishwasher and moving up; learning how to run restaurants. Mr. Huerta opened his first restaurant in 2015 and now has 4 different restaurants. None of the establishments have ever had any liquor violations. He said he plans to have 10-15 employees to start and then will grow the staff. Mr. Huerta is Bassett certified and plans to offer employees Bassett training on site. For the first twelve months, Mr. Huerta plans to be on site at the new establishment.

The Trustees thanked Mr. Huerta for choosing Arlington Heights to open his business and for choosing to open in this location. Mr. Huerta stated people have been coming to the restaurant wondering when it will be opening. Trustees agreed it is good to hear that there are patrons eagerly anticipating the opening. Possible opening date will be August 18.

Trustee Canty moved, seconded by Trustee Scaletta to recommend that the Village Board of Trustees recommend to the Liquor Commissioner the issuance of a Class AA liquor license to Blitz Sports Bar and BBQ, LLC dba Blitz Sports Bar and BBQ located at 286 W. Rand Road.

The following voice vote was recorded:

7 Ayes

0 Nays

The motion passed.

C. OTHER BUSINESS – None

D. ADJOURNMENT – Trustee Baldino moved, seconded by Trustee Bertucci to adjourn.
The meeting adjourned at 7:27 pm.



**Village Board
8/15/2022**

Item: Village Board 08/01/2022

Department: Village Clerk

ATTACHMENTS:

Description	Type
Village Board 08/01/2022	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 1, 2022

7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Also present were: Randy Recklaus, Hart Passman and Becky Hume.

IV. APPROVAL OF MINUTES

A. Committee of the Whole 06/27/2022 Approved

Trustee Nicolle Grasse moved to approve. Trustee James Bertucci Seconded the Motion.

The Motion: Passed

Ayes: Bertucci, Canty, Grasse, Hayes, Scaletta, Schwingbeck

Abstain: Baldino

Absent: LaBedz, Tinaglia

B. Village Board 07/18/2022 Approved

Trustee Richard Baldino moved to approve. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, Scaletta, Schwingbeck

Absent: LaBedz, Tinaglia

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 07/15/2022

Approved

Trustee James Bertucci moved to approve in the amount of \$1,248,448.55.
Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, Scaletta, Schwingbeck

Absent: LaBedz, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Brian Costin of Buffalo Grove said he spoke for Americans for Prosperity which is presenting an ordinance to prohibit the Village from giving a financial incentive for a sports stadium. He said such incentives don't work for taxpayers and cited the following examples: the Hoffman Estates arena, the former Chicago Fire location and Soldier Field in Chicago. The Chicago Bears are worth an estimated \$5 Billion and giving them an incentive would pad the pockets of billionaires. He asked the Board to support an anti corporate welfare ordinance. Arlington Heights could send a signal that all are equal before the law. The ordinance will be forthcoming to the Board.

President Hayes said such an ordinance might tie the hands of the Village. In the past, incentives have been used by the Village only in a limited capacity and have been very successful.

Resident Melissa Cayer asked if there had been any update to the TIF districts. Mr. Recklaus said no.

IX. OLD BUSINESS

A. Report of the Committee of the Whole Meeting Approved
of August 1, 2022

Interview of Dean Walsh for appointment to the
Fire and Police Commission, term ending April
30, 2024.

Trustee John Scaletta moved to concur in the Mayor's appointment. Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, Scaletta, Schwingbeck

Absent: LaBedz, Tinaglia

- B. Report of the Committee of the Whole Meeting Approved
of August 1, 2022

Consideration of recommending to the Liquor
Commissioner the issuance of a Class AA Liquor
License to Blitz Sports Bar and BBQ, LLC dba Blitz
Sports Bar and BBQ at 286 W. Rand Road.

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

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, Scaletta, Schwingbeck

Absent: LaBedz, Tinaglia

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

Trustee Mary Beth Canty moved to approve. Trustee Richard Baldino
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, Scaletta, Schwingbeck

Absent: LaBedz, Tinaglia

- A. Laserfiche File Conversion Services for PW Approved
Engineering
- B. Liquid Deicer - Contract Extension 2022 Approved
- C. Fire Station #2 - Roof-Top Units Approved

CONSENT LEGAL

- A. A Resolution Accepting an Easement Agreement Approved
for Uptown Signage
(Willow Park, 1214 E Palatine Rd)

Trustee Mary Beth Canty moved to approve R2022-019. Trustee Richard
Baldino Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, Scaletta, Schwingbeck

Absent: LaBedz, Tinaglia

CONSENT REPORT OF THE VILLAGE MANAGER

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

- A. Metropolis Theater Air Conditioning Unit - Approved
Emergency Purchase

Ms. Cayer asked for this item to be removed from the Consent Agenda.

Mr. Recklaus explained that an industrial air-conditioning unit at Metropolis is no longer operational. The unit is 23 years old and the normal life expectancy is 20 years. Two bids were received and the Village accepted the lower of the two. The theater itself is okay, but the offices and classrooms are affected. The replacement unit is estimated to be available in 26 weeks.

Trustee Scaletta said there is a backlog on these units and the price does not seem out of line. The order for the unit gets us in the line for a replacement.

Trustee Bertucci asked the following questions: is the Village is the landlord; were there reserve funds for this contingency; and did the Village went out for bid and take the lowest bid. The answer was yes to all of his questions.

Trustee Scaletta moved to approve the Metropolis Theater Air Conditioning Unit Emergency Purchase. Trustee Grasse seconded the motion.

The motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, Scaletta, Schwingbeck

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

Ms. Cayer asked for these items to be removed from the Consent Agenda.

Mr. Recklaus explained that typically the Village waives permit fees for sister governmental agencies. Bonds are required for raffles. When a not

for profit agency is holding a raffle, the Village typically waives the requirement. Both actions reflect long standing Village practice.

Trustee Scaletta said bonds are insurance policies for these events and cost a few hundred dollars in his experience. By waiving the bond, it helps the 501(c)(3)'s make the raffle profitable. The Village does not receive any revenue from a bond, so no revenue is lost. There have been no negative impacts historically to the Village from waiving these bonds.

Trustee Canty asked for clarity on the process. Mr. Recklaus said the petitioner must write a letter requesting this waiver, and the letters are attached to the agenda.

Ms.Cayer said the book keeping should reflect the fee waiver costs. She asked the Board to vote against all of these items. She said they were jumping to conclusions about the fundraising as many people donate to these organizations.

Trustee Scaletta moved to approve the Permit Fee Waiver and Bond Waivers. Trustee Schwingbeck seconded the motion.

The motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, Scaletta, Schwingbeck

- | | | |
|----|---|----------|
| A. | Permit Fee Waiver-Arlington Heights Park District, Prairie Park | Approved |
| B. | Bond Waiver - You Can Be My Angel Foundation | Approved |
| C. | Bond Waiver - Misio`n San Juan Diego Parish | Approved |

XVII. ADJOURNMENT

Trustee Richard Baldino moved to adjourn at 7:49 p.m. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, Scaletta, Schwingbeck

Absent: LaBedz, Tinaglia



Village Board
8/15/2022

Item: Committee of the Whole 08/08/2022

Department: Village Clerk

ATTACHMENTS:

Description	Type
Committee of the Whole 08/08/2022	Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 8, 2022
7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

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

Also present were: Randy Recklaus, Avis Meade, Nicole Espinosa, Mary Rath, James McCalister and Becky Hume.

IV. NEW BUSINESS

A. Diversity, Equity, and Inclusion Update

Mr. Recklaus said the intent of tonight's meeting was to update the Board on some of the newer DEI initiatives upon which staff has been working. This is not a comprehensive review of everything we have done.

Internal

Sixty-five staff members speak 20 languages. We are now including additional language skills in what we look for in hiring, especially in forward facing positions. In the Village's recent hiring efforts, it has moved closer to the demographics of the community. 77% of our community is white.

<u>Ethnicity Categories</u>	<u>Community</u>	<u>% Employees as of 1/1/19</u>	<u>% Employees hired since 1/1/19</u>
White (alone)	77.1%	92.2%	80.4%
Two or More Races	3.9%	2.8%	2.2%
Hispanic or Latino	8.2%	3.1%	8.7%
Black	2.4%	0.7%	4.3%
Asian	10.3%	0.9%	4.3%
Native Hawaiian or Other Pacific Islander	0.0%	0.2%	0.0%

Ninety-two employees have been hired since January of 2019. The work force is more reflective of the community than in the past. Trustee Scaletta asked for more detailed turnover numbers in the next report. Mr. Recklaus said roughly ¼ of the workforce has turned over in the past 3 years.

DEI is an important value, so DEI was added in evaluations as a core competency for department heads and management. Inclusion criteria will be added for all of our employees in 2023.

Mr. Recklaus joined the Metropolitan Mayors Caucus' DEI workgroup and diversity taskforce. This group works to identify best practices in the region for municipalities on DEI issues and identifies joint efforts for regional impacts. He said he brings other staff, and this participation keeps the issue front of mind and allows us to glean information from other communities on their approaches.

The Village began tracking demographic information on vendors via the business license renewal and application process. Staff can use the data to recruit a larger number of qualified minority and women owned businesses into the vendor pool.

Community Outreach Taskforce

Community and Outreach Coordinator Avis Meade said the task force membership includes: the Village, Park District, Library and school districts 59, 25, 214, 21 and 23. Each entity leverages their own unique relationships to broaden the reach of the others to break down barriers to service. They were meeting virtually and just began in person monthly meetings where they share outreach and DEI initiatives. The group is currently working to identify underserved people in the community. The senior center has been one example of an entity that could serve families via exposure through a student connection. The group is still learning each other's goals and approaches.

President Hayes asked about the structure and if there were a defined

number of members. Ms. Meade said right now this is not fixed. They recently added a world language coordinator from D25, as they get deeper, more representation may be invited. Ms. Meade is leading the meetings right now, but there are different presenters at each meeting. President Hayes asked if the goal was to get to a more permanent structure with a mission statement and chairperson. Ms. Meade said it could go there, many of the groups just want a safe space to communicate and learn. The structure has not been defined yet.

Mr. Recklaus added there is a general outline, but the group is still in its first phase. There could be a couple people from each organization, but it's important to keep it a relatively manageable group. Initially, they are looking to develop joint programs. After that, they will look for partners in the community. There was a draft mission statement early on, but the group is still gelling.

Trustee Bertucci encouraged the Taskforce to have some kind of leadership with goals, objectives and a mission statement. Otherwise, meetings and groups are just meetings with no purpose. There are some other groups in the Village (He mentioned the Economic Alliance) where people mention they do not have an agenda.

Trustee Canty said it would be good to ask what problem are we trying to solve, which will inform the mission and keep things germane. You may or may not have the right people at the table. If you have a vision and mission, you'll know when you need to look to bring others into the group. There are other groups that want to be included. By asking the right questions, you can help identify if a subset or other group is needed.

Trustee Baldino asked if the group's focus is internal. Mr. Recklaus said no, the focus is not for employees. It is how to serve the community. He explained diversity is a state of being, equity a goal, inclusion is the action. The task force is working on the inclusiveness issue. How do we learn from the other taxing districts, can we partner in their events, use their databases in order to reach and serve more residents with our services? First, we want to see if we are doing everything we can together, then we can decide how we bring in other partners. Trustee Baldino asked if the intent is to bring in community at some point in some fashion. Ms. Meade said the group is still learning so we can identify ways to include the community. Trustee Baldino said with more contributors from the community more input can be achieved. Mr. Recklaus said those go hand in hand, each organization has its rolodex, but they are not the same. They may have different leaders, we have a Dr. Motto, they may have a person on their end. The library is plugged into things that we are not. The goal is to target that networking. After that, we can formalize it. Reports back to the Board will be forthcoming.

Trustee Grasse recognized that this is complex and it means different things to different people. She is excited to see where it goes with the community. Since the first Kaleidoscope study was done, belonging has become part of the conversation. We are seeing there is more involved. She loved the idea

of the different groups and acknowledging what we have in common and what we can learn from one another.

Trustee Scaletta said he understands the challenges as the organizations represent so many different people in different ways. He said what the groups learned from one another after the first round of meetings may help with the mission statement. Maybe what you will be learning initially, is what each organization can do better and how they can help one another. Even though we want it fast, it will be better if it is thorough. There is a lot of preparation that goes into these presentations. One group might be better at outreach for specific groups. You are headed in the right direction. The group needs to find the mission and make sure you are always following it, or redefine if necessary. The Economic Alliance isn't asked to do much by the Board, which may be the problem there. Ms. Meade said the Taskforce has taken the framework from the Mayor's Caucus. The group will get there, there is a lot of interest and discussion but it is still in the introduction stage.

President Hayes said whenever he does an interview for Board & Commission candidates, he tells them the work and ideas are a two-way street. He doesn't want commissioners waiting for guidance and suggestions. He wants them to be the creative thinkers and have them recommend to us how to improve the Village.

Mr. Recklaus praised Ms. Meade's performance in the last year and her leadership on this task force.

IDEA Employee Resource Group

Nicole Espinosa said this internal, employee focused group has a mission, defined goals and a 2022-2023 roadmap. It does not have a hierarchical structure. It is focused on: education, awareness, employee events, and policy recommendations. They hosted an Autism walk and have plans for a Heritage Fest, emails on DEI topics, a conversation on ageism, DEI exit interview questions, and DEI training for new hires.

Trustee Scaletta asked how the group is comprised. Ms. Espinosa said there are 10 members and they came through an open invitation to staff. The group is always open if anyone wants to join and is not restricted by department. Trustee Scaletta said it is genius that it is not led by HR. He is glad to hear there is support from different employees.

Trustee Bertucci said in regards to heritage, the Village's second biggest ethnicity is Asian. He wondered if we were doing anything to play on the 10% Asian population. Ms. Espinosa said in terms of Heritage Fest, it's a celebration of all the cultures, not just a few and will have a good variety of organizations, with a diverse representation. They will reach out to Futabakai and others. Mr. Recklaus said Futabakai is a great example of collaboration with a cultural group as D25 has a relationship with them. Similarly, the Village has coordinated between the Japanese Chamber and Consulate through the Village's Business Development Manager Michael Mertes. The

Asian community is the most under-represented group in the Village employee landscape.

Trustee Baldino asked what is scheduled in regards to ageism. Ms. Espinosa said it will be the first topic in the speaker series. The vision is to do one to three talks a year. The agism program is a TED talk that is 10 minutes long that covers ageism on the senior end and addresses those who are just starting. It speaks to how ageism impacts all of us.

Trustee Canty said she welcomed opportunities to help people to open their eyes and see things from a different perspective. She said she is seeing years of effort come into play and understands changes are slow to build and this is how it begins.

Mr. Recklaus explained DEI is scary for some people. Some employees don't want to touch this committee. Part of the challenge is demystifying the issue. It is not just black/white/religion. We have a diverse group already; employees are not automatically on the same page because we have so many different kinds of work groups.

Ms. Espinosa described the recent Fire Prevention outreach program which targeted the Latinx community. The events replaced smoke detectors and staff did a lot of translation to unmask many myths. For instance, in some communities if an smoke alarm rang, they would be charged, and so these people take their detectors off the wall. The work group helped families set up evacuation plans. The events and been fun and successful. Three are complete with 3 more planned.

Recently a presentation from JJ's List was held at the senior center, educating the public about interfacing with those with disabilities.

Mr. Recklaus described the newly installed pedestrian tunnel art. After some hateful graffiti appeared there, the Art Commission wanted to reclaim the space and came up with a new identity by commissioning an inclusion themed mural. 16 different artists are represented. These letters can be printed, so if one is damaged, it is not difficult to make another one and put it up. The dedication will occur August 15th. Social Media will amplify all the different letters and artists.

President Hayes said the mural blew him away. It's a really an exciting initiative.

Lastly, Mr. Recklaus described the Frank White project. The project was enabled because his life was amazingly well documented. Mr. White served the fire department for 40 years. He was a business owner, but his story was unique relative to other African Americans in this period. Staff is exploring highlighting another resident who was a former salve. The challenge is others may not have as much documentation as Mr. White did. Staff is still working on cultural competency training. The Planning Department is

starting a series to highlight women and minority businesses in town through social media.

President Hayes appreciated the update on this strategic priority. He said he wanted the community to be aware of it, as there has been a lot going on.

Trustee Canty stated her enthusiasm for the progress and asked if an outreach program for the police could occur that was similar to the Fire outreach. Ms. Espinosa said police did participate in a few of the events, although they were really focused on the safety plan. In the plans for round two, the police will be invited.

Trustee Baldino expressed his deep gratitude for hard work on this #2 Board priority. He asked what Mr. Recklaus was seeing at the Mayor's Caucus and the DEI task force subcommittee. Mr. Recklaus said communities have shared a mix of internal and external initiatives. We've done a lot of formal things that others have not done. Skokie has done a lot of outreach and we can learn from some of the mechanics. We were one of the first to do a DEI audit and will be presenting our information with Schaumburg. There are some groups similar to the IDEA group in other towns. We are one of the leaders on developing a Community Task Force, and others are interested. Some towns have experience in bridging partnerships and discussions between two large groups. Many communities are just beginning their journey.

Trustee Baldino asked if the Planning Department initiative would include the Chamber or the Economic Alliance. Mr. Recklaus said staff is still figuring out what we want to do, but will include the Chamber. Trustee Baldino asked if it was to recruit business or look for vendors. Mr. Recklaus said both, first we need to get a handle on how many there are, then who we do business with. The idea is to see how we can find vendors in different ways.

Trustee Scaletta thanked the presenters for the thoughtfulness of the initiatives and noted they were not just checking boxes. He liked that we're looking to improve and assessing challenges. He asked how the minority business were being validated. Mr. Recklaus said right now, they are self-disclosing. There are no reference points, but there's also no incentive to be dishonest. Trustee Scaletta said the definition of minority will need to be clarified.

V. OTHER BUSINESS

VI. ADJOURNMENT

The meeting was called to adjourn by Trustee Scaletta, seconded by Trustee Baldino.

Resident Melissa Cayer said there are many errors in the County assessment software. She asked the Board to use their leverage to get it fixed. Trustee Scaletta completely agreed it is a bad system and the tax bills should not come out, but the Cook County Assessor is the person to talk to. He referred

her to the Elk Grove Township Assessor's office. He told her to point out all the ones that are wrong so that she can get it corrected. Ms. Cayer asked if there were any TIF updates. The answer was no. She said people will shy away from the Village's affordable Housing initiatives as people won't want to pay more to subsidize neighbors getting reduced rent.

President Hayes called for the vote on the motion to adjourn at 8:18 p.m. It was approved unanimously.



Village Board
8/15/2022

Item: Warrant Register 08/15/2022

Department: Village Clerk

ATTACHMENTS:

Description

Warrant Register 08/15/2022

Type

Warrant Register



**VILLAGE OF ARLINGTON
HEIGHTS**
WARRANT REGISTER FOR
CHECK DATE: 8-15-2022

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$340,525.84
211	Motor Fuel Tax Fund	\$6,335.89
215	CDBG Fund	\$945.00
227	Foreign Fire Ins Tax Fund	\$13,818.10
231	Criminal Investigation Fd	\$8,361.76
235	Municipal Parkg Opr Fund	\$6,973.97
263	TIF IV	\$3,337.50
401	Capital Projects Fund	\$162,805.40
426	Storm Water Control Fund	\$340,871.56
505	Water and Sewer Fund	\$1,478,662.56
511	Solid Waste Fund SWANCC	\$135,193.00
515	Arts,Entert & Events Fund	\$30,144.27
605	Health Insurance Fund	\$306,480.96
611	General Liability Ins Fnd	\$2,200.00
615	Workers Compensation Ins	\$5,804.70
621	Fleet Operations Fund	\$33,255.99
625	Technology Fund	\$26,527.33
715	Guaranty Deposits Fund	\$1,600.00
TOTAL ALL FUNDS		\$2,903,843.83

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235559	715-0000-220.93-00	ANTHONY M PETERUSONIS	BOND REFUND	\$200.00	\$200.00
235654	715-0000-220.93-00	KOSMALSKI, TOM 22 1778	BOND REFUND	\$200.00	\$200.00
235660	715-0000-220.93-00	MARIBETH SHOVER (21-1828)	BOND REFUND	\$200.00	\$200.00
235661	715-0000-220.93-00	MARIBETH SHOVER (21-1828)	BOND REFUND	\$200.00	\$200.00
235662	715-0000-220.93-00	MARIBETH SHOVER (21-1828)	BOND REFUND	\$200.00	\$200.00
235695	715-0000-220.93-00	ROBERT SOLGER	BOND REFUND	\$200.00	\$200.00
235700	235-0000-435.65-03	MICHAEL RYDER	PARKING PERMIT REFUND	\$40.00	\$40.00
235717	715-0000-220.93-00	TOTAL PAVING	BOND REFUND	\$200.00	\$200.00
235718	715-0000-220.93-00	TOTAL PAVING	BOND REFUND	\$200.00	\$200.00
901895	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL 2022	\$2,763.12	\$2,763.12
901900	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE 2022	\$123.07	\$2,245.51
			FSA MEDICAL 2022	\$2,122.44	
				Division 0 Total	\$6,648.63
				Department 0 Total	\$6,648.63

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235582	101-0101-501.21-65	CAPTION FIRST INC	CLOSED CAPTIONING	\$570.00	\$1,140.00
			CLOSED CAPTIONING	\$570.00	
235590	101-0101-501.30-01	CHICAGO TRIBUNE	SUBSCRIPTION	\$99.50	\$99.50
901894	101-0101-501.22-05	CITIBANK	POSTAGE REPLENISHMENT	\$2.33	\$2.33
				Division 1 Total	\$1,241.83
				Department 1 Total	\$1,241.83

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235560	101-0201-502.21-65	ARCHIVE SOCIAL	MISCELLANEOUS SERVICES	\$2,388.00	\$4,776.00
			MISCELLANEOUS SERVICES	\$2,388.00	
235617	515-0201-525.40-55	FASTSIGNS	PRINTING SERVICES	\$144.27	\$144.27
235635	401-0201-572.20-05	HOST CITY PARTNERS	PROFESSIONAL SERVICES	\$1,900.29	\$1,900.29
235727	101-0201-502.21-65	VERIZON WIRELESS	ACCT 88534852600001	\$171.08	\$171.08
901894	101-0201-502.22-05	CITIBANK	POSTAGE REPLENISHMENT	\$1.20	\$1.20
				Division 1 Total	\$6,992.84
				Department 2 Total	\$6,992.84

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235625	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	JULY CLAIMS MEDICAL	\$5,527.02	\$5,527.02
235632	615-0301-552.20-50	HARRIS TRUST & SAVINGS BANK	AMAZON.COM W56D530O3	\$70.89	\$70.89
	615-0301-552.22-03	HARRIS TRUST & SAVINGS BANK	DOCUMENTING EMPLOYEE P	\$197.00	\$197.00
235686	615-0301-552.20-50	PETTY CASH	MISCELLANEOUS SUPPLIES	\$9.79	\$9.79
235736	101-0301-503.21-65	VERIZON WIRELESS	ACCT 28544404900001	\$116.89	\$116.89
901894	101-0301-503.22-05	CITIBANK	POSTAGE REPLENISHMENT	\$8.01	\$8.01
	605-0301-552.22-05	CITIBANK	POSTAGE REPLENISHMENT	\$4.32	\$4.32
901896	605-0301-552.20-65	DEARBORN LIFE INS CO	DIRECTOR'S BASIC LIFE	\$304.36	\$955.91
			LIBRARY BASIC LIFE	\$651.55	
	605-0301-552.20-66	DEARBORN LIFE INS CO	LIBRARY SUPPLEMENTAL LIFE	\$198.60	\$3,947.80
			VILLAGE SUPPLEMENTAL LIFE	\$3,749.20	
901898	605-0301-552.20-60	HMO ILLINOIS	HMO BILLING AUG 2022	\$301,572.93	\$301,572.93
Division 1 Total					\$312,410.56
Department 3 Total					\$312,410.56

WARRANT REGISTER - GM0002

Department: 4 Legal Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802219	101-0401-503.21-65	E RECORDING PARTNERS	WEEKLY RECORDING FEES	\$88.00	\$88.00
901894	101-0401-503.22-05	CITIBANK	POSTAGE REPLENISHMENT	\$21.60	\$21.60
				Division 1 Total	\$109.60
				Department 4 Total	\$109.60

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235558	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	FINANCIAL SERVICES	\$8,099.76	\$8,099.76
235618	101-0501-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$90.62	\$90.62
235625	611-0501-552.42-60	GALLAGHER BASSETT SERVICES INC	JULY CLAIMS LIABILITY	\$2,200.00	\$2,200.00
235652	101-0501-503.20-05	KELLY SERVICES	PROFESSIONAL SERVICES	\$1,327.93	\$2,655.86
			PROFESSIONAL SERVICES	\$1,327.93	
235680	101-0501-503.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	\$188.47	\$188.47
235686	101-0501-503.22-03	PETTY CASH	TRAVEL & TRAINING	\$13.50	\$13.50
235730	101-0501-503.21-65	VERIZON WIRELESS	ACCT 38508581800001	\$79.14	\$79.14
901894	101-0501-503.22-05	CITIBANK	POSTAGE REPLENISHMENT	\$481.12	\$481.12
	505-0501-503.22-05	CITIBANK	POSTAGE REPLENISHMENT	\$1,536.70	\$1,536.70
901899	505-0501-503.22-05	SEBIS DIRECT INC	POSTAGE REPLENISHMENT	\$5,013.00	\$5,013.00
Division 1 Total					\$20,358.17
Department 5 Total					\$20,358.17

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235555	625-0601-572.50-10	AMAZON.COM	HARDWARE SUPPLIES	\$337.55	\$337.55
235586	625-0601-553.33-05	CDS OFFICE TECHNOLOGIES	OFFICE SUPPLIES	\$780.00	\$780.00
235587	625-0601-553.33-05	CDW GOVERNMENT INC	COMPUTERS,DP & WORD PROC.	\$5,856.96	\$5,856.96
235606	625-0601-572.50-10	DELL MARKETING LP	COMPUTERS,DP & WORD PROC.	\$6,918.80	\$6,918.80
235632	625-0601-553.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US EO0PA6H53	\$149.00	\$171.85
			AMZN MKTP US IU5XD1H63	\$13.88	
			SHERWIN ACE HDWE	\$8.97	
	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	CDW GOVT #BM76286	\$130.25	\$402.05
			CDW GOVT #BN53537	\$271.80	
235665	625-0601-553.21-02	MERIDIAN IT US	COMPUTERS,DP & WORD PROC.	\$9,581.24	\$9,581.24
235729	625-0601-553.21-65	VERIZON WIRELESS	ACCT 78036610800001	\$426.27	\$426.27
235737	625-0601-553.21-65	VERIZON WIRELESS	ACCT 98726153700001	\$648.22	\$648.22
235738	625-0601-553.21-65	VERIZON WIRELESS	ACCT 68500580500001	\$1,404.39	\$1,404.39
				Division 1 Total	\$26,527.33
				Department 6 Total	\$26,527.33

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235546	101-3001-511.21-65	ACCURATE DOCUMENT DESTRUCTION	MISCELLANEOUS SERVICES	\$895.53	\$1,437.13
			MISCELLANEOUS SERVICES	\$541.60	
235566	101-3001-511.21-65	AT & T	MISCELLANEOUS SERVICES	\$120.00	\$120.00
235573	101-3001-511.30-35	IPROMOTEU	POLICE EQUIPMENT & SUPPLY	\$417.88	\$417.88
	101-3001-511.33-30	IPROMOTEU	POLICE EQUIPMENT & SUPPLY	\$1,761.92	\$1,761.92
235574	101-3001-511.21-65	BRIGHTSIDE CLINIC	SERVICE PROFESSIONAL	\$4,500.00	\$4,500.00
235604	101-3001-511.21-65	DACRA TECH LLC	SERVICE PROFESSIONAL	\$3,980.50	\$3,980.50
235607	101-3001-511.33-25	DETECTACHEM, INC.	POLICE EQUIPMENT & SUPPLY	\$511.44	\$511.44
235627	101-3001-511.33-30	GARIBALDIS	MISCELLANEOUS SUPPLIES	\$86.32	\$86.32
235639	101-3001-511.22-03	IL TACTICAL OFFICERS ASSOC	TRAVEL & TRAINING	\$1,590.00	\$1,590.00
235648	101-3001-511.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$199.00	\$2,655.30
			CLOTHING & APPAREL	\$72.95	
			CLOTHING & APPAREL	\$75.00	
			CLOTHING & APPAREL	\$825.00	
			CLOTHING & APPAREL	\$125.55	
			CLOTHING & APPAREL	\$510.30	
			CLOTHING & APPAREL	\$347.90	
			CLOTHING & APPAREL	\$134.00	
			CLOTHING & APPAREL	\$115.00	
			CLOTHING & APPAREL	\$250.60	
	235-3001-532.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$207.35	\$387.35
			CLOTHING & APPAREL	\$168.00	
			CLOTHING & APPAREL	\$12.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235653	101-3001-511.21-02	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	\$214.31	\$214.31
235668	101-3001-511.21-02	MIKES BIKE SHOP	EQUIPMENT MAINTENANCE	\$143.96	\$143.96
235678	101-3001-511.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT SEP 2022	\$55,477.09	\$55,477.09
235680	101-3001-511.30-05	ODP BUSINESS SOLUTIONS	POLICE EQUIPMENT & SUPPLY	\$52.07	\$52.07
	101-3001-511.33-25	ODP BUSINESS SOLUTIONS	POLICE EQUIPMENT & SUPPLY	\$34.49	\$34.49
235681	101-3001-511.21-65	OMNI YOUTH SERVICES INC	PROFESSIONAL SERVICES	\$15.53	\$15.53
235703	101-3001-511.30-05	SHERWIN ACE HARDWARE	POLICE EQUIPMENT & SUPPLY	\$21.99	\$21.99
235711	101-3001-511.21-65	T MOBILE USA INC	MISCELLANEOUS SERVICES	\$75.00	\$75.00
235719	101-3001-511.22-10	TOTAL PRINT SOLUTIONS	PRINTING SERVICES	\$453.20	\$453.20
235733	101-3001-511.21-65	VERIZON WIRELESS	ACCT 68682493000001	\$2,099.99	\$2,099.99
235734	101-3001-511.21-65	VERIZON WIRELESS	ACCT 54209747800003	\$35.01	\$35.01
235741	101-3001-511.21-65	VERIZON WIRELESS - VSAT	MISCELLANEOUS SERVICES	\$95.00	\$95.00
901894	101-3001-511.22-05	CITIBANK	POSTAGE REPLENISHMENT	\$1,154.13	\$1,154.13
Division 1 Total					\$77,319.61

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235571	231-3003-511.40-01	BENTLEY'S PETSTUFF	CANINE UNIT PROGRAM	\$148.08	\$148.08
235673	231-3003-511.40-11	NATL ASSOCIATION OF TOWN WATCH	POLICE EQUIPMENT & SUPPLY	\$1,979.69	\$2,057.69
			SHIPPING/DELIVERY SERVICE	\$78.00	
235689	231-3003-511.40-11	POWERDMS INC	POLICE EQUIPMENT & SUPPLY	\$6,100.00	\$6,100.00
235742	231-3003-511.40-01	VETERINARY SPECIALTY CENTER	K9 PROGRAM/SUPPLIES	\$55.99	\$55.99
Division 3 Total					\$8,361.76
Department 30 Total					\$85,681.37

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235554	101-3501-512.21-11	AMAZON COM CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	\$202.45	\$202.45
235568	101-3501-512.21-65	SIGNAL PERFECTION LTD	EQUIPMENT MAINTENANCE	\$1,490.00	\$1,490.00
235581	101-3501-512.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	\$40.45	\$40.45
235612	101-3501-512.33-45	EHRHARDT'S TRAILER SALES	EQUIPMENT MAINTENANCE	\$1,527.40	\$1,527.40
235621	401-3501-572.50-15	FIRESERVICE MANAGEMENT	EQUIPMENT MAINTENANCE	\$1,699.10	\$1,699.10
235626	101-3501-512.30-35	GALLS LLC	CLOTHING & APPAREL	\$195.32	\$1,040.23
			CLOTHING & APPAREL	\$102.80	
			CLOTHING & APPAREL	\$169.62	
			CLOTHING & APPAREL	\$56.54	
			CLOTHING & APPAREL	\$56.54	
			CLOTHING & APPAREL	\$114.45	
			CLOTHING & APPAREL	\$118.80	
			CLOTHING & APPAREL	\$113.08	
			CLOTHING & APPAREL	\$113.08	
235643	101-3501-512.22-02	INTL ASSOC OF FIRE CHIEFS	DUES	\$215.00	\$215.00
235648	101-3501-512.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$676.00	\$676.00
235666	101-3501-512.31-85	MUNICIPAL EMERGENCY SERVICES	FIRE EQUIPMENT & SUPPLY	\$1,084.35	\$1,084.35
235676	101-3501-512.22-03	NORTHEASTERN IL PUBLIC SAFETY	TRAVEL & TRAINING	\$975.00	\$975.00
235678	101-3501-512.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT SEP 2022	\$18,492.36	\$18,492.36
235679	101-3501-512.21-11	NORTHWEST ELECTRICAL SUPPLY CO	HARDWARE SUPPLIES	\$144.60	\$319.80
			HARDWARE SUPPLIES	\$175.20	
235680	101-3501-512.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	\$216.89	\$216.89
235684	101-3501-512.33-50	PENNCARE	FIRE EQUIPMENT & SUPPLY	\$212.71	\$212.71

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235716	101-3501-512.30-35	TODAY'S UNIFORMS	CLOTHING & APPAREL	\$214.50	\$214.50
235731	101-3501-512.21-65	VERIZON WIRELESS	ACCT 44205897800001	\$924.74	\$924.74
	101-3501-512.31-65	VERIZON WIRELESS	ACCT 44205897800001	\$384.95	\$384.95
235743	101-3501-512.22-03	BRIAN WALSH	TRAVEL & TRAINING	\$143.00	\$143.00
235748	101-3501-512.30-35	WITMER PUBLIC SAFETY GROUP	FIRE EQUIPMENT & SUPPLY	\$181.58	\$181.58
901894	101-3501-512.22-05	CITIBANK	POSTAGE REPLENISHMENT	\$3.53	\$3.53
				Division 1 Total	\$30,044.04
				Department 35 Total	\$30,044.04

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235545	227-3701-512.50-15	ABT ELECTRONICS	FURNITURE, NONOFFICE	\$2,128.10	\$2,128.10
235620	227-3701-512.50-15	KEVIN WHELAN	FURNITURE, NON OFFICE	\$11,500.00	\$11,500.00
235641	227-3701-512.30-35	INSPIRED ATTIRE	CLOTHING & APPAREL	\$190.00	\$190.00
				Division 1 Total	\$13,818.10
				Department 37 Total	\$13,818.10

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235605	101-4001-521.22-01	PADDOCK PUBLICATIONS	ADVERTISING	\$153.90	\$153.90
235651	263-4001-571.20-05	KANE MC KENNA & ASSOCIATES	PROFESSIONAL SERVICES	\$3,337.50	\$3,337.50
235732	101-4001-521.21-65	VERIZON WIRELESS	ACCT 38042002700001	\$245.51	\$245.51
901894	101-4001-521.22-05	CITIBANK	POSTAGE REPLENISHMENT	\$10.90	\$10.90
				Division 1 Total	\$3,747.81
				Department 40 Total	\$3,747.81

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235589	215-4101-522.41-01	CHICAGO TITLE COMPANY LLC	PROFESSIONAL SERVICES	\$70.00	\$70.00
235657	215-4101-522.41-73	LIFE SPAN	CDBG PROGRAM	\$875.00	\$875.00
				Division 1 Total	\$945.00
				Department 41 Total	\$945.00

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235593	101-4501-523.22-10	CLASS PRINTING	PRINTING SERVICES	\$1,082.00	\$1,082.00
235631	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	ENGINEERING REVIEW	\$405.00	\$1,350.00
			ENGINEERING REVIEW	\$945.00	
235632	101-4501-523.22-03	HARRIS TRUST & SAVINGS BANK	PANERA BREAD #203287 O	\$66.12	\$66.12
	101-4501-523.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM FZ41Q5I33	\$46.82	\$46.82
235680	101-4501-523.30-01	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	\$386.71	\$386.71
	101-4501-523.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	\$358.96	\$358.96
235686	101-4501-523.22-03	PETTY CASH	TRAVEL & TRAINING	\$25.00	\$25.00
235715	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	\$35.00	\$35.00
235735	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800002	\$230.09	\$230.09
235740	101-4501-523.21-65	VERIZON WIRELESS	ACCT 54209747800001	\$511.54	\$511.54
235750	101-4501-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$26.00	\$52.00
			OFFICE MACHINES & ACCESS	\$26.00	
901894	101-4501-523.22-05	CITIBANK	POSTAGE REPLENISHMENT	\$421.62	\$421.62
Division 1 Total					\$4,565.86
Department 45 Total					\$4,565.86

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235581	101-7001-541.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	\$10.09	\$10.09
235616	101-7001-541.21-02	E3 DIAGNOSTICS	NURSING EQUIPMENT & SUPPLY	\$575.00	\$575.00
235622	101-7001-541.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	\$480.00	\$1,045.00
			PROPERTY MAINTENANCE	\$565.00	
235656	101-7001-541.20-25	SHERRY LEMKE	PROFESSIONAL SERVICES	\$100.00	\$100.00
235680	101-7001-541.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	\$27.44	\$27.44
235684	101-7001-541.33-10	PENNCARE	NURSING EQUIPMENT & SUPPLY	\$188.34	\$188.34
235686	101-7001-541.22-03	PETTY CASH	TRAVEL & TRAINING	\$22.50	\$48.75
			TRAVEL & TRAINING	\$26.25	
235739	101-7001-541.21-65	VERIZON WIRELESS	ACCT 88556712200001	\$384.17	\$384.17
235752	101-7001-541.21-65	5 STAR INTERPRETING	PROFESSIONAL SERVICES	\$328.00	\$328.00
901894	101-7001-541.22-05	CITIBANK	POSTAGE REPLENISHMENT	\$64.59	\$64.59
Division 1 Total					\$2,771.38

Division: 7

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235585	101-7007-541.21-65	CATERED BY DESIGN	MISCELLANEOUS SERVICES	\$1,225.00	\$1,225.00
235624	101-7007-541.21-65	FRANCESCA'S TAVOLA	MISCELLANEOUS SERVICES	\$1,400.00	\$1,400.00
235647	101-7007-541.21-65	JAMESON'S CHARHOUSE	MISCELLANEOUS SERVICES	\$1,650.00	\$1,650.00
901894	101-7007-541.22-05	CITIBANK	POSTAGE REPLENISHMENT	\$110.74	\$110.74
Division 7 Total					\$4,385.74
Department 70 Total					\$7,157.12

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235544	101-7101-531.21-11	A & D PROCLEAN	SERVICE BLDG MAINT	\$900.00	\$1,450.00
			SERVICE BLDG MAINT	\$350.00	
			SERVICE BLDG MAINT	\$200.00	
235547	101-7101-531.31-55	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	\$3,335.00	\$3,335.00
	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	STREET LIGHTING SUPPLIES	\$454.00	\$893.00
			STREET LIGHTING SUPPLIES	\$439.00	
235553	101-7101-531.21-11	ALPHA BUILDING MAINTENANCE SRVS	SERVICE BLDG MAINT	\$3,726.33	\$3,726.33
235554	101-7101-531.31-65	AMAZON COM CAPITAL SERVICES	HARDWARE SUPPLIES	\$623.96	\$2,290.09
			CLOTHING & APPAREL	\$186.67	
			CLOTHING & APPAREL	\$99.98	
			OFFICE SUPPLIES	\$29.90	
			HARDWARE SUPPLIES	\$27.99	
			COMPUTERS,DP & WORD PROC.	\$1,116.66	
			OFFICE SUPPLIES	\$19.99	
			CLOTHING & APPAREL	\$184.94	
	101-7101-531.31-85	AMAZON COM CAPITAL SERVICES	HARDWARE SUPPLIES	\$54.98	\$54.98
235556	401-7101-571.50-20	AMERICAN DOOR & DOCK	SERVICE BLDG MAINT	\$3,500.00	\$3,500.00
235562	101-7101-531.31-65	ARLINGTON POWER EQUIPMENT	HARDWARE SUPPLIES	\$114.75	\$114.75
235564	101-7101-531.31-90	ARROW ROAD CONSTRUCTION CO	STREET/SIDEWALK SUPPLIES	\$10,873.98	\$18,720.18
			STREET/SIDEWALK SUPPLIES	\$7,577.82	
			STREET/SIDEWALK SUPPLIES	\$268.38	
235565	101-7101-531.22-70	AT & T	ACCT 217S667106106	\$1,977.17	\$1,977.17
235569	401-7101-571.50-30	BAXTER & WOODMAN	SERVICE CONSULTING	\$30,767.43	\$30,767.43

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235572	426-7101-571.50-25	BOLDER CONTRACTORS, INC.	SERVICE CONSULTING	\$8,000.00	\$8,000.00
235577	401-7101-571.50-30	BUILDERS PAVING LLC	SERVICE CONSTRUCTION	\$31,923.00	\$31,923.00
235591	401-7101-571.50-30	CITY OF ROLLING MEADOWS	SERVICE CONSULTING	\$51,521.00	\$51,521.00
235594	401-7101-571.50-30	CLEAN CUT TREE SERVICE INC	SERVICE LANDSCAPING	\$11,000.00	\$11,000.00
235599	101-7101-531.22-70	COMCAST CABLE	MISCELLANEOUS SERVICES	\$31.56	\$31.56
235600	101-7101-531.21-02	COMPLETE CLEANING CO INC	SERVICE BLDG MAINT	\$5,211.07	\$5,211.07
235601	211-7101-571.50-40	COOK COUNTY DEPT TRANSPORTATION	2ND QUARTER TRAFFIC SYSTEM	\$6,335.89	\$6,335.89
235602	426-7101-571.50-25	CRAWFORD MURPHY AND TILLY	SERVICE CONSULTING	\$54,877.50	\$54,877.50
235603	401-7101-571.50-30	JEFF CZAPLEWSKI	RESIDENT REIMBURSEMENT	\$625.00	\$625.00
235608	401-7101-571.50-30	DENNIS DITURI	RESIDENT REIMBURSEMENT	\$125.20	\$125.20
235609	101-7101-531.21-11	DOOR SYSTEMS ASSA ABLOY	SERVICE BLDG MAINT	\$891.00	\$891.00
235615	101-7101-531.20-05	ENGINEERING RESOURCE ASSOCIATES	SERVICE PROFESSIONAL	\$15,671.25	\$15,671.25
235618	101-7101-531.22-05	FEDERAL EXPRESS	SERVICE SHIPPING	\$45.42	\$45.42
235619	101-7101-531.31-45	FERGUSON FACILITIES SUPPLY HP#3400	OFFICE SUPPLIES	\$81.00	\$81.00
235623	101-7101-531.21-02	FOUNTAIN TECHNOLOGIES LTD	SERVICE BLDG MAINT	\$315.00	\$315.00
235628	101-7101-531.30-39	GAS DEPOT INC	FUEL,OIL,GREASE, & LUBES	\$28,639.00	\$57,398.55
			FUEL,OIL,GREASE, & LUBES	\$28,759.55	
235633	101-7101-531.21-02	HAYES MECHANICAL	SERVICE BLDG MAINT	\$176.09	\$32,561.48
			SERVICE BLDG MAINT	\$539.36	
			SERVICE BLDG MAINT	\$1,023.72	
			SERVICE BLDG MAINT	\$917.43	
			SERVICE BLDG MAINT	\$863.04	
			SERVICE BLDG MAINT	\$549.01	
			SERVICE BLDG MAINT	\$296.58	
			SERVICE BLDG MAINT	\$473.08	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235633	101-7101-531.21-02	HAYES MECHANICAL	SERVICE BLDG MAINT	\$297.18	\$32,561.48
			SERVICE BLDG MAINT	\$297.18	
			SERVICE BLDG MAINT	\$236.64	
			SERVICE BLDG MAINT	\$675.65	
			SERVICE BLDG MAINT	\$1,023.72	
			SERVICE BLDG MAINT	\$1,023.72	
			EQUIPMENT MAINTENANCE	\$176.09	
			SERVICE BLDG MAINT	\$3,632.00	
			EQUIPMENT MAINTENANCE	\$1,188.00	
			SERVICE BLDG MAINT	\$3,723.00	
			SERVICE BLDG MAINT	\$873.00	
			SERVICE BLDG MAINT	\$3,547.00	
			SERVICE BLDG MAINT	\$539.36	
			SERVICE BLDG MAINT	\$539.36	
			SERVICE BLDG MAINT	\$176.09	
			SERVICE BLDG MAINT	\$1,023.72	
			SERVICE BLDG MAINT	\$539.36	
			SERVICE BLDG MAINT	\$539.36	
			SERVICE BLDG MAINT	\$1,023.72	
			SERVICE BLDG MAINT	\$297.18	
			SERVICE BLDG MAINT	\$1,244.00	
			SERVICE BLDG MAINT	\$4,228.00	
			SERVICE BLDG MAINT	\$879.84	
			SERVICE BLDG MAINT	(\$879.84)	
			SERVICE BLDG MAINT	\$879.84	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235636	515-7101-525.33-05	HRP CHICAGO LLC	RENTAL/LEASE EQUIPMENT	\$30,000.00	\$30,000.00
235644	101-7101-531.21-11	INTL EXTERMINATORS INC	SERVICE BLDG MAINT	\$170.00	\$972.00
			SERVICE BLDG MAINT	\$370.00	
			SERVICE BLDG MAINT	\$432.00	
235649	426-7101-571.50-25	JOHN NERI CONSTRUCTION COMPANY	SERVICE CONSTRUCTION	\$277,994.06	\$277,994.06
235650	101-7101-531.31-55	JUST FAUCETS	PLUMBING SUPPLIES	\$549.76	\$549.76
235664	101-7101-531.21-01	MEADE ELECTRIC CO INC	TRAFFIC SIGNAL REPAIR	\$376.68	\$376.68
235667	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	SERVICE BLDG MAINT	\$1,530.00	\$1,530.00
235671	101-7101-531.30-35	STEVEN MURRAY	CLOTHING & APPAREL	\$200.00	\$200.00
235674	101-7101-531.21-50	NICOR	ACCT 01701843946	\$3,477.35	\$3,477.35
235679	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	\$13.00	\$13.00
235682	101-7101-531.22-70	PTS COMMUNICATIONS	MISCELLANEOUS SERVICES	\$75.00	\$75.00
235685	101-7101-531.21-02	PENTEGRA SYSTEMS	SERVICE BLDG MAINT	\$445.00	\$445.00
235686	101-7101-531.31-65	PETTY CASH	MISCELLANEOUS SUPPLIES	\$56.98	\$56.98
235687	401-7101-571.50-20	PIEPER ELECTRIC INC	ELECTRICAL EQUIP & SUPPLY	\$23,000.00	\$23,000.00
235688	101-7101-531.21-15	POTHOLE PROS INC	SERVICE CONSTRUCTION	\$4,714.50	\$4,714.50
235690	101-7101-531.22-70	PRECISE MRM LLC	MISCELLANEOUS SERVICES	\$522.50	\$522.50
235693	101-7101-531.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$161.99	\$1,546.93
			CLOTHING & APPAREL	\$135.99	
			CLOTHING & APPAREL	\$157.49	
			CLOTHING & APPAREL	\$178.49	
			CLOTHING & APPAREL	\$200.00	
			CLOTHING & APPAREL	\$200.00	
			CLOTHING & APPAREL	\$197.99	
			CLOTHING & APPAREL	\$157.49	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235693	101-7101-531.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$157.49	\$1,546.93
235694	101-7101-531.20-05	RITTER GIS	PROFESSIONAL SERVICES	\$1,432.50	\$1,432.50
235696	101-7101-531.30-05	ROGAN SHOES	CLOTHING & APPAREL	\$107.10	\$107.10
235697	101-7101-531.21-36	ROLAND MACHINERY CO	RENTAL/LEASE EQUIPMENT	\$10,000.00	\$10,000.00
235698	401-7101-571.50-30	MICHAEL ROZMUS	RESIDENT REIMBURSEMENT	\$644.38	\$644.38
235702	101-7101-531.21-11	SERVPRO	SERVICE BLDG MAINT	\$1,489.42	\$1,489.42
235704	101-7101-531.31-85	SITEONE LANDSCAPE SUPPLY LLC	MISCELLANEOUS SERVICES	\$83.28	\$83.28
235705	101-7101-531.31-55	SOUTH SIDE CONTROL SUPPLY CO.	MISCELLANEOUS SUPPLIES	\$3,356.80	\$3,356.80
235707	101-7101-531.31-55	STANDARD PIPE & SUPPLY INC	PLUMBING SUPPLIES	\$5.91	\$177.07
			PLUMBING SUPPLIES	\$171.16	
235708	101-7101-531.21-02	STONE GROUP	SERVICE BLDG MAINT	\$4,999.00	\$4,999.00
235712	401-7101-571.50-30	ROBERTO TAGALA	RESIDENT REIMBURSEMENT	\$350.00	\$350.00
235714	101-7101-531.21-02	TGF ENTERPRISES INC	MISCELLANEOUS SERVICES	\$2,951.80	\$4,527.05
			MISCELLANEOUS SUPPLIES	\$1,575.25	
235720	101-7101-531.31-70	TRAFFIC CONTROL CORP	TRAFFIC SIGNAL SUPPLY	\$885.00	\$885.00
235721	101-7101-531.31-45	ULINE INC	JANITORIAL SUPPLIES	\$234.23	\$234.23
235722	101-7101-531.21-11	UNIFIRST CORPORATION	FIRE 4 FLOOR MATS 6-28	\$48.53	\$1,194.30
			FIRE 1 FLOOR MATS 6-29	\$38.03	
			VH FLOOR MATS 6-29	\$192.29	
			POLICE FLOOR MATS 6-29	\$68.55	
			FIRE 2 FLOOR MATS 7-4	\$38.03	
			FIRE 2 FLOOR MATS	\$57.17	
			PW FLOOR MATS 7-4	\$154.55	
			FIRE 4 FLOOR MATS 7-12	\$48.53	
			FIRE 1 FLOOR MATS 7-13	\$38.03	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235722	101-7101-531.21-11	UNIFIRST CORPORATION	VH FLOOR MATS 7-13	\$192.29	\$1,194.30
			POLICE FLOOR MATS 7-13	\$68.55	
			FIRE 3 FLOOR MATS 7-18	\$38.03	
			FIRE 2 FLOOR MATS 7-18	\$57.17	
			VH FLOOR MATS 7-18	\$154.55	
235725	101-7101-531.22-70	VERIZON WIRELESS	ACCT 58675303500001	\$1,861.05	\$1,861.05
235728	101-7101-531.22-70	VERIZON WIRELESS	ACCT 64202486400001	\$126.44	\$126.44
235747	101-7101-531.30-35	WEX BANK	FUEL,OIL,GREASE, & LUBES	\$236.17	\$236.17
235749	101-7101-531.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
802216	101-7101-531.22-70	AT & T	ACCT 84759391411742	\$57.56	\$105.79
			ACCT 84779713213488	\$48.23	
802217	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0002031003	\$31.55	\$8,814.23
			ACCT 2278061084	\$275.35	
			ACCT 4321662000	\$1,129.92	
			ACCT 7363016029	\$7,377.41	
802218	101-7101-531.21-50	CONSTELLATION NEW ENERGY INC	ACCT 8063218	\$618.91	\$618.91
802220	101-7101-531.21-50	NICOR	ACCT 94830700004	\$293.10	\$293.10
901894	101-7101-531.22-05	CITIBANK	POSTAGE REPLENISHMENT	\$199.67	\$199.67
Division 1 Total					\$730,737.10
Department 71 Total					\$730,737.10

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235548	505-7201-561.31-55	ADDISON BUILDING MATERIAL CO	BLDG MAINT SUPPLY	\$35.96	\$35.96
235550	505-7201-561.31-60	ALEXANDER CHEMICAL CORP	CHLORINE GAS	\$1,222.62	\$1,222.62
235552	505-7201-561.50-15	ALLAN INTEGRATED CONTROL SYSTEMS	COMPUTERS,DP & WORD PROC.	\$7,890.00	\$7,890.00
235554	505-7201-561.30-35	AMAZON COM CAPITAL SERVICES	CLOTHING & APPAREL	\$225.56	\$225.56
	505-7201-561.31-65	AMAZON COM CAPITAL SERVICES	HARDWARE SUPPLIES	\$29.99	\$712.91
			CLOTHING & APPAREL	\$99.98	
			COMPUTERS,DP & WORD PROC.	\$398.00	
			CLOTHING & APPAREL	\$184.94	
235557	505-7201-561.22-70	AMERICAN MESSAGING	ACCT U1109311	\$67.01	\$67.01
235570	505-7201-561.31-55	BENJAMIN MOORE MT PROSPECT PAINT	HARDWARE SUPPLIES	\$67.20	\$67.20
	505-7201-561.31-65	BENJAMIN MOORE MT PROSPECT PAINT	HARDWARE SUPPLIES	\$225.05	\$225.05
235579	505-7201-561.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$1,880.00	\$31,472.75
			RENTAL/LEASE EQUIPMENT	\$29,592.75	
235580	505-7201-561.22-30	CYNTHIA CABURNAY	RESIDENT REIMBURSEMENT	\$2,470.00	\$2,470.00
235595	505-7201-561.20-05	CLEVELAND TRAMRAIL CHICAGO CO	PROFESSIONAL SERVICES	\$2,068.00	\$2,068.00
235597	505-7201-561.22-70	COMCAST CABLE	INTERNET SERVICES	\$189.85	\$189.85
235598	505-7201-561.22-70	COMCAST CABLE	TV SERVICES	\$2.10	\$2.10
235610	505-7201-561.31-05	DREISILKER ELECTRIC MOTORS INC	SERVICE CONSTRUCTION	\$6,500.00	\$6,500.00
235613	505-7201-561.21-02	EJ EQUIPMENT INCORPORATED	EQUIPMENT MAINTENANCE	\$1,102.09	\$6,416.46
			EQUIPMENT MAINTENANCE	\$3,542.07	
			EQUIPMENT MAINTENANCE	\$1,495.30	
			EQUIPMENT MAINTENANCE	\$277.00	
	505-7201-561.31-07	EJ EQUIPMENT INCORPORATED	EQUIPMENT MAINTENANCE	\$41.03	\$41.03

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235614	505-7201-561.31-07	EJ USA INC	SEWER SUPPLIES	\$2,662.66	\$2,662.66
235629	505-7201-561.31-02	GRAINGER W W INC	PLUMBING SUPPLIES	\$23.58	\$117.90
			PLUMBING SUPPLIES	\$94.32	
	505-7201-561.31-65	GRAINGER W W INC	STREET/SIDEWALK SUPPLIES	\$3,206.00	\$3,206.00
235630	505-7201-561.22-05	GRAYBAR ELECTRIC COMPANY	ELECTRICAL SUPPLIES	\$30.00	\$30.00
	505-7201-561.30-30	GRAYBAR ELECTRIC COMPANY	ELECTRICAL SUPPLIES	\$578.60	\$578.60
	505-7201-561.50-15	GRAYBAR ELECTRIC COMPANY	ELECTRICAL SUPPLIES	\$3,614.19	\$3,614.19
235634	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	\$2,656.98	\$16,947.55
			SERVICE METER	\$14,290.57	
	505-7201-561.31-02	HBK WATER METER SERVICE INC	SEWER SUPPLIES	\$13,600.54	\$25,093.58
			METERS SUPPLIES	\$1,094.90	
			METERS SUPPLIES	\$1,778.84	
			SEWER SUPPLIES	\$8,619.30	
235637	505-7201-561.22-03	MIKE IGNOFFO	TRAVEL & TRAINING	\$1,496.04	\$1,496.04
235645	505-7201-561.31-05	IRON MASTERS INC.	EQUIPMENT MAINT SUPPLY	\$2,400.00	\$2,400.00
235670	505-7201-561.31-07	MULTIPLE CONCRETE ACCESSORIES	SEWER SUPPLIES	\$728.00	\$728.00
235675	505-7201-561.22-03	NORDIN DAVID	TRAVEL & TRAINING	\$1,506.04	\$1,506.04
235680	505-7201-561.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	\$56.78	\$56.78
235690	505-7201-561.22-70	PRECISE MRM LLC	MISCELLANEOUS SERVICES	\$522.50	\$522.50
235691	505-7201-561.22-03	PREUCIL JOHN	TRAVEL & TRAINING	\$1,500.00	\$1,522.04
			TRAVEL & TRAINING	\$22.04	
235692	505-7201-561.31-65	PRO SAFETY INC	CLOTHING & APPAREL	\$87.00	\$87.00
235693	505-7201-561.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$152.99	\$502.93
			CLOTHING & APPAREL	\$179.95	
			CLOTHING & APPAREL	\$169.99	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235694	505-7201-561.20-05	RITTER GIS	MISCELLANEOUS SERVICES	\$1,432.50	\$1,432.50
235710	505-7201-561.20-05	SUBURBAN LABORATORIES INC	PROFESSIONAL SERVICES	\$658.68	\$658.68
235713	505-7201-561.21-35	TAYLOR PLUMBING	SERVICE METER	\$4,107.35	\$11,223.36
			SERVICE METER	\$7,116.01	
	505-7201-561.31-02	TAYLOR PLUMBING	SEWER SUPPLIES	\$2,108.61	\$2,108.61
235723	505-7201-561.31-65	USA BLUEBOOK	MISCELLANEOUS SUPPLIES	\$640.46	\$640.46
235725	505-7201-561.22-70	VERIZON WIRELESS	ACCT 58675303500001	\$1,861.04	\$1,861.04
235726	505-7201-561.22-70	VERIZON WIRELESS	ACCT 78635116200001	\$1,280.91	\$1,280.91
235744	505-7201-561.31-01	WATER PRODUCTS CO	WATER SEWER SYSTEM SUPPLY	\$1,307.30	\$1,307.30
235745	505-7201-561.31-07	WELCH BROS INC	SEWER SUPPLIES	\$2,512.00	\$2,512.00
235751	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLIES	\$2,390.25	\$11,632.25
			WATER SUPPLIES	\$1,446.00	
			WATER SUPPLIES	\$2,265.25	
			WATER SUPPLIES	\$1,979.75	
			WATER SUPPLIES	\$529.25	
			WATER SUPPLIES	\$402.25	
			WATER SUPPLIES	\$1,609.00	
			WATER SUPPLIES	\$723.00	
			WATER SUPPLIES	\$287.50	
802216	505-7201-561.22-70	AT & T	ACCT 84759021056118	\$871.43	\$970.92
			ACCT 84759080850047	\$99.49	
802217	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0111076085	\$283.99	\$423.05
			ACCT 0368380009	\$30.99	
			ACCT 1092085063	\$108.07	
802218	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 1050221	\$6,132.88	\$14,082.18

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802218	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 1060230	\$3,236.08	\$14,082.18
			ACCT 8063213	\$180.47	
			ACCT 1050220	\$4,532.75	
802220	505-7201-561.21-50	NICOR	ACCT 05850400002	\$64.55	\$798.97
			ACCT 16797600000	\$188.31	
			ACCT 76830700001	\$546.11	
901901	505-7201-561.21-53	NORTHWEST WATER COMMISSION	AUGUST QUARTERLY PAYMENT	\$1,261,081.50	\$1,261,081.50
				Division 1 Total	\$1,432,692.04
				Department 72 Total	\$1,432,692.04

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235567	235-7301-532.21-50	AT & T	ACCT 847R0608437214	\$242.87	\$242.87
235611	235-7301-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$419.16	\$419.16
802217	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	ACCT 4286290000	\$509.47	\$595.25
			ACCT 4643715006	\$19.23	
			ACCT 5231622008	\$66.55	
Division 1 Total					\$1,257.28

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235611	235-7302-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$1,327.34	\$1,327.34
Division 2 Total					\$1,327.34

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235611	235-7303-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$1,327.34	\$1,327.34
Division 3 Total					\$1,327.34

Division: 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235549	235-7304-532.21-02	AFFILIATED CUSTOMER SERVICE INC	SERVICE BLDG MAINT	\$2,215.50	\$2,215.50
235611	235-7304-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	\$419.16	\$419.16
Division 4 Total					\$2,634.66
Department 73 Total					\$6,546.62

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901897	511-7401-562.21-54	SOLID WASTE AGENCY	SEPT TIPPING FEES	\$135,193.00	\$135,193.00
				Division 1 Total	\$135,193.00
				Department 74 Total	\$135,193.00

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235551	621-7501-551.21-07	ALEXANDER EQUIPMENT CO INC	EQUIPMENT MAINTENANCE	\$5,025.80	\$5,025.80
235554	621-7501-551.31-51	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	\$18.95	\$18.95
			HARDWARE SUPPLIES	\$85.98	\$153.18
			HARDWARE SUPPLIES	\$52.34	
	621-7501-551.31-65	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	\$14.86	
			HARDWARE SUPPLIES	\$57.94	\$716.91
			HARDWARE SUPPLIES	\$658.97	
235561	621-7501-551.31-51	ARLINGTON HEIGHTS FORD INC	VEH MAINTENANCE SUPPLY	\$213.74	\$567.80
			VEH MAINTENANCE SUPPLY	\$323.26	
			VEH MAINTENANCE SUPPLY	\$53.58	
			VEH MAINTENANCE SUPPLY	\$39.26	
			VEH MAINTENANCE SUPPLY	\$150.50	
			VEH MAINTENANCE SUPPLY	\$28.00	
			VEH MAINTENANCE SUPPLY	(\$240.54)	
235563	621-7501-551.31-51	ARLINGTON TOYOTA	VEH MAINTENANCE SUPPLY	\$275.31	\$275.31
235575	621-7501-551.31-51	BRISTOL HOSE & FITTING INC	VEH MAINTENANCE SUPPLY	\$502.85	\$1,376.85
			VEH MAINTENANCE SUPPLY	\$874.00	
235576	621-7501-551.31-51	BROWN EQUIPMENT COMPANY	VEH MAINTENANCE SUPPLY	\$1,026.67	\$1,026.67
235578	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$56.04	\$560.71
			VEH MAINTENANCE SUPPLY	\$43.58	
			VEH MAINTENANCE SUPPLY	\$182.79	
			VEH MAINTENANCE SUPPLY	\$28.84	
			VEH MAINTENANCE SUPPLY	\$249.46	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235583	621-7501-551.31-51	CASEY EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$1,205.51	\$1,205.51
235584	621-7501-551.31-51	CASSIDY TIRE & SERVICE	VEH MAINTENANCE SUPPLY	\$103.44	\$103.44
235588	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	\$326.91	\$628.50
			VEH MAINTENANCE SUPPLY	\$54.43	
			VEH MAINTENANCE SUPPLY	\$203.02	
			VEH MAINTENANCE SUPPLY	\$44.14	
235592	621-7501-551.21-36	CITY WELDING SALES & SERVICE	EQUIPMENT RENTAL	\$126.99	\$126.99
235595	621-7501-551.21-02	CLEVELAND TRAMRAIL CHICAGO CO	EQUIPMENT MAINTENANCE	\$932.80	\$932.80
235596	621-7501-551.22-03	COLLEGE OF DUPAGE	TRAVEL & TRAINING	\$720.00	\$1,440.00
			TRAVEL & TRAINING	\$720.00	
235638	621-7501-551.21-07	IL SECRETARY OF STATE	VEH REGISTRATION RENEWAL	\$151.00	\$151.00
235642	621-7501-551.31-51	INTERSTATE POWER SYSTEMS INC	VEH MAINTENANCE SUPPLY	\$151.07	\$151.07
235646	621-7501-551.21-07	JAMES DRIVE SAFETY LANE LLC	JUNE VEHICLE INSPECTION	\$30.00	\$30.00
235655	621-7501-551.31-51	LEACH ENTERPRISES INC	VEH MAINTENANCE SUPPLY	\$107.94	\$107.94
235658	401-7501-572.50-15	LONGBART-ROSS CONSULTING	PROFESSIONAL SERVICES	\$3,250.00	\$5,750.00
			PROFESSIONAL SERVICES	\$2,500.00	
235659	621-7501-551.21-08	MAACO COLLISION REPAIR & PAINTING	EQUIPMENT MAINTENANCE	\$3,538.80	\$3,538.80
235663	621-7501-551.21-07	MASTER HITCH INC	VEH MAINTENANCE SUPPLY	\$507.60	\$507.60
235669	621-7501-551.31-51	MONROE TRUCK EQUIPMENT	VEH MAINTENANCE SUPPLY	\$538.26	\$538.26
235672	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	\$79.26	\$2,385.49
			VEH MAINTENANCE SUPPLY	\$17.86	
			VEH MAINTENANCE SUPPLY	\$389.57	
			VEH MAINTENANCE SUPPLY	\$107.02	
			VEH MAINTENANCE SUPPLY	\$175.88	
			VEH MAINTENANCE SUPPLY	\$35.92	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235672	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	\$238.60	\$2,385.49
			VEH MAINTENANCE SUPPLY	\$292.03	
			VEH MAINTENANCE SUPPLY	\$18.78	
			VEH MAINTENANCE SUPPLY	\$681.16	
			VEH MAINTENANCE SUPPLY	\$77.82	
			VEH MAINTENANCE SUPPLY	\$36.43	
			VEH MAINTENANCE SUPPLY	\$235.16	
235677	621-7501-551.31-51	NORTHWEST AUTO WASH	JUNE CAR WASHES	\$601.40	\$601.40
235683	621-7501-551.31-51	PATLIN INC	VEH MAINTENANCE SUPPLY	\$187.72	\$187.72
235693	621-7501-551.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	\$200.00	\$400.00
			CLOTHING & APPAREL	\$200.00	
235699	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	\$289.30	\$4,570.83
			VEH MAINTENANCE SUPPLY	\$186.08	
			VEH MAINTENANCE SUPPLY	\$70.07	
			VEH MAINTENANCE SUPPLY	\$54.96	
			VEH MAINTENANCE SUPPLY	\$113.91	
			VEH MAINTENANCE SUPPLY	\$3,248.75	
			VEH MAINTENANCE SUPPLY	\$18.28	
			VEH MAINTENANCE SUPPLY	\$70.07	
			VEH MAINTENANCE SUPPLY	\$15.52	
			VEH MAINTENANCE SUPPLY	\$194.31	
			VEH MAINTENANCE SUPPLY	\$309.58	
235701	621-7501-551.31-51	SAKASH JOHN CO	VEH MAINTENANCE SUPPLY	\$320.00	\$320.00
235706	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$127.97	\$2,335.38
			VEH MAINTENANCE SUPPLY	\$305.99	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235706	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$1,901.42	\$2,335.38
235709	621-7501-551.21-07	SUBURBAN ACCENTS INC	EQUIPMENT MAINTENANCE	\$1,650.00	\$1,650.00
235722	621-7501-551.30-35	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$93.38	\$190.36
			CLOTHING & APPAREL	\$96.98	
235724	621-7501-551.31-51	VEHICLE SAFETY SUPPLY	VEH MAINTENANCE SUPPLY	\$115.99	\$115.99
235746	621-7501-551.31-51	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLY	\$1,314.73	\$1,314.73
				Division 1 Total	\$39,005.99
				Department 75 Total	\$39,005.99

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235640	505-9001-571.50-25	IMEG CORP	SERVICE CONSULTING	\$39,420.82	\$39,420.82
				Division 1 Total	\$39,420.82
				Department 90 Total	\$39,420.82
TOTAL ALL FUNDS:					\$2,903,843.83



**Village Board
8/15/2022**

Item: Lead Service Line Replacement Loan - Public Hearing

Department: Public Works

Public Comment Narrative for Lead Law Compliance

In August of 2021, the State of Illinois approved Public Act 102-0613. The Act required removing and replacing every lead water service line in the State by 2067. Individual municipalities may need to comply earlier, based on their number of lead service lines. Public Works estimates roughly 5,000 lead or partial lead service lines exist within the Village. Based on this number, the Village has until 2044 to replace all of the lines.

The Village is currently in the process of seeking funding from the Public Works Water Supply Loan Program available through the Illinois Environmental Protection Agency (IEPA). Prior to receiving approval, public comments are sought regarding potential environmental impacts of the proposed project.

As required, the Village is in compliance with all environmental regulations associated with the regulatory agencies listed below:

- Illinois Historic Preservation Agency (SHPO)
- Illinois Department of Natural Resources (IDNR)
- Illinois Department of Agriculture
- Army Corp of Engineering

The project plan was reviewed by Village staff and consultants who have concluded that there will be no negative environmental impacts from the project.

This public hearing process satisfies the requirements necessary as part of the IEPA's Water Supply Loan Program.



**Village Board
8/15/2022**

Item: Fire Station #3 Kitchen Remodel

Department: Public Works

The FY2022 Capital budget includes funding for the remodeling of the kitchen at Fire Station #3. The kitchen is original to the construction of the building and was last remodeled in 2002. The durability of the original kitchen has proven problematic, due to the heavy use of a 24-hour operation. The goal of the kitchen remodeling is to replace the cabinets, appliances, counter, and flooring, with new more durable materials that can withstand the extensive use of numerous shifts.

In order to obtain higher quality materials and still stay within budget, Public Works has agreed to act as General Contractor with help from the Fire Department personnel. Numerous quotes were obtained for the various tasks needed to complete the project. Additionally, one contractor has offered to perform a portion of the necessary work at no cost, as a donation to the Village.

Staff is seeking Board approval, because the overall project exceeds our spending authority and the project was not bid as a whole. Savings are expected to exceed \$10,000 by allowing staff to perform the project management and coordination required for this project.

The associated lowest bidders for specific items for the project are as follows:

Marc Poulos (Painting/Decor)	0.00 (Donation)
Hardroc, Inc. (Counter Top)	\$9,581
ABT Electronics (Appliances)	\$14,724
Brakur Custom Cabinet	\$23,822
K Kucia Carpentry	\$9,100
(Custom Cabinetry/Installation/Demo)	
Midwest Industrial Floors	\$16,800
Miscellaneous Electrical Supplies (PW Staff)	\$5,000

TOTAL \$79,027

The total estimated expense for the project is \$79,027. This exceeds budgeted

funds by approximately \$18,000. This is primarily due to the industry-wide cost increases associated with the demand and availability of building supplies. Staff will complete all electrical work and serve as the general contractor, which will provide considerable savings.

Staff has confirmed that there are sufficient funds available to make up for this project overage. Therefore, Staff recommends proceeding with this project as indicated below.

Funds for the project materials are available in Account Nos.401-7101-571.50-20 (BL 9505), 401-3501-572.50-10 (EQ 9503), 401-7101-571.50-20 (BL9504), and 101-7101-531.31-55.

RECOMMENDATION

It is recommended that the Village Board waive the formal bidding process and authorize Staff to proceed with the related individual purchases for the Fire Station 3 - Kitchen Remodel project in an amount not-to-exceed the \$79,027 budget, and authorize Staff to execute the necessary documents.



Village Board
8/15/2022

Item: Resolution to approve release of Closed Session Minutes

Department: Village Clerk

The Village President and Board of Trustees have conducted its twice-annual review of all written minutes of the Closed Meetings and have determined that confidential treatment is no longer necessary for the written minutes of those Closed Meetings that are identified in the attached Exhibit. These minutes may be available for public inspection.

ATTACHMENTS:

Description	Type
Resolution-Approving Release of Closed Session Minutes	Resolution

VILLAGE OF ARLINGTON HEIGHTS

RESOLUTION NO. _____

A RESOLUTION APPROVING THE RELEASE OF CERTAIN WRITTEN MINUTES OF
CERTAIN CLOSED MEETINGS OF THE VILLAGE BOARD OF TRUSTEES

WHEREAS, the Village of Arlington Heights is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, pursuant to the Illinois Open Meetings Act, 5 ILCS 120/1 *et seq.* ("*Act*"), the Village has approved and maintained written minutes of all meetings of the Village Board of Trustees and of the Committee of the Whole that were closed to the public pursuant to the Act (collectively, the "*Closed Meetings*"); and

WHEREAS, pursuant to Section 2.06(d) of the Act, the Village President and Board of Trustees have conducted its twice-annual review of all written minutes of the Closed Meetings; and

WHEREAS, the President and Board of Trustees have determined that confidential treatment is no longer necessary for the written minutes of those Closed Meetings that are identified in Exhibit A attached to and, by this reference, made a part of this Resolution, and that such minutes may be made available for public inspection; and

WHEREAS, the President and Board of Trustees have determined that a need for confidentiality still exists as to the written minutes of all Closed Meetings that are not identified in Exhibit A to this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, as follows:

SECTION 1: RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2: PUBLIC INSPECTION OF WRITTEN MINUTES OF CLOSED MEETINGS. The President and Board of Trustees hereby authorize the public inspection of the written minutes of those Closed Meetings that are identified in Exhibit A to this Resolution, in accordance with and pursuant to the Act and the Illinois Freedom of Information Act, 5 ILCS 140/1 *et seq.*

SECTION 3: DETERMINATION OF CONFIDENTIALITY. The President and Board of Trustees hereby determine that a need for confidentiality still exists as to the written minutes of all Closed Meetings that are not identified in Exhibit A to this Resolution and for which the Village has not previously authorized public inspection.

SECTION 4: EFFECTIVE DATE. This Resolution will be in full force and effect upon its passage and approval as provided by law.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

PASSED AND APPROVED THIS ____ day of _____, 2022

Village President

ATTEST:

Village Clerk

EXHIBIT A

MINUTES AVAILABLE FOR PUBLIC INSPECTION

January 7, 2008
January 20, 2009
April 6, 2009
May 20, 2009
November 2, 2009
November 9, 2009

All minutes are for the Village Board of Trustees, except as noted.



Village Board
8/15/2022

Item: Ordinance - Code Amendment - Chapter 13 - Alcoholic Liquor Dealers

Department: Manager/Legal

At the August 1, 2022, Village Board meeting, a motion issuing a Class "AA" liquor license to Blitz Sports Bar and BBQ, LLC dba Blitz Sports Bar and BBQ, 286 W. Rand Road, was approved. An ordinance amending Section 13-502, Fees and Number of Licenses, of the Municipal Code, increasing the number of authorized Class "AA" liquor licenses to 21, is attached.

ATTACHMENTS:

Description

Code Amendment - Chapter 13

Type

Ordinance

AN ORDINANCE AMENDING CHAPTER 13 OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE

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

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

CLASS OF LICENSE	ANNUAL LICENSE FEE	NUMBER OF LICENSES AUTHORIZED
AA	\$4,600.00	21

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 15th day of August, 2022.

Village President

ATTEST:

Village Clerk



**Village Board
8/15/2022**

Item: Resolution - Intergovernmental Agreement - IL State Toll Highway Authority - Fire

Department: Fire/Legal

The Arlington Heights Fire Department is requesting the Village of Arlington Heights Board approve an intergovernmental agreement (IGA) between The Illinois State Toll Highway Authority and the Village of Arlington Heights.

The IGA was developed through cooperation between the Illinois Fire Chiefs Association and the Toll Highway Authority to create a Statewide agreement for funding Fire and Emergency Medical Services on Tollway responses. The IGA establishes a flat fee of \$500 per response for the authority having jurisdiction for the area which Fire and EMS are dispatched. The agreement does not limit the ability of the Village to bill patients for medical transports and has a set escalator of \$10.00 on each anniversary of the agreement. The Village's normal charges would still apply. The agreement does not alter the Village's current response practice in any way.

The Arlington Heights Fire Department responded to sixty-nine (69) incidents on the Tollway in 2021. If call volume is similar in future years, this will generate about \$35,000 a year for the Village. It is the recommendation of Fire Department to enter into the IGA as provided to offset the costs associated with Tollway responses.

RECOMMENDATION

It is recommended that a Resolution Approving an Intergovernmental Agreement with the Illinois State Toll Highway Authority for funding of Fire and Emergency Medical Services, be approved.

ATTACHMENTS:

Description	Type
Intergovernmental Agreement - IL State Toll Highway Authority	Resolution

**A RESOLUTION APPROVING AN
INTERGOVERNMENTAL AGREEMENT
WITH THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY**

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 Illinois State Toll Highway Authority and the Village of Arlington Heights related to funding for Fire and Emergency Medical Services on Tollway responses, 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 15th day of August, 2022.

Village President

ATTEST:

Village Clerk

**INTERGOVERNMENTAL AGREEMENT BETWEEN
THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY
AND VILLAGE OF ARLINGTON HEIGHTS**

THIS INTERGOVERNMENTAL AGREEMENT (“AGREEMENT”), made and entered into this 15th day of August, 2022, by and between The Illinois State Toll Highway Authority (“ILLINOS TOLLWAY”), and the VILLAGE OF ARLINGTON HEIGHTS (“VILLAGE”).

RECITALS

WHEREAS, to ensure the highest degree of safety in the operation of the ILLINOIS TOLLWAY, the ILLINOIS TOLLWAY adopted Resolution No. 5458, authorizing the ILLINOIS TOLLWAY to (i) enter into agreements with fire protection districts and municipal fire departments bordering its rights-of-way for the provision of adequate fire protection services, and (ii) provide reimbursement for such services at the scheduled rates set forth therein;

WHEREAS, pursuant to Resolution No. 5458, the ILLINOIS TOLLWAY entered into intergovernmental agreements with various fire protection districts and/or municipal fire departments bordering its rights-of-way for the provision of the above-described services;

WHEREAS, after reaffirming the need to provide adequate fire protection services along the toll roads in its system and finding it necessary to also provide adequate emergency medical services, the ILLINOIS TOLLWAY adopted Resolution No. 9589, increasing the scheduled reimbursement rates set forth in Resolution No. 5458;

WHEREAS, on September 29, 1977, after fire protection districts and municipal fire departments began providing ambulance services, the ILLINOIS TOLLWAY adopted Resolution No. 9885, adding a scheduled reimbursement rate for the provisions of ambulance services;

WHEREAS, on December 21, 1995, the ILLINOIS TOLLWAY adopted Resolution No. 14490, increasing the scheduled reimbursement rates for fire protection and emergency medical services (including ambulance services);

WHEREAS, the VILLAGE’S Fire Department was created by and operates pursuant to general powers conferred under the Fire Protection District Act, 70 ILCS 705/1, *et. seq.*;

WHEREAS, the VILLAGE is qualified to provide the fire protection and emergency services required by the ILLINOIS TOLLWAY on Interstate 90 between milepost 79.9 and milepost 73.8 in the Eastbound direction and between milepost 68.0 and milepost 70.8 in the Westbound Direction.

WHEREAS, the VILLAGE, by virtue of its home rule power as set forth in the 1970 Illinois Constitution, is authorized to enter into this AGREEMENT; and

WHEREAS, the ILLINOIS TOLLWAY, by virtue of its powers as set forth in the Toll Highway Act, 605 ILCS 10/1, *et. seq.*, is authorized to enter into this AGREEMENT,

NOW, THEREFORE, in consideration of the mutual covenants and representations contained herein, the ILLINOIS TOLLWAY and the VILLAGE (collectively, "Parties") agree as follows:

1. Relative to each occurrence in the Service Area (*see* Ex. A) to which the VILLAGE responds, the ILLINOIS TOLLWAY will pay the VILLAGE \$500.00 to reimburse a portion of the costs the VILLAGE incurs in connection with the response. On each anniversary of this AGREEMENT, this fee shall automatically increase by \$10.00. Also:
 - a. If helicopter rescue services are provided in accordance with criteria established by the hospital originating the request for such services, such services shall be billed directly by the helicopter rescue service to the party the helicopter was required to transport; the ILLINOIS TOLLWAY shall not be responsible for helicopter transport services, except as provided under Workers' Compensation Act, 820 ILCS 305/1, *et seq.*;
 - b. Special hazardous material rescue and clean up services not provided by the VILLAGE shall be billed directly by the provider to the person(s) or entities who caused such services to be required.
 - c. Nothing in this AGREEMENT shall prohibit the VILLAGE from billing any patient, including the insurance provider for the patient, for ambulance transportation to receive emergency medical care.
2. For, and in consideration of, the compensation specified above, which the ILLINOIS TOLLWAY and the VILLAGE agree constitutes the sole and exclusive amount for which the ILLINOIS TOLLWAY will be responsible for as a result of or due to a response by the VILLAGE, the VILLAGE agrees:
 - a. To use its best efforts to provide fire protection and emergency services for persons and property in the Service Area. If changes in the Service Area are required to more efficiently serve the needs of ILLINOIS TOLLWAY patrons, the Service Area may be amended by written agreement of the Parties.
 - b. To proceed, whenever fire equipment is available, to the location in the Service Area (*see* Ex. A) designated by an authorized representative of the ILLINOIS TOLLWAY. The VILLAGE shall make every effort to provide its own back-up response when its own manpower and/or equipment is not available for call-out. In the event an emergency call is directed to the VILLAGE from a source other than the ILLINOIS TOLLWAY, the VILLAGE shall promptly notify an authorized representative of the ILLINOIS TOLLWAY of the nature of the emergency and the designated location.
 - c. To respond with necessary available equipment and manpower as indicated by the information provided by the authorized representative of the ILLINOIS TOLLWAY.
 - d. To present to the ILLINOIS TOLLWAY, within forty-five (45) days of an event in the Service Area that requires the provision of any fire protection and

emergency services, an invoice including the hour, date, time and place of the VILLAGE's response to the event; and the amount due and owing from the ILLINOIS TOLLWAY pursuant to this AGREEMENT. The ILLINOIS TOLLWAY will promptly process all timely and sufficient invoices submitted by the VILLAGE. The VILLAGE shall not bill the ILLINOIS TOLLWAY for any services billed to an ILLINOIS TOLLWAY patron, and the ILLINOIS TOLLWAY shall not be responsible for any services billed to an ILLINOIS TOLLWAY patron, even if the VILLAGE fails to obtain payment from or on behalf of the ILLINOIS TOLLWAY patron.

- e. To keep confidential, and not disclose, distribute or otherwise share, any photographs, video or electronic images that depict any matter that may have occurred on ILLINOIS TOLLWAY property, except for disclosures to (i) physicians and medical personnel directly involved in the treatment of a patient involved in an occurrence, (ii) insurance companies representing a party involved in an occurrence, or (iii) the State Fire Marshal. Disclosure also is permissible to the extent required by the Illinois Freedom of information Act.

I. GENERAL PROVISIONS

1. The ILLINOIS TOLLWAY, the VILLAGE and their respective agents agree that they shall communicate, cooperate and coordinate with one another on all issues pertaining to a response and the consequent need for fire protection and emergency services in the Service Area, including but not limited to traffic and incident management.
2. All promises, agreements, covenants and representations, express or implied, oral or written, concerning the subject matter of this AGREEMENT are contained in this AGREEMENT, which embodies the entire agreement and understanding between the Parties. No other promises, agreements, covenants or representations, express or implied, oral or written, have been made by any Party to any other Party concerning the subject matter of this AGREEMENT, and neither the fact of this AGREEMENT nor any of its terms creates, or is intended to create, any rights or interests in any third party. This AGREEMENT is made solely for the benefit of the ILLINOIS TOLLWAY and the VILLAGE. All prior and contemporaneous negotiations, promises, agreements, covenants and representations between the Parties concerning the subject matter of this AGREEMENT are merged into this AGREEMENT.
3. Whenever in this AGREEMENT approval or review by either the VILLAGE or the ILLINOIS TOLLWAY is provided for, said approval or review shall not be unreasonably delayed or withheld.
4. No later than fourteen (14) calendar days after execution of this AGREEMENT, each PARTY shall designate in writing a representative who shall serve as the full-time representative of said PARTY during the period this AGREEMENT is in effect. Each representative shall have authority, on behalf of such PARTY, to make decisions relating to implementation of this AGREEMENT. Representatives may be changed, from time to

time, by subsequent written notice. Each representative shall be readily available to the other PARTY.

5. This AGREEMENT may be executed (including electronically) in two (2) or more counterparts, each of which shall be deemed an original and all of which shall be deemed one and the same instrument.
6. This AGREEMENT may not be amended or modified without the written consent of the Parties and the Illinois Attorney General.
7. This AGREEMENT shall be binding upon and inure to the benefit of the PARTIES and their respective successors and approved assigns.
8. Failure by the ILLINOIS TOLLWAY or the VILLAGE to seek redress for a violation of this AGREEMENT or to insist upon the strict performance of any condition or covenant of this AGREEMENT shall not constitute a waiver of any breach or subsequent breach of such covenants, terms, conditions, rights and remedies. No provision of this AGREEMENT shall be deemed waived by the ILLINOIS TOLLWAY or the VILLAGE unless such provision is waived in writing by the Party intended to benefit therefrom.
9. This AGREEMENT shall be governed and construed in accordance with the laws of the State of Illinois, without regard to conflicts of law principles, and in the event of a dispute, venue shall lie exclusively in DuPage County, Illinois.
10. The VILLAGE shall maintain books and records relating to the performance of this AGREEMENT necessary to support amounts charged to the ILLINOIS TOLLWAY. The VILLAGE shall maintain books and records, including information stored in databases or other computer systems, for a period of three (3) years from the date of final payment under this AGREEMENT. Books and records the VILLAGE is required to maintain shall be available for review or audit by representatives of the Auditor General, the Executive Inspector General, the Illinois Tollway Inspector General, State of Illinois or ILLINOIS TOLLWAY internal auditors or other governmental entities with monitoring authority, upon reasonable notice and during normal business hours.
11. Either Party to this AGREEMENT may terminate this AGREEMENT by notifying the other Party in writing. Such written notice shall be effective ninety (90) days after the date of the notice. Such written notice shall be sent by U.S. Mail or overnight messenger as follows:

If to the VILLAGE

Village of Arlington Heights
Fire Department
33 South Arlington Heights Road
Attention: Fire Chief

If to the ILLINOIS TOLLWAY

The Illinois State Toll Highway Authority
2700 Ogden Avenue
Downers Grove, IL 60515
Attention: General Counsel

IN WITNESS WHEREOF, the PARTIES hereto have caused this AGREEMENT to be executed on the dates indicated.

VILLAGE OF ARLINGTON HEIGHTS

By: _____
Thomas W. Hayes, Village President

Date: August 15, 2022

THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY

By: _____
[Name, Position]

Date: _____, 20

Approved as to Form and Constitutionality

_____, AAG
Attorney General, State of Illinois

Ex. A
Service Area

Interstate 90 between milepost 79.9 and milepost 73.8 in the Eastbound Direction and between milepost 68.0 and milepost 70.8 in the Westbound Direction



**Village Board
8/15/2022**

Item: An Ordinance Amending the Annual Budget of the Village of Arlington Heights, County of Cook, State of Illinois, for the Fiscal Year Beginning January 1, 2022 and Ending December 31, 2022 (Metropolis Air Conditioning Unit)

Department: Finance

The Village Board approved the emergency purchase of a new air conditioning unit for the Metropolis Theater in the amount of \$65,300 at the August 1, 2022 Village Board meeting. The 2022 Budget should be amended to reflect this expenditure.

RECOMMENDATION:

It is recommended that the Village Board approve the attached Ordinance amending the 2022 Arts, Entertainment & Events Fund Budget by \$65,300.

ATTACHMENTS:

Description	Type
Ordinance Amending the 2022 Budget - Metropolis Air Conditioning Unit Replacement	Ordinance

**AN ORDINANCE AMENDING THE ANNUAL BUDGET OF THE VILLAGE OF
ARLINGTON HEIGHTS, COUNTY OF COOK, STATE OF ILLINOIS, FOR THE
FISCAL YEAR BEGINNING JANUARY 1, 2022 AND ENDING DECEMBER 31, 2022**

WHEREAS, by Ordinance 2021-054, the President and Board of Trustees of the Village of Arlington Heights, Illinois adopted the Annual Budget of the Village of Arlington Heights for the fiscal year beginning January 1, 2022, and ending December 31, 2022; and

WHEREAS, the President and Board of Trustees has determined that it will serve and be in the best interest of the Village to adopt an Ordinance amending the Annual Budget;

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

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the President and Board of Trustees.

SECTION TWO: ADOPTION OF AMENDMENTS. The Annual Budget shall be, and it is hereby, amended as follows:

Account Being Amended	Original	Amendment Incr./(Decr.)	Revised
515-2005-525.50-55 EQ0603	\$115,200	\$65,300	\$180,500

SECTION THREE: PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION FOUR: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage, approval, and publication in the manner as provided by law.

AYES:

NAYS:

PASSED AND APPROVED THIS <<insert Board meeting date>>.

Village President

ATTEST:

Village Clerk



Village Board
8/15/2022

Item: Appointment of Lance Harris to the Fire Pension Board

Department: Village Managers Office

Appointment of Lance Harris, Fire Chief, to the Fire Pension Board



**Village Board
8/15/2022**

Item: La Zingara Restaurant - 2300 E. Rand Rd. - PC#22-006

Department: Planning & Community Development

Requested Action

Amendment to Special Use Permit Ordinances 78-063 and 08-029 to allow the addition of a 909 square-foot dining room with a seating area of 858 square-feet.

Variations Required

1. Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 113 parking spaces where 167 spaces are required by code.
2. Variation from Chapter 28, Section 6.13-3b (Fence Height) to allow an 8 foot tall fence in the rear yard where a 6 foot tall fence is permitted.

Recommendation

A public meeting was held by the Plan Commission on July 27, 2022 where Commissioner Warskow moved and Commissioner Green seconded:

A motion to recommend to the Village Board of Trustees approval of PC #22-006, an Amendment to Special Use Permit Ordinances #78-063 and #08-029 to allow the addition of a 909 square-foot dining room with a seating area of 858 square feet, and the following variations:

1. Variation from Chapter 28, Section 10.4, Schedule of Parking Requirements, to allow the provision of 113 parking spaces where 167 spaces are required by code.
2. Variation from Chapter 28, Section 6.13-3B, Fence Height, to allow an eight-foot tall fence in the rear yard where a six-foot tall fence is permitted.

This recommendation is subject to the following:

1. Missing code-required landscaping consisting of two landscape island trees along the Rand Road access aisle and a three-foot tall landscaping screening along Rand Road shall be installed no later than September 30, 2023.
2. Two bicycle parking spaces shall be installed no later than 60 days of approval of this project.
3. If the Building Department determines a new or revised permit is necessary, the Petitioner shall submit for a fence permit no later than September 1, 2022.

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

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
PC Minutes 7/27/22 - DRAFT	Minutes
Aerial	Exhibits
Response to Special Use Permit Criteria	Correspondence
Response to Zoning Code Variation Criteria	Correspondence
Project Summary	Correspondence
Plat of Survey	Exhibits
8-foot tall fence location	Exhibits
Floor Plan	Exhibits
Parking Survey	Exhibits
Round 1 - Department Comments	Correspondence
Round 1 - Petitioner Response to Department Comments	Correspondence
PC Timeline Tracker	Exhibits



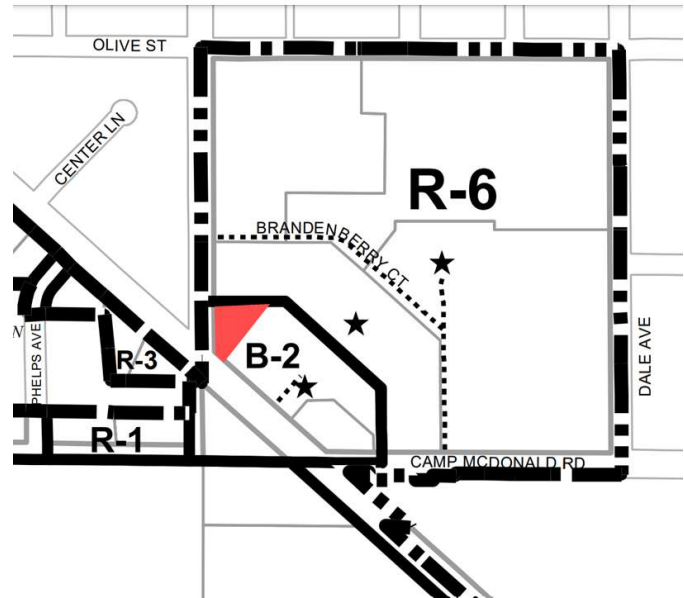
VILLAGE OF ARLINGTON HEIGHTS *STAFF DEVELOPMENT* *COMMITTEE REPORT*

Temp File Number: PC 22-006
Project Title: La Zingara SUP Amendment
Address: 2300 E. Rand Road
PIN: 03-21-402-013-0000

To: Plan Commission
Prepared By: Jake Schmidt, Assistant Planner
Meeting Date: July 27, 2022
Date Prepared: July 22, 2022

Petitioner: Sam Mokhtarian
SD&S Properties
Address: 401 E. Prospect Ave, Suite 103
Mount Prospect, IL 60056

Existing Zoning: B-2: General Business District
Comprehensive Plan: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-6, Multiple Family Dwelling District	Brandenberry Park Condominiums	Moderate Density Multi-Family
South	B-2, General Business District; R-1, One-Family Dwelling District	Keyes Motel, Rolling Green Country Club	Commercial, Parks
East	R-6, Multiple Family Dwelling District	Brandenberry Park Condominiums	Moderate Density Multi-Family
West	City of Prospect Heights	Mobil Gas Station	City of Prospect Heights

Requested Action:

1. Amendment to Special Use Permit Ordinances 78-063 and 08-029 to allow the addition of a 909 square-foot dining room with a seating area of 858 square-feet.

Variations Required:

1. Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 113 parking spaces where 167 spaces are required by code.
2. Variation from Chapter 28, Section 6.13-3b (Fence Height) to allow an 8 foot tall fence in the rear yard where a 6 foot tall fence is permitted.

Project Background:

La Zingara is a casual sit-down/carry-out restaurant that specializes in a variety of Italian-American entrees, salads, appetizers, and desserts. Last year, the restaurant expanded into an adjacent tenant space. A permit was applied for and issued by the Village for the expansion. At the time, the requirement for an amendment to the existing Special Use Permit was not identified, as a revised permit showing seating was not routed to the Planning Department for review. During Liquor License renewal this year, the restaurant noted that seating had been added, and the matter was forwarded to the Planning Department.

The subject tenant space is part of the Brandenberry Park Shopping Center, which is located at the northeast corner of Rand Road and Waterman Avenue. This multi-tenant commercial shopping center is 31,800 square feet in size, and is served by a parking lot with 113 parking spaces.

The expanded restaurant has a total of 127 seats (106 interior), has 8 staff members on site at peak times, and operates from 4pm to 10pm Monday through Thursday, 4pm to 10:30pm Friday through Saturday, and 4 pm to 9pm Sunday. No changes to the site or building are proposed aside from the already completed interior modifications. The underlying Special Use Permit allowed for 70 interior seats, and as such an amendment to the existing Special Use Permit is required to allow for the increased capacity.

Zoning and Comprehensive Plan

The subject property is located within the B-2 Zoning District, and the proposed use is classified as a "Restaurant". To proceed forward, the Plan Commission must review and the Village Board must approve an amendment to the existing Special Use Permit for the subject restaurant. In order to demonstrate conformance with the standards of approval for a Special Use Permit, the petitioner provided a written justification to the Special Use Permit Criteria. This response was included within the Plan Commission Agenda Packet.

The subject property is designated as appropriate for commercial uses per the Comprehensive Plan of the Village of Arlington Heights. The proposed use is compatible with this designation. As the proposed amendment is for an existing business, a market study was not required.

Building, Site Plan, and Landscaping

The applicant is not proposing any site alterations as part of the proposed project. During the formal Plan Commission review process, Staff evaluated existing site landscaping to ensure that it conforms to all code requirements. It was identified that two trees were missing from the ends of parking rows, both adjacent to the southwest drive aisle accessing Rand Road. It was also identified that the code-required 3-foot tall landscape screen along Rand Road was missing. Therefore, replacement of missing landscaping will be required. The petitioner has requested deferred installation of landscaping due to high material and labor costs, as well as financial hardship caused by two vacant tenant spaces and reduced rent from a current tenant. Staff is comfortable allowing 1 year for landscape installation, with a deadline of September 30, 2023.

During the review process, it was also determined that an 8-foot-tall fence had been installed along an approximately 86-foot-long section of the northeast property line in order to screen a trash area. As code only permits fencing to be a maximum height of 6 feet, a variation is required to allow this fencing. The petitioner provided a written response to zoning code variation justification criteria, which was included within the Plan Commission Agenda Packet. Staff believes the written response to zoning code variation criteria was adequate. The petitioner did receive a permit for this fence in 2019, however the permit only

showed a 6-foot tall fence. As such, if the Building Department determines a new or revised permit is necessary, the petitioner will also be required to submit for a revised fence permit by September 1, 2022.

Traffic and Parking

The total parking requirement for the proposed facility is based off of the respective uses within the building, broken down by the gross square footage or unit count of each use. A preliminary parking estimate is shown in **Table I** below:

Table I: Required Parking

Unit	Address	Use/Business	Code Use	SF [Outdoor] (Indoor)	1/	Parking Required
A	2300-A	La Zingara Restaurant	Restaurant	3,046 [578 - outdoor] (908 - indoor)	45	33
A2		La Zingara Expansion	Restaurant	909	45	20
B	2300-B	VACANT	Vacancy	2,224	300	7
C	2300-C	Express Gifts	Retail	2,777	300	9
D	2302	Dr. Vavrik, DDS	Medical	1,800	200	9
E	2304	VIK nail	Beauty Shop	691	250	3
F	2306	Miracle Ear (Chicago Hearing)	Medical	691	200	3
G	2308	VACANT	Vacancy	1,220	300	4
H	2310	Academie De Danse*	Comm School	1,365	250	5
I	2314	Oak Mill Bakery	Retail	4,644	300	15
J1	2316	B&P Smoke and Spirits	Retail	2,120	300	7
J2	2318	Andrea's Pet Spaw	Retail	2,120	300	7
K	2324	Pinoy Grill	Restaurant	1,040 [570 - outdoor] (315 - indoor)	45	20
L	2326	Prospect Animal Hospital	Medical	2,460	200	12
M	2330	Hair Salon	Beauty Shop	972	250	4
N	2334	Silvio Dry Cleaners	Retail	1,485	300	5
O	2336	Hyperlife Transportation	Office	633	300	2
TOTAL				29,288		
TOTAL PARKING REQUIRED						167
TOTAL PARKING PROVIDED						113
SURPLUS (DEFICIT)						(54)

Per the Staff analysis, a total of 167 spaces would be required for the site. The subject site is currently improved with 113 spaces, resulting in a code-required parking deficit of 54 parking spaces.

Section 6.12-1 of the Zoning Code states that projects requiring a Plan Commission review do not need to provide a full traffic study if the project:

1. Comprises less than 5,000 square feet in floor area, and;
2. Is located along a major or secondary arterial street as defined by the Village's Thoroughfare Plan.

As the property is located along Rand Road (designated a major arterial in the Village's Thoroughfare Plan), and the petitioner is proposing no changes to the site or building, the scope of this project falls under the 5,000 square foot threshold outlined in the Zoning Code, and a traffic and parking study is not

required. However, anticipated parking demand was evaluated. The petitioner provided a parking study, conducted over a two-week period, four days each week, including at least one Friday, Saturday, and Sunday during the hours the restaurant operates. This survey found a peak number of 35 vehicles accessing the site, approximately 31% of parking lot capacity. Peak demand occurred at 7:00 PM on Thursday June 9th and Saturday, June 11th. Staff has no concerns related to parking availability per the data from this survey. Should the currently vacant units become tenanted with retail uses, it can be anticipated that 11 additional vehicles (the code-required parking value for these spaces) could access the site, for an extrapolated total of 46 vehicles, or 41% of parking lot capacity.

With respect to bicycle parking, the provision of bicycle parking spaces is required when the use of a space changes to a more intense use. As the restaurant is expanding, 2 bicycle parking spaces are required. The petitioner has requested deferred installation of bicycle parking, and Staff is comfortable with installation occurring within 60 days of approval of this project.

RECOMMENDATION

The Staff Development Committee reviewed the proposed Special Use Permit Amendment and Variation Requests to allow an expanded restaurant on the subject property, and recommends **approval**. This recommendation is subject to the following conditions:

1. Missing code-required landscaping, consisting of two landscape island trees along the Rand Road access aisle, and 3-foot-tall landscape screening along Rand Road, shall be installed no later than September 30, 2023.
2. 2 bicycle parking spaces shall be installed no later than 60 days of approval of this project.
3. If the Building Department determines a new or revised permit is necessary, the petitioner shall submit for a fence permit no later than September 1, 2022.

July 22, 2022

Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC File 22-006

PLAN

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

COMMISSION

RE: LA ZINGARA - 2300 EAST RAND ROAD - PC #22-006
SUP AMENDMENT FOR EXPANDED RESTAURANT, PARKING VARIATION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 27th day of July, 2022 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
MARY JO WARSKOW
JOE LORENZINI
BRUCE GREEN
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

JAKE SCHMIDT, Assistant Planner

CHAIRPERSON DAWSON: We'll get started. The meeting of the Arlington Heights Plan Commission is called to order. Let's do the pledge.

(Pledge of Allegiance recited.)

CHAIRPERSON DAWSON: All right, roll call.

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. SCHMIDT: Commissioner Drost.

(No response.)

MR. SCHMIDT: Commissioner Ennes.

(No response.)

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes, here.

MR. SCHMIDT: Commissioner Jensen.

(No response.)

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. SCHMIDT: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. SCHMIDT: Chair Dawson.

CHAIRPERSON DAWSON: Here.

All right, we've got the minutes for the previous meeting which are the Mueller Lot Consolidation and then the St. Anne Shelter for Girls.

COMMISSIONER GREEN: I'd like to make a motion to enter those.

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON DAWSON: Any discussion?

(No response.)

CHAIRPERSON DAWSON: All right, voice vote? Okay, all in favor?

(Chorus of ayes.)

COMMISSIONER LORENZINI: I'm going to abstain; I wasn't there for that meeting.

CHAIRPERSON DAWSON: All right, so the first item on our agenda is the La Zingara amendment for expanded restaurant. The Petitioner is obviously here.

MR. MOKHTARIAN: Yes.

CHAIRPERSON DAWSON: Who will be presenting today? Just one?

MR. MOKHTARIAN: I'm the owner of the plaza. I'm making sure to present the --

CHAIRPERSON DAWSON: Sure, do you want to come on up?

MR. MOKHTARIAN: Sure.

CHAIRPERSON DAWSON: All right, so I need to swear you in. Anybody else testifying or just you?

MR. MOKHTARIAN: Just me.

CHAIRPERSON DAWSON: That's fine. No, that's perfect.

(Witness sworn.)

CHAIRPERSON DAWSON: Terrific. All right, go ahead with your

presentation.

MR. MOKHTARIAN: My name is Sam Mokhtarian, I'm the owner of the Brandenberry Plaza on Rand Road. We have a very good tenant, La Zingara Restaurant, Mr. Jesus Aguirre and his wife, they've been operating this Italian restaurant --

(Short pause to turn on the microphones.)

CHAIRPERSON DAWSON: All right, here we go. Keep going.

MR. MOKHTARIAN: So, as I was saying, we have these small strips in there on Rand Road, Brandenberry Plaza. They approached us about a year ago because of the COVID and the difficulty in the restaurant business. A good tenant asked us if we can accommodate them with a small party room about 900 square-foot. They thought since they're having difficulty with their main restaurant, maybe a party room, a gathering room will help them. So, we approached the tenant next door, Big & Tall, which at that time they also had difficulty with, you know, their finances and they were accommodating. They accepted to take a small portion of their space at that time, and since then, unfortunately, Big & Tall's owner died and that space is vacant.

So, we went through a great deal of expense and work and pulled the permit, the drawings, the architect, and we took about 900 square-foot of space. We separated the electrical from Big & Tall, the heating, the air conditioning, and we made really a nice little party room to accommodate our good tenant and also help the Big & Tall. As owners, we try to do everything we can to really help our tenants every which way to survive and be a viable business.

So, we pulled the permit, we did the construction, the build-out. We passed all the inspections. We followed all the Village requirements as far as the restaurant expansion. They were ready to open and we found out that the special use was overlooked and we have to go through the process of special use.

So, with the help of our good friend here, Jake, we went through the special use. One of the concerns that they showed was the parking. Really, the parking, as the landlord, one of our highest priorities is to have more parking, that cars park in the parking lot. We did a study per the request, a two-week study. The maximum number of cars at the peak of any time was 35 cars where there's 113 spaces available there. So, really, the parking is not any concern whatsoever at all. As a matter of fact, like I said, I wish we could have more cars parked to show more activity and more viability.

So, really this expansion is helping them and it doesn't affect anybody, none of the neighbors, you know, in any shape or form affect the neighbors or the tenants or the condos behind. So, we followed the entire procedure for the special use and we hope we get a positive result.

CHAIRPERSON DAWSON: All right, well, thank you very much for that presentation. There are some conditions here and there was a Staff report. Have you read the Staff report?

MR. MOKHTARIAN: Yes.

CHAIRPERSON DAWSON: And do you agree with the conditions of approval?

MR. MOKHTARIAN: Yes, we do.

CHAIRPERSON DAWSON: Okay, All right, Jake, Staff presentation, please?

MR. SCHMIDT: Certainly. The address of the subject property is 2300 East

Rand Road, and the proposed use is a restaurant which is existing and expanding. The property is zoned B-2 General Business District and is designated as commercial in the Comprehensive Plan. The requested action specifically is an amendment to Special Use Permit Ordinances #78-063 and #08-029 to allow the addition of a 909 square-foot dining room with a seating area of 858 square feet.

Two variations are required as part of this petition, the first being a variation from Chapter 28, Section 10.4, the Schedule of Parking Requirements, to allow 113 parking spaces where 167 are required. The second is a variation from Chapter 28, Section 6.13-3b, Fence Height, to allow an eight-foot tall fence in the rear yard where a six-foot tall fence is permitted.

La Zingara is a casual, sit-down and carryout Italian American restaurant. They did expand recently, and a permit was applied for and issued by the Village for this expansion. At the time, the requirement for an amendment to the special use permit was not identified. A revised permit showing seating was not routed to Planning for review, so this issue was not identified until liquor license renewal was taking place.

The expanded restaurant has a total of 127 seats, 106 of which are interior. 70 interior seats are allowed by the underlying SUP and, therefore, an amendment is required. No changes to the site or building are proposed aside from the already completed interior build-out.

The restaurant operates from 4:00 to 10:00 p.m. Monday through Thursday, 4:00 to 10:30 on Friday and Saturday, and 4:00 p.m. to 9:00 p.m. Sunday. There are eight staff members on this site at peak times.

The restaurant is located on the western portion of the shopping center, Brandenberry Plaza, which borders Waterman Avenue to the west, Rand Road to the south, and Oakton Street to the southeast.

The expansion of the restaurant is shown here on the floor plan on the south side circled in yellow. This was formerly an adjacent tenant space which was built out for a party room and dining area as part of the previously approved permit.

As this is a special use permit request, the Petitioner did provide a written response to the special use permit justification criteria. With respect to the first criterion, the Petitioner has noted that the special use permit is necessary as it will grant more space to offer parties and serve more clients. With respect to the second criterion, the Petitioner has indicated that they will not under any circumstances be detrimental to the health, safety, or general welfare of persons in the vicinity, and that they will have a favorable effect on the general welfare of everyone on the premises. With respect to the third criterion, the Petitioner has noted they will be abiding by all rules and regulations as stipulated by any approval granted by the Village Board. Staff believes that these responses are satisfactory and that the special use permit request is justified.

With respect to traffic and parking, as noted a parking variation is required with a total of 167 spaces needed and only 113 provided for a deficit of 54. No parking and traffic study was required by code as part of this petition, but a parking survey was requested by Staff and provided by the Petitioner. The survey was conducted over a two-week period, four days each week including at least one Friday, Saturday and Sunday during the hours the restaurant operates.

A peak number of 35 vehicles was observed accessing the site which is approximately 31 percent of parking lot capacity. This occurred at 7:00 p.m. on Thursday, June

9th, and Saturday, June 11th. Staff has no concerns related to parking availability per the survey data. It should also be noted that should the currently vacant units become tenanted with retail uses, it can be anticipated that 11 additional vehicles, which is the code-required parking for retail uses, could access the site for an extrapolated total of 46 vehicles or 41 percent of parking lot capacity.

Two bicycle parking spaces are required as part of this petition as it results in an increase in required vehicle parking. A rack shall be installed within 60 days of approval of this petition in order to meet this requirement.

With respect to landscaping and screening, during the Plan Commission process, Staff evaluated the site landscaping and screening. It was found that two parking lot island trees are missing on the drive aisle accessing Rand Road. Additionally, it was found that there was no code-required three-foot tall screen adjacent to Rand Road. Staff recommends an installation deadline of September 30th, 2023, the Petitioner requested a little bit of deferred installation timing for that, and we are comfortable with that deadline of September 30th.

Additionally, it was found that an 86-foot long portion of the fencing along the north property line was eight feet tall. Code only permits a maximum height of six feet and a variation is required in order to allow this. The Petitioner did provide an adequate written response to the zoning code variation criteria which was included in the agenda packet. The Building Department has determined that a fence permit will be required in order to allow this eight-foot tall fencing. So, should a variation be granted, the Petitioner shall submit for a fence permit by September 1st, 2022, noting the height of eight feet for this fence.

The Staff Development Committee recommends approval of the application subject to three conditions: the first being that missing code-required landscaping consisting of two landscape island trees along the Rand Road access aisle and three-foot tall landscape screening along Rand Road shall be installed no later than September 30th, 2023; the second being that two bicycle parking spaces shall be installed no later than 60 days after the approval of this project; and the third being that if the Building Department determines a new revised permit is necessary, which they have determined it is necessary, the Petitioner shall submit for a fence permit no later than September 1st of 2022.

This concludes my presentation. If there are any questions, I'm happy to answer.

CHAIRPERSON DAWSON: Great, thank you very much.

Commissioners, do I have a motion to include the Staff report into the public record?

COMMISSIONER WARSKOW: I'll make such a motion.

COMMISSIONER GREEN: I'll second it.

CHAIRPERSON DAWSON: All right, all in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Any opposed?

(No response.)

CHAIRPERSON DAWSON: All right, great.

Okay, so Commissioners, any initial questions? I don't know that we have much public commentary.

COMMISSIONER LORENZINI: One quick question. Jake, the landscaping, was that missed the first time around when this permit was issued or when they came before us?

MR. SCHMIDT: The permit I referenced was a building permit. Site landscaping isn't evaluated as part of building permits. It's typically only evaluated based on complaints, if Staff notices a deficiency or if there is a larger review project such as this that's going before us.

COMMISSIONER LORENZINI: Okay, thank you.

CHAIRPERSON DAWSON: Any other questions? No?

(No response.)

CHAIRPERSON DAWSON: Seeing none, all right, I'm going to see if there's public commentary. I'll open up for public commentary.

So, is there anybody in the audience who wishes to speak?

(No response.)

CHAIRPERSON DAWSON: All right, I'm going to close public commentary.

Any other questions or comments, or do I have a motion?

COMMISSIONER WARSKOW: I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #22-006, an Amendment to Special Use Permit Ordinances #78-063 and #08-029 to allow the addition of a 909 square-foot dining room with a seating area of 858 square feet, and the following variations:

1. **Variation from Chapter 28, Section 10.4, *Schedule of Parking Requirements*, to allow the provision of 113 parking spaces where 167 spaces are required by code.**
2. **Variation from Chapter 28, Section 6.13-3B, *Fence Height*, to allow an eight-foot tall fence in the rear yard where a six-foot tall fence is permitted.**

This recommendation is subject to the following:

1. **Missing code-required landscaping consisting of two landscape island trees along the Rand Road access aisle and a three-foot tall landscaping screening along Rand Road shall be installed no later than September 30, 2023.**
2. **Two bicycle parking spaces shall be installed no later than 60 days of approval of this project.**
3. **If the Building Department determines a new or revised permit is necessary, the Petitioner shall submit for a fence permit no later than September 1, 2022.**

COMMISSIONER GREEN: I'll second that.

CHAIRPERSON DAWSON: Great. Jake, roll call?

MR. SCHMIDT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. SCHMIDT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Chair Dawson.

CHAIRPERSON DAWSON: Yes.

MR. MOKHTARIAN: Thank you very much.

CHAIRPERSON DAWSON: All right, you know we're only a recommending body.

MR. MOKHTARIAN: Yes.

CHAIRPERSON DAWSON: Jake will keep you updated with the next steps and when the Village Board meeting is.

MR. MOKHTARIAN: Thank you very much.

CHAIRPERSON DAWSON: All right, congratulations.

All right, now for the exciting part of the night, our budget. Who is excited?

COMMISSIONER LORENZINI: We have one?

CHAIRPERSON DAWSON: You know what's sad is George isn't here. George loves budget night.

COMMISSIONER WARSKOW: Yes.

CHAIRPERSON DAWSON: George asks for a raise every time. He's not here.

COMMISSIONER CHERWIN: Lynn usually has some good commentary also.

CHAIRPERSON DAWSON: That's true.

COMMISSIONER SIGALOS: I think they should at least double our pay.

COMMISSIONER GREEN: I think they should triple it.

COMMISSIONER SIGALOS: But the problem is two times zero is still zero.

COMMISSIONER GREEN: Still zero. I think we're all in agreement.

CHAIRPERSON DAWSON: Then there were those good old days when we got like 25 bucks a meeting.

COMMISSIONER GREEN: \$15.

CHAIRPERSON DAWSON: Was it \$15?

COMMISSIONER WARSKOW: I was going to say.

CHAIRPERSON DAWSON: Okay, it was \$15. Okay, I guess it was \$15. Maybe it was, I was never the Chair during that time. I think the Chair got more.

COMMISSIONER GREEN: The Chair got \$20.

CHAIRPERSON DAWSON: \$20, okay.

COMMISSIONER SIGALOS: That'd barely pay for gas to get here now.

CHAIRPERSON DAWSON: All right, any discussion, comment on the budget? Anyone? Do you need a motion?

MR. SCHMIDT: Yes.

CHAIRPERSON DAWSON: Need a motion to approve the budget please.

COMMISSIONER GREEN: I'll make a motion to approve the budget.

CHAIRPERSON DAWSON: Is there a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON DAWSON: Do we need a roll call?

MR. SCHMIDT: Yes.

Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.
 MR. SCHMIDT: Commissioner Warskow.
 COMMISSIONER WARSKOW: Yes.
 MR. SCHMIDT: Commissioner Lorenzini.
 COMMISSIONER LORENZINI: Yes.
 MR. SCHMIDT: Chair Dawson.
 CHAIRPERSON DAWSON: Yes.
 MR. SCHMIDT: Commissioner Sigalos.
 COMMISSIONER SIGALOS: Yes.
 MR. SCHMIDT: Commissioner Green.
 COMMISSIONER GREEN: Yes.

CHAIRPERSON DAWSON: You threw me for a loop there, putting my name right in the middle. You're just seeing if I was awake, weren't you, Jake?

MR. SCHMIDT: Yes.

CHAIRPERSON DAWSON: All right, if there's nothing else on the agenda?

MR. SCHMIDT: There is public comment.

CHAIRPERSON DAWSON: Oh, I forgot about this new agenda item.

COMMISSIONER WARSKOW: Okay, did that get worked out, that we now have a public comment?

COMMISSIONER GREEN: Another public comment at the end of public comment?

COMMISSIONER WARSKOW: Yes.

MR. SCHMIDT: Related to anything in general.

COMMISSIONER WARSKOW: Yes, not specific to the petitions.

CHAIRPERSON DAWSON: Sure. Do we have, we open it up for public comment. Do we have anyone? Sure.

GENERAL PUBLIC COMMENT

MS. CAYER: Melissa Cayer speaking. May I suggest a Tour the TIF Districts or a Progressive Dinner a la TIF Districts?

CHAIRPERSON DAWSON: Sure.

COMMISSIONER GREEN: Thank you.

CHAIRPERSON DAWSON: Thank you. Come on up.

MR. RUHN: Thank you, Chairman Dawson. My name is Keith Ruhn; I'm a resident of Arlington Heights. I'm just, I'm a little bit concerned about the Conceptual Plan Review Committee in that I think, unintentionally, but they are unilaterally I think discouraging business at that level. Over the last year or so, I've seen three petitioners not come or not file for Plan Commission and just kind of decided down there, kind of subjectively and unilaterally, rather than getting them applied in here in front of this body to make a full vote.

So, I would ask that either the Conceptual Plan Review Committee file a report at the end of their meeting on the formal votes they made so we can read them ahead of time before, you know, that petitioner disappears or does show up here, or discharge the committee, because other than that it doesn't seem like they're really solving problems there but more possibly discouraging businesses from moving forward for a full vote. I'm not standing up for petitioners. I want to see them full voted here.

I would also ask that they also encourage public comment at the meetings, even though it's on the agenda. Thank you, Chairman Dawson.

CHAIRPERSON DAWSON: All right, thank you.

All right, seeing no one else in the public, we'll close public comment.

Now do I have a motion to adjourn?

COMMISSIONER GREEN: Motion to adjourn.

COMMISSIONER SIGALOS: I'll second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

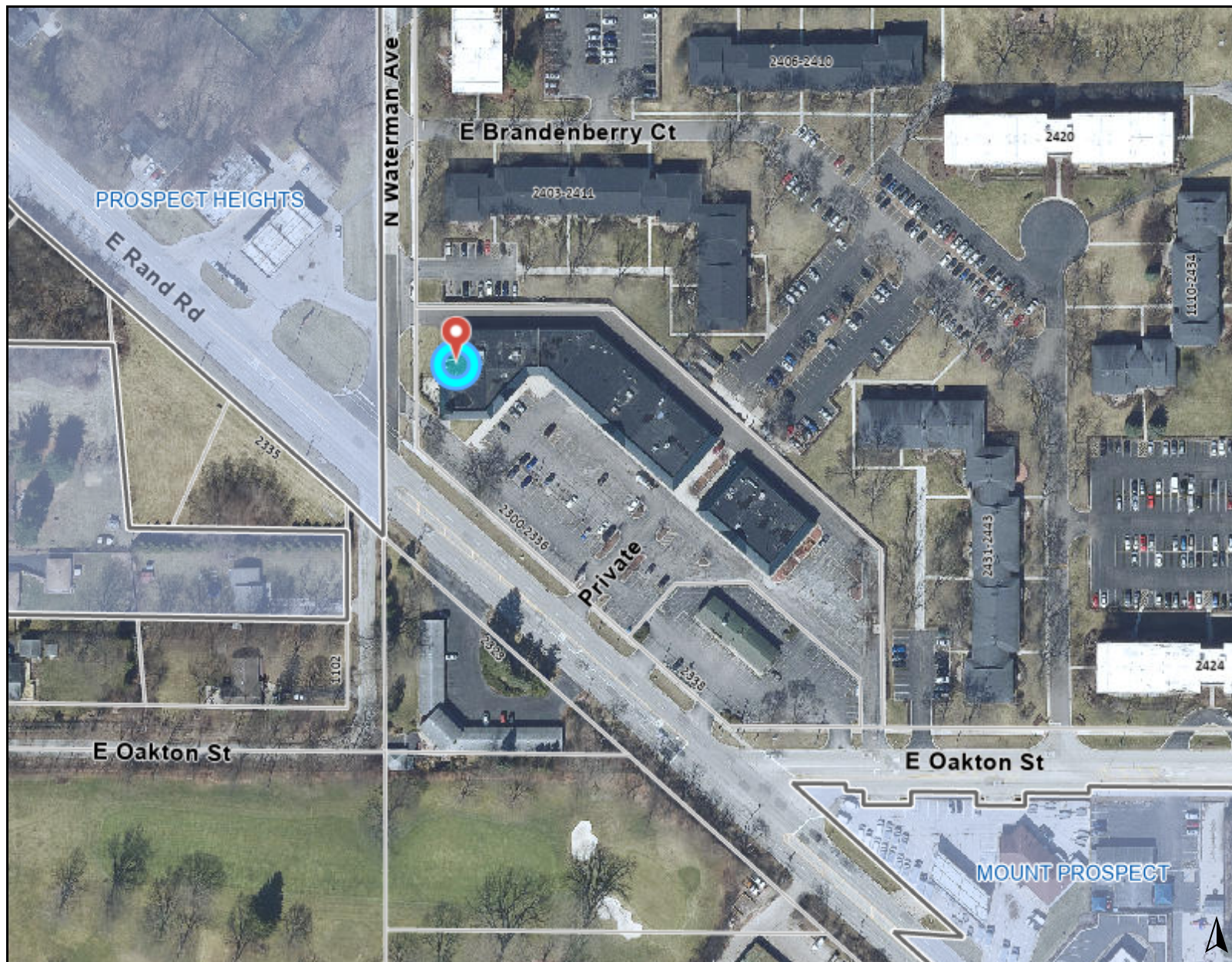
CHAIRPERSON DAWSON: No opposed, right?

(No response.)

CHAIRPERSON DAWSON: So, all right. Oh, sorry, he wants the gavel.

(Whereupon, at 7:52 p.m., the public hearing on the above-mentioned petition was adjourned.)

DRAFT



Legend

0 300 600
ft

Print Date: 4/28/2022

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



SD&S PROPERTIES, INC.



July 22, 2022

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

RE: Planning Department Comment 1
2300 E. Rand Road, Unit A – Brandenberry Shopping Center

Hi Jake, please see the response below:

1.

(a) The special use is deemed necessary for the public convenience at this location because of it will allow for more patrons, and will grant more space to be apart from other parties.

(b) This will not, under any circumstances, be detrimental to the health, safety, morals, or general welfare of persons residing or working the vicinity. It will have a favorable effect on the general welfare of everyone in the premises.

(c) The proposed use will comply with the regulations and conditions, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees. We will make sure to abide by all rules and regulations.

Thank you for your help and understanding.

Sam Mokhtarian

Sam Mokhtarian



SD&S PROPERTIES, INC.



July 20, 2022

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

RE: 2300 E. Rand Road, Unit A – Brandenberry Shopping Center

Hi Jake, please see the responses below:

1. We propose an 8 foot fence where the neighboring property owners have their large dumpsters. This will not change the character of the locality, and matches the neighboring fence around the same dumpsters.
2. We request this variation to block the unsightly view of two big dumpsters from our property.
3. This proposed variation is necessary to block the unsightly view, and is in harmony with the area.
4. This request is the minimum requirement to block the view of the dumpsters.

Thank you for your help and understanding.

Sam Mokhtarian
Sam Mokhtarian



SD&S PROPERTIES, INC.



June 13, 2022

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

RE: 2300 E. Rand Road, Unit A – Brandenberry Shopping Center

To Whom it May Concern,

As the landlords for 2300 – 2336 E. Rand Road in Arlington Heights, IL, Two Brothers and A Friend, Inc., La Zingara Restaurant, has been our tenant for many years. They are a casual Italian restaurant serving the Arlington Heights, and surrounding communities, with both excellent food and service. During the challenging Covid pandemic, they asked us to provide them with a small room to host private smaller parties. We hired an architect and decided to utilize approximately 900 square feet from the tenant next door, Berman's Big and Tall, who was struggling financially and has since passed away. That unit is now vacant.

To help both tenants at the time, we applied for a permit which was granted. Then the construction started at a great deal of time and expense, including separating the electrical and heating and air conditioning systems. During construction, we passed all the Village of Arlington Heights inspections, including obtaining final approval to then find out that special use was needed, and it was an oversight by the Village.

We hope we can go through this process as quickly as possible. As shown in the enclosed package, the parking at this center is not an issue at all. In fact, our hope is to see more cars parked, and more activity at this center.

Thank you for your help and understanding.

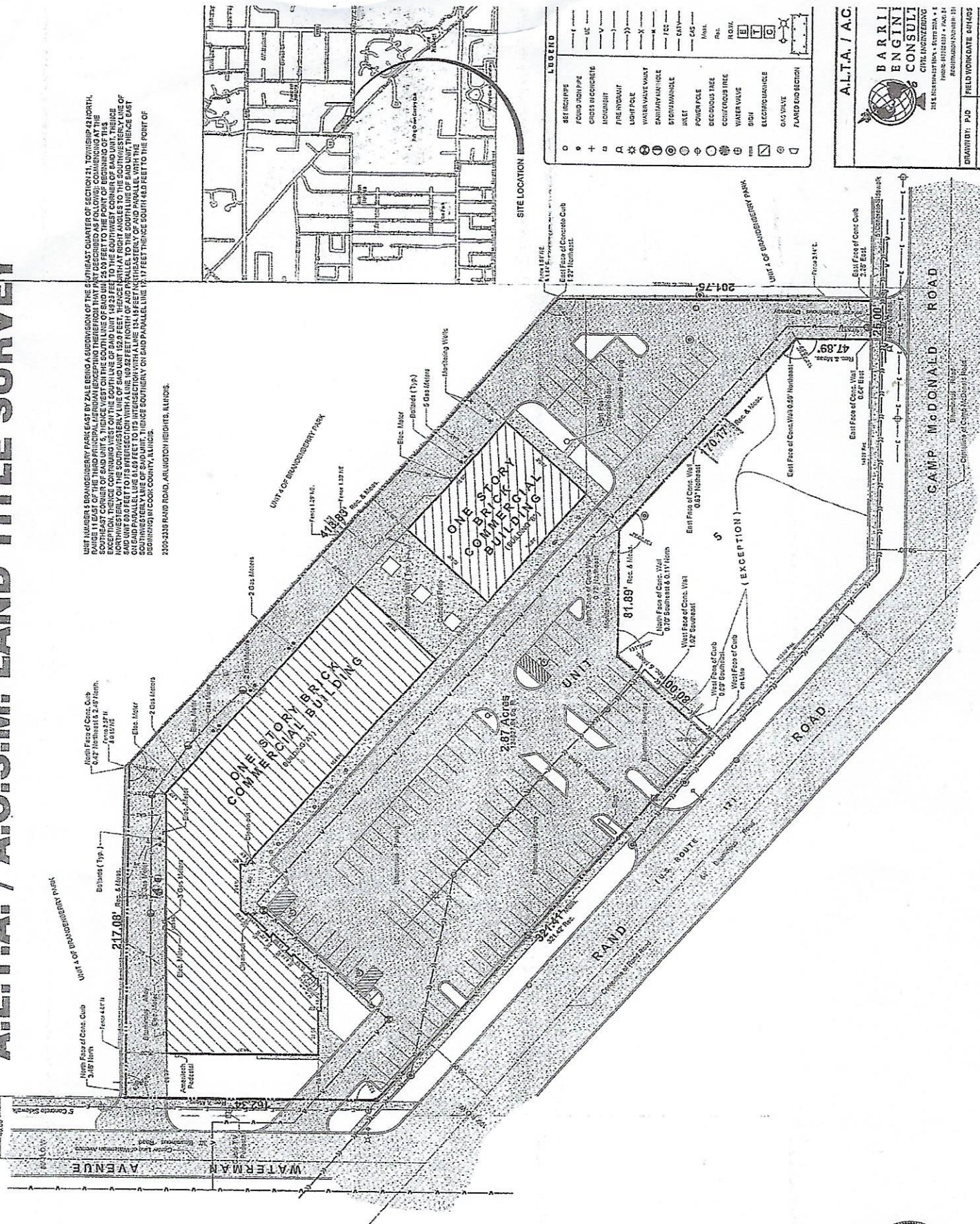
Sam Mokhtarian

Sam Mokhtarian

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

[illegible]

2300-2336 RAND ROAD, ARLINGTON HEIGHTS, ILLINOIS.

[illegible]

ALTA / A.C. 	BARRI / ENGINE CONSULT CIVIL ENGINEERING	101 E. BROADWAY ST. SUITE 201A • E TORONTO, ONTARIO M5E 1B4 TEL: (416) 593-8888 • FAX: (416) 593-8889	FIELD WORKDATE: 8/4/95
	DRAWN BY: P.J.D.		

FROM THE RECORDS THAT IN OTHERS' POSSESSION IS
BEING CONSULTED WITH THE COURT.
RECORDS AND OTHER INFORMATION NOT BEARING
REFER TO YOUR ASSISTANT, BERT CONNOR, THE POLICE
JUNE REGULATION.

EXCERPTS ARE NOT ACCREDITED.
ALTERNATELY, IT IS NOT INTENDING TO BELIEVE AS IT DOES
STRUCTURAL DESIGN.

HOWEVER, THEREON WERE TAKEN
* AVAILABLE RECORDS ON FILE.

PRINT AREA: BUILDING "A" 33761.76 SQ. FT.
BUILDING "B" 0.72071 SQ. FT.

LG. STANDARD = 115
HANDICAP = 3

7 ACRES (124,827.94 SQ. FT.)

[illegible]

- GK DEVELOPMENT, INC.
- BRANDENBERRY PLAZA LLC
- CHICAGO TITLE INSURANCE COMPANY

[illegible]

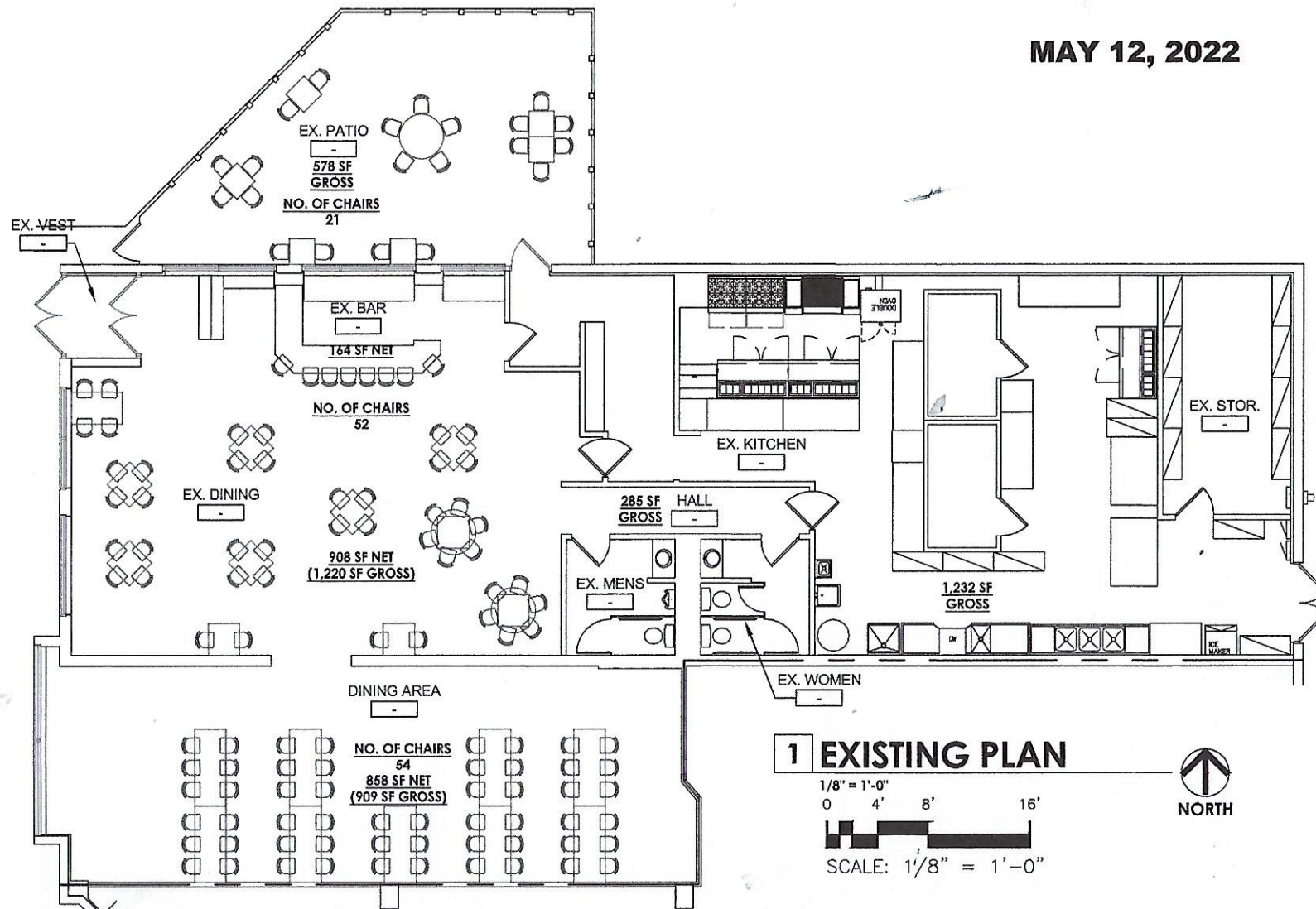


85.56 ft
← 312.5°

Enrique Castel Architect

10368 CENTRAL PARK BLVD. HUNTLEY, IL 60142.
P 224-253-8027 . ENCAST@COMCAST.NET

MAY 12, 2022



Thursday June 2nd

4pm 18 Cars
5pm 20 Cars
6pm 13 Cars
7pm 16 Cars
8pm 14 Cars
9pm 5 Cars
10pm 2 Cars

Friday June 3rd

4pm 16 Cars
5pm 28 Cars
6pm 32 Cars
7pm 34 Cars
8pm 20 Cars
9pm 7 Cars
10pm 3 Cars

Saturday June 4th

4pm 20 Cars
5pm 18 Cars
6pm 23 Cars
7pm 30 Cars
8pm 28 Cars
9pm 15 Cars
10pm 5 Cars

Sunday June 5th

4pm 13 Cars
5pm 15 Cars
6pm 15 Cars
7pm 19 Cars
8pm 10 Cars
9pm 3 Cars
9pm 3 Cars

Thursday June 9th

4pm 10 Cars
5pm 12 Cars
6pm 30 Cars
7pm 35 Cars
8pm 23 Cars
9pm 10 Cars
10pm 5 Cars

Friday June 10th

4pm 25 Cars
5pm 30 Cars
6pm 20 Cars
7pm 24 Cars
8pm 20 Cars
9pm 14 Cars
10pm 6 Cars

Saturday June 11th

4pm 24 Cars
5pm 15 Cars
6pm 25 Cars
7pm 35 Cars
8pm 20 Cars
9pm 10 Cars
10pm 5 Cars

Sunday June 12th

4pm 18 Cars
5pm 20 Cars
6pm 23 Cars
7pm 23 Cars
8pm 10 Cars
9pm 1 Car
10pm 1 Car

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.
 Petitioner: LA ZINGARA RESTAURANT
 Owner: SD&S/ARLINGTONHTS, LLC
 Contact Person: S. MOKHTARIAN
 Address: PO BOX 221
 MOUNT PROSPECT
 Phone #: 847-483-0100
 Fax #: 847-483-0102
 E-Mail: STEVEN@SDSPROP.COM

P.I.N.# 03-21-402-013-0000
 Location: 2300 E. RAND ROAD
 Rezoning: Current: Proposed:
 Subdivision:
 # of Lots: Current: Proposed:
 PUD: For:
 Special Use: For:
 Land Use Variation: For:
 Land Use: Current: Proposed:
 Site Gross Area: 3,046 SF
 # of Units Total:
 1BR: 2BR: 3BR: 4BR:

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

1. PUBLIC IMPROVEMENTS

REQUIRED: YES NO COMMENTS

a. Underground Utilities

Water NO

Sanitary Sewer

Storm Sewer

b. Surface Improvement

Pavement

Curb & Gutter

Sidewalks

Street Lighting

c. Easements

Utility & Drainage

Access

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC

b. IDOT

c. ARMY CORP

d. IEPA

e. CCHD

N/A

3. R.O.W. DEDICATIONS?
 4. SITE PLAN ACCEPTABLE?
 5. PRELIMINARY PLAT ACCEPTABLE?
 6. TRAFFIC STUDY ACCEPTABLE?
 7. STORM WATER DETENTION REQUIRED?
 8. CONTRIBUTION ORDINANCE EXISTING?
 9. FLOOD PLAIN OR FLOODWAY EXISTING?
 10. WETLAND EXISTING?

YES	NO	COMMENTS
	X	
	N/A	
	N/A	
	N/A	PARKING STUDY
	N/A	
	X	
	X	
	X	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY:

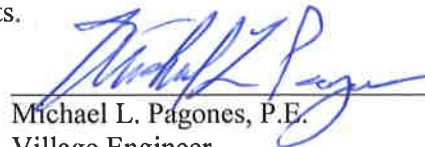
DATE OF PLANS:

Director

Date

PLAN COMMISSION PC #22-006
La Zingara SUP Amendment
2300 E Rand Rd
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. The Engineering Division has no further comments.


Michael L. Pagones, P.E. 6/29/22
Village Engineer Date

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

La Zingara SUP
2300 E Rand Rd

Round 1 Review Comments

07/12/2022

The following comments are in response to a SUP Amendment request regarding parking space requirements. This request follows building improvements made to increase restaurant dining area/customer capacity.

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

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

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

This development should not create any additional traffic problems. A check of calls for police service reference parking issues or parking lot issues at that shopping complex revealed no results. Each individual address of the businesses in the complex, include La Zingara were individually checked and our records show no calls for service reference parking.

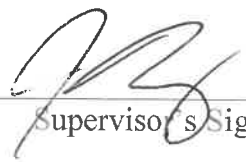
6. General comments:

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

a.o / #330
Alexandra Livingston, Crime Prevention Officer
Community Services Bureau

Approved by:

 583

Supervisor's Signature

Arlington Heights Fire Department Plan Review Sheet

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-21-402-013-0000
Petitioner: LA ZINGARA RESTAURANT	Location: 2300 E. RAND ROAD
_____	Rezoning: _____ Current: _____ Proposed: _____
_____	Subdivision: _____
Owner: SD&S/ARLINGTONHTS, LLC	# of Lots: _____ Current: _____ Proposed: _____
_____	PUD: _____ For: _____
_____	Special Use: _____ For: _____
Contact Person: S. MOKHTARIAN	Land Use Variation: _____ For: _____
Address: PO BOX 221	Land Use: _____ Current: _____
MOUNT PROSPECT	Proposed: _____
Phone #: 847-483-0100	Site Gross Area: 3,046 SF
Fax #: 847-483-0102	# of Units Total: _____
E-Mail: STEVEN@SDSPROP.COM	1BR: _____ 2BR: 3BR: 4BR: _____

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

1. GENERAL COMMENTS:

No comments from this Department

Jeff Bohner  6/16/22
Environmental Health Officer Date

James McCalister  6/16/22 Direc
tor Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-21-402-013-0000
Petitioner: LA ZINGARA RESTAURANT	Location: 2300 E. RAND ROAD
_____	Rezoning: _____ Current: _____ Proposed: _____
_____	Subdivision: _____
Owner: SD&S/ARLINGTONHTS, LLC	# of Lots: _____ Current: _____ Proposed: _____
_____	PUD: _____ For: _____
_____	Special Use: _____ For: _____
Contact Person: S. MOKHTARIAN	Land Use Variation: _____ For: _____
Address: PO BOX 221	Land Use: _____ Current: _____
MOUNT PROSPECT	Proposed: _____
Phone #: 847-483-0100	Site Gross Area: 3,046 SF
Fax #: 847-483-0102	# of Units Total: _____
E-Mail: STEVEN@SDSPROP.COM	1BR: _____ 2BR: 3BR: 4BR: _____

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

LANDSCAPE & TREE PRESERVATION:

	YES	NO
1. Complies with Tree Preservation Ordinance	N/A	
2. Complies with Landscape Plan Ordinance		X
3. Parkway Tree Fee Required (See below.)		X

Comments:

- 1) Per Chapter 28, Section 6.15-1.2a, a three foot high continuous screen must be provided along Rand Road in order to screen the parking/paved area adjacent to the public way. Provide the required landscaping within the existing planting bed.
- 2) Per Chapter 28, Section 6.15-1.2b, a four inch caliper shade tree located in a landscape island at the end of each parking row is required. There is an existing island adjacent to the drive aisle off of Rand Road where the code required tree is absent.


 6/28/22
 Coordinator Date

Planning & Community Development Dept. Review

June 29, 2022



REVIEW ROUND 1

Project: La Zingara SUP Amendment
2300 E. Rand Rd.

Case Number: PC 22-006

General:

1. Please provide a written response to Special Use Permit criteria. The written response should directly address the following:
 - a) **That said special use is deemed necessary for the public convenience at this location.**
 - b) **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
 - c) **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
2. The provided Parking Survey is acceptable.
3. The following approvals are required:
 - An Amendment to Special Use Permit Ordinances 78-063 and 08-029 to allow the addition of a 909 square-foot dining room with a seating area of 858 square-feet.
 - Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 116 parking spaces where 171 spaces are required by code.

Site:

4. 3-foot tall landscape screening is required along Rand Road adjacent to the parking lot. Please provide a landscape plan showing installation of this screen with a proposed date of installation.
5. 4-inch caliper shade trees are required at the end of each parking row. Please provide a landscape plan showing installation of these trees with a proposed date of installation.
6. Bicycle parking is required. Please identify the location and number of any existing bicycle parking spaces, or show a proposed location for a bike rack. 3 bicycle parking spaces are required by code for this project.
7. Dumpster enclosures may be required for the dumpsters behind the building if determined necessary by the Health Department.

Prepared by:

Response to Engineering Department
None

Response to Police Department

#2 – the parking lot lights come on at dawn and stay on until 12 AM. There is no tenant or activity after midnight.

#6 – we should be on file. We have been contacted by the police department in the past. We will double check again to make sure all information is correct.

We will look into this and take proper actions if necessary.

Response to Fire Department
None

Response to Health Department
None

Response to Planning and Community Development Department

#4 and #5 - We would like to ask for a two (2) year extension, deadline of September 2024, to do the landscaping that you are requiring us to do. As you know, we are in the middle of a very economically challenging times, and trying very hard to maintain a viable center and delaying this major expense will be of a great help to us.

#6 - We will install the bicycle rack to accommodate for three (3) bicycles by September 2024.

#7 - We did install the new fence, and one section of it is eight (8) feet high to block the dumpsters from the neighbors view. The way the neighbors are situated, they are not at all affected by this.

PLAN COMMISSION PROJECT TIMELINE

Project Name: La Zingara SUP Amendment
PC Number: 22-006
Location: 2300 E. Rand Road

Requested Action:

1. Amendment to Special Use Permit Ordinances 78-063 and 08-029 to allow the addition of a 909 square-foot dining room with a seating area of 858 square-feet.
2. Variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow the provision of 113 parking spaces where 167 spaces are required by code.
3. Variation from Chapter 28, Section 6.13-3b (Fence Height) to allow an 8 foot tall fence in the rear yard where a 6 foot tall fence is permitted.

	Date	# of Business Days
Petitioner Provides Plans needed for CPRC	05/13/22	-
Conceptual Plan Review Meeting (CPRC)	05/25/22	8
Awaiting Petitioner PC Application	06/15/22	14
PC Application Submittal Date	06/15/22	-
1 st Round Department Comments	07/01/22	12
Petitioner's Response – 1 st Round	07/22/22	14
PC Hearing	07/27/22	42 days from application date
Village Board	08/15/22	13
Potential Village Board Resolution Adoption	09/06/22	15



**Village Board
8/15/2022**

Item: Urban Street International Plaza Redevelopment - 4-214 E. Golf Rd, 15 and 139 E. Golf Ter, 1665 S. Arlington Heights Rd.

Department: Planning & Community Development

Project Background

The subject property includes the International Plaza shopping center located just east of Arlington Heights Road along the north side of Golf Road. The shopping center consists of a single-story multi-tenant commercial building of approximately 164,000 square feet in size. Additionally, the subject property includes several pieces of Village owned land located to the west of International Plaza, all of which are vacant. The overall site is approximately 17.5 acres and has access to Golf Road (at a signalized main entrance and a secondary access point on Golf Road at the east end of International Plaza), access to Golf Terrace (which has right-in/right-out access to Arlington Heights Road), and the potential for access to Arlington Heights Road at the northwest portion of the site. International Plaza was developed in the mid 1980's and is included in Tax Increment Financing District #4. The shopping center is in a state of disrepair and is in need of redevelopment.

UrbanStreet Group, a Schaumburg based developer with projects across the Midwest, is proposing demolition of the existing shopping center and redevelopment of the site as a 265-unit multi-family apartment complex plus 37 units of affordable housing, as well as approximately three new commercial outlots fronting along Golf Road. The residential component would occupy 11.40 acres and the commercial outlots would include the remaining 6.16 acres of land for commercial and office uses.

Recommendation

It is recommended that the Village Board evaluate the plans and preliminary information available at this time and provide preliminary feedback regarding the proposed development, specifically the plan to provide affordable housing. The Staff Development Committee is supportive of the development concept, which would accomplish the long-awaited redevelopment of the site, subject to the resolution of certain site related issues.

Staff also supports the developers plan to include affordable housing in partnership with an affordable housing developer, which would include 37 affordable residential units (10 more than required). The provision of 37 onsite affordable units would increase the number of much needed affordable housing within the Village. As part of the preliminary review by the Housing Commission, staff made the following recommendation:

1. Staff recommends proceeding with development of the concept of a separate affordable building within the redevelopment area project for 37 affordable residential units (10 more than required) subject to the perpetuity of required units and other details to be worked out between the Village and the developer.

2. The developer shall submit a full Affordable Housing Plan, containing the items listed in the Inclusionary Housing Guidelines, as part of the developer's Plan Commission application and appear before the Housing Commission. At which time specific conditions will be drafted for consideration.

ATTACHMENTS:

Description	Type
Village Board Early Review Memo	Correspondence
Early Review Request Letter & Project Descripton	Correspondence
Aerial	Exhibits
Affordable Housing Proposal	Correspondence
Conceptual Site Plan	Exhibits
CPRC Minutes - 6/22/22	Minutes
Housing Commission Staff Report - 8/3/22	Board or Commission Report
Housing Commission Minutes - 8/3/22 - DRAFT	Minutes



Memorandum

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

CC: Randy Recklaus, Village Manager
Bill Enright, Assistant Director of Planning and Community Development

From: Sam Hubbard, Development Planner

Date: 8/8/2022

Re: Village Board Early Review: August 15, 2022 – UrbanStreet Group International Plaza
Redevelopment

Please find attached information regarding a proposed redevelopment of the International Plaza shopping center and three neighboring properties, all together located at 4-214 E. Golf Rd., 15 & 139 E. Golf Terrace, and 1665 S. Arlington Heights Road. UrbanStreet Group, who has the International Plaza site under contract, has submitted a letter requesting an Early Review by the Village Board. Also included is an aerial of the subject property, a conceptual site plan, and information on the affordable housing component of the project.

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

Specifically, the developer is seeking feedback on the affordable housing component of their proposal in order to determine if the project makes financial sense to proceed forward.

Project Background:

The subject property includes the International Plaza shopping center located just east of Arlington Heights Road along the north side of Golf Road. The shopping center consists of a single-story multi-tenant commercial building of approximately 164,000 square feet in size. Additionally, the subject property includes several pieces of Village owned land located to the west of International Plaza, all of which are vacant. The overall site is approximately 17.5 acres and has access to Golf Road (at a signalized main entrance and a secondary access point on Golf Road at the east end of International Plaza), access to Golf Terrace (which has right-in/right-out access to Arlington Heights Road), and the potential for access to Arlington Heights Road at the northwest portion of the site. International Plaza was developed in the mid 1980's and is included in Tax Increment Financing District #4. The shopping center is in a state of disrepair and is in need of redevelopment.

UrbanStreet Group, a Schaumburg based developer with projects across the Midwest, is proposing demolition of the existing shopping center and redevelopment of the site as a 265-unit multi-family apartment complex plus 37 units of affordable housing, as well as approximately three new commercial outlots fronting along Golf Road. The residential component would occupy 11.40 acres and the commercial outlots would include the remaining 6.16 acres of land for commercial and office uses.

The multi-family apartments would be located across seven buildings, each four stories in height and together totaling just under 400,000 square feet of residential floor area. Six of the seven buildings would consist of market rate units and the seventh building, located at the northwest corner of the site, would be reserved for the 37 affordable units. The unit mix within the development would contain 175 one-bedroom units (58%) and 127 two-bedroom units (42%). There would be a total of 56 garage parking spaces dispersed between the residential buildings, with each building containing between 6-10 garage spaces. Additionally, there would be 409 surface parking stalls for a total of 465 residential parking stalls. Access to the site would come from the existing signalized primary entrance on Golf Road, with two additional access points from Arlington Heights Road (one at the northwest of the site and one via Golf Terrace). The petitioner has indicated that they intend to develop the six market rate residential buildings themselves, but partner with an affordable housing developer for construction of the seventh building.

The commercial portion would front along Golf Road and contain approximately three outlots for commercial development(s) with approximately 40,000 square feet of medical office space and 18,000 square feet of retail/restaurant space. Urban Street would either develop the commercial lots themselves, or partner with a commercial developer for the commercial portion of the site.

Review Process:

The developer has undertaken several initial steps to refine their concept for presentation before the Village Board at an Early Review. These steps are summarized below:

- **Preliminary Staff Review:** The petitioner has met with staff on several occasions to discuss their initial proposal. Conceptual plans were provided to the Village and on June 13, 2022, the Village provided the petitioner with detailed preliminary review comments on their development concept.
- **Conceptual Plan Review Committee:** On June 22, 2022, the developer appeared before the Conceptual Plan Review Committee to present their project and receive initial feedback from the commissioners. In general, the Conceptual Plan Review Committee was favorable of the development and the minutes from that meeting have been included within the Early Review materials provided to the Village Board.
- **Preliminary Housing Commission Review:** On August 3, 2022, the petitioner met with the Housing Commission for a preliminary review of their affordable housing proposal. There was discussion on the merits of the affordable housing plan as proposed, however, no formal direction was provided. A draft of the meeting minutes is also included in the materials provided to the Village Board.
- **Preliminary Design Commission Review:** UrbanStreet Group is tentatively scheduled to appear before the Design Commission on August 23rd for a preliminary review of the proposed architecture for the residential component.

Upon conclusion of the Early Review, the developer can proceed with the standard zoning review and entitlement process. The next step would be a neighborhood meeting and submission of a formal zoning

application to initiate the Plan Commission review process, which will entail a public hearing and public meetings.

Phased Development

Redevelopment of the subject property would proceed in three phases:

Phase 1: Demolition of the International Plaza shopping center site and construction of the utilities necessary for the development. Onsite detention, sufficient for both the commercial and residential uses, would be built during Phase 1 and would consist of an above ground detention basin and a below ground detention vault. The residential parking areas and access roads would be built, including access to Arlington Heights Road at the northwest of the site, improvements to Golf Terrace compliant with Village standards, and construction of the primary entrance drive along Golf Road (in the same location as the existing primary entrance to International Plaza). Landscaping would be added to the residential component, and a multi-use (walk/bike) pathway would be constructed along Golf Road. All market rate residential buildings would be constructed during Phase 1. The sitework would also include improvements to accommodate the affordable housing building, such as the parking areas, future connection to the storm water detention, and site grading. However, the affordable housing building would be constructed by the affordable housing partner as part of Phase 2.

Phase 2: Construction of Building 7 within the PUD, which would include 37 units affordable units, would occur in Phase 2 (or earlier depending on tax credit financing cycles).

Phase 3: Development of the commercial outlots would occur in the final phase of development.

The petitioner anticipates Phase 1 to begin by July of 2023, with first lease/move-ins occurring by October of 2024 and final completion of Phase 1 by October of 2025. Completion of the commercial outlet development(s) would occur by the end of 2025.

TIF 4 Redevelopment Plan

The Village established a Tax Increment Financing District (TIF) for this area in order to facilitate redevelopment and obtained a 12-year extension to the TIF extending the expiration date to 2037. This proposal would implement the long-awaited goal of redeveloping the TIF District consistent with the objectives approved in the TIF 4 Redevelopment Plan and Project such as: eliminating blighted conditions; assembling of sites for development; encouraging consolidated development of parcels; assisting businesses with relocation, among others. It is expected that the developer will be requesting TIF assistance to enable the proposed development. The Village is at a critical juncture with 15 years remaining in this TIF District as zoning entitlements, permits and construction, and lease up will take two to three more years, thus limiting the amount of time to implement a project.

Affordable Housing:

According to the Village's Inclusionary Housing Ordinance, the affordable housing requirement for publicly-assisted developments is 10% of the total units. As proposed, the development would be required to provide 27 affordable units (10% of the 265 market rate units), and the developer has proposed 37 affordable units within Building 7 of the PUD (14% of overall units).

The developer will partner with a professional affordable housing developer to create the building containing the affordable units. They have indicated that they would utilize Low-Income Housing Tax Credits (LIHTC), which are widely used to provide financing for affordable housing developments, and will be partnering with a professional affordable housing developer that has experience with LIHTC financing. UrbanStreet is currently in negotiations with Northpointe Development, a national affordable housing developer that has used the LIHTCs and other resources to develop affordable housing.

The affordable housing building would be built on a lot that UrbanStreet anticipates would be subdivided from the rest of the development and owned by the affordable housing developer. This lot would be included in the overall site Master Plan, and the affordable building would have the same exterior design as the market-rate buildings. The site would be part of the PUD and delivered “build ready” with utilities extended to its property line and the land cleared and graded for development. The stormwater detention would be built to accommodate for the detention capacity needed for the affordable housing site. The Master Plan will include cross access easements and possible shared surface parking. In summary, this proposal would:

1. Provide additional affordable housing units within the PUD.
2. Address a major stumbling block for affordable housing developers by providing zoning entitlements and utility/infrastructure improvements.
3. Provide for site and property ownership control, which is another road block to affordable housing developers.
4. Accomplish redevelopment of a blighted shopping center.

On August 3, 2022, the Housing Commission discussed the proposal on a preliminary basis, however, no formal direction from the Housing Commission was provided.

Site Related:

The residential component has been thoughtfully designed with adequate spacing between buildings, ample landscaping, and a 40-foot setback from the single-family lots to the north of the subject property and a 50-foot setback from the townhome lot to the east of the subject property. The site appears to comply with all height, setback, and density regulations. At the request of staff, the developer has included a future plaza at the northeast corner of Arlington Heights Road and Golf Road. Additionally, the developer has proposed a landscaped development identification sign at the primary entrance drive into the residential component.

Architecture

A Design Commission application will be required for both the residential component and commercial component. The architecture of the commercial outlots should include design elements that tie the buildings to the residential structures to provide for a unified and cohesive development. As referenced above, the residential component of the development is tentatively scheduled for a preliminary review with the Design Commission on August 23rd.

Commercial Outlots

The petitioner will need to provide a conceptual layout for the commercial outlots to ensure that they are of a sufficient size/depth to accommodate viable commercial development(s) with adequate space for parking. When a formal development plan is proposed for the outlots, a PUD amendment will be required.

The commercial outlots should be fully interconnected with cross access easements, both amongst themselves and through the residential component of the development. The Village shall analyze if future access to any of the neighboring properties (north, east, west) must be established as part of the overall redevelopment on the subject property, and where warranted, the site plan shall be revised to accommodate for this future access and the necessary easements shall be established as part of the PUD approval process.

Preliminary Engineering/Landscaping

Preliminary plans show a stormwater detention pond at the northeast corner of the site, which will be designed to accommodate the stormwater needs for the entire PUD (both residential and commercial uses). Additionally, an underground stormwater vault has been proposed between residential Building 3 and Building 4. Detention must conform to all Village and MWRD standards for stormwater management.

UrbanStreet has worked with staff to improve the Golf Road frontage, which will include a 10 foot wide multi-use pathway to accommodate a planned biking/walking route that is setback approximately five feet from the curb to create parkway. Overhead utility lines will need to be buried in this location. Finally, Golf Terrace is in poor condition and shall be improved to accommodate anticipated traffic volumes, which shall include a 28-foot width, realignment, curbs/gutters, and sidewalks.

Traffic and Parking:

The petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets.

Based on a preliminary analysis of the proposed redevelopment, parking provided for the multi-family residential portion is 12 spaces in excess of minimum code requirements as depicted in Table I below, which shows the preliminary parking calculations:

USE	CODE USE	UNITS	PARKING RATIO (1:X)	PARKING REQUIRED
Multi-Family Housing	R-7 Multi-Family	302 units	1.5 per Unit	453
Total Required				453
<i>Total Provided</i>				<i>465</i>
Surplus / (Deficit)				12

Conclusion

It is recommended that the Village Board evaluate the plans and preliminary information available at this time and provide preliminary feedback regarding the proposed development, specifically the plan to provide affordable housing. The Staff Development Committee is **supportive** of the development concept, which would accomplish the long-awaited redevelopment of the site, subject to the resolution of certain site related issues.

Staff also **supports** the developers plan to include affordable housing in partnership with an affordable housing developer, which would include 37 affordable residential units (10 more than required). The provision of 37 onsite affordable units would increase the number of much needed affordable housing

within the Village. As part of the preliminary review by the Housing Commission, staff made the following recommendation:

1. Staff recommends proceeding with development of the concept of a separate affordable building within the redevelopment area project for 37 affordable residential units (10 more than required) subject to the perpetuity of required units and other details to be worked out between the Village and the developer.
2. The developer shall submit a full Affordable Housing Plan, containing the items listed in the Inclusionary Housing Guidelines, as part of the developer's Plan Commission application and appear before the Housing Commission. At which time specific conditions will be drafted for consideration.

July 26, 2022

By Email

Randy Recklaus
Village Manager
Village of Arlington Heights

Charles Witherington-Perkins, AICP
Director of Planning and Community Development
Village of Arlington Heights

**Re: Request for Early Review of Redevelopment of International Plaza in
Arlington Heights by Arlington Heights Board of Trustees**

Mr. Recklaus:

UrbanStreet Group is excited to undertake the complete redevelopment of the International Plaza Shopping Center in Arlington Heights and has been working for the last few months with your staff. We have also worked hard to build a relationship with the current owner and are under contract to purchase the property. We are an experienced developer with a proven track record of completing several mixed use projects in the Chicago suburbs, including Schaumburg, Lombard, and Morton Grove. We also have a similar shopping center redevelopment planned in Buffalo Grove. More information on our company and development experience can be found at www.urbanstreetgroup.com.

We envision the redevelopment of International Plaza as a public private partnership that will bring a vibrant new mixed-use project to this site, replacing the largely vacant shopping center. A project of this scale and complexity will require TIF funds and other forms of incentives in order to be economically feasible and we look forward to working with the Village on all aspects of the project to move it forward as soon as possible. We recognize that this site has had several starts and stops over the years and we believe that we have a development team and a proposed plan that will make it happen in the near term while there is still remaining life in the TIF District.

We would like to respectfully request the opportunity to have an *Early Review* of this project by the Village Board of Trustees due to the unique and mixed use nature of this project with multiple components, including market rate apartments, inclusionary affordable apartments, medical office, retail, and restaurants (guideline #6 for the Early Review process).

Our proposed uses include:

- 265 market rate apartments in 6 separate buildings with amenities and clubhouse
- 37 inclusionary affordable rental apartments in building #7, which provides 10 more affordable units than the required 27. The project would provide nearly 14% affordable units rather than the required 10%.
- 40,000 S.F. of new medical office for physician offices
- Approximately 18,000 S.F. of restaurant and retail space on the Golf Road frontage

Please see attached preliminary site plan.

We are negotiating terms with a national medical office developer and a retail developer. Both development partners plan to build very high quality projects in conformance with the overall master plan. We envision physician's offices, restaurants, retail spaces along Golf Road with apartments in the interior of the site. The medical office developer has described that they have tenants lined up for the space.

UrbanStreet Group has explored various scenarios to meet or exceed the Village requirement of 10% affordable units.

Based on initial discussions with the Village Staff, we strongly believe that the best way to provide affordable units is to engage with a professional affordable housing development company that has an excellent track record in community development building workforce affordable housing and senior housing. We believe this for several reasons:

- A professional affordable housing developer will bring specific experience and expertise in operating its apartment communities to serve seniors, working families, and other tenants with limited income. They are most often mission driven and they own and operate thousands of units with a singular focus on serving their communities with inclusionary housing.
- The workforce housing developers also bring a proven track record of securing Low Income Housing Tax Credits (LIHTC), a widely used and highly successful program, to provide the majority of the capital specifically for these projects at the State and local level. These tax credits are highly competitive and awarded only to the best projects each year developed by the most experienced and professional LIHTC Developers.
- Often, these LIHTC developers receive tax credit awards year after year because affordable housing is their core business and they develop and manage these properties to very high standards. These developers build and also own and operate their communities for at least 15 years, which is the compliance period for the tax credits. Often, at the end of 15 years, they substantially renovate the properties and continue to operate them as workforce housing.

So, we believe that the best way over the long term to finance, develop, and operate the affordable component of this large redevelopment project is to partner with a national LIHTC Developer. We have identified companies in this space who are very interested in becoming a part of this project. For example, we are currently negotiating with Northpointe Development, which has a proven track record of delivering high quality workforce housing communities. Attached, is Northpointe's corporate resume. They are very interested in pursuing this project with us.

1. Ownership structure/development partnership

- UrbanStreet envisions partnering with a national LIHTC developer who will build their own freestanding project as part of the master plan. This building will be the same in exterior design, style, and materials as the rest of the multifamily. It may have its own name and branding, but we see it as part of the cohesive whole and really being no different than the other multifamily buildings architecturally. However, it may have a different unit mix based on its tenants, which could be seniors, singles, couples, or families.
- Since we have already identified a LIHTC developer, we envision that their multifamily building will be developed close in time to the market rate component. However, tax credits are awarded once a year in May, so depending on the cycle and award of the credits, the affordable housing developer may start their project once the 6 market rate buildings are under way.

2. Timeline

- We envision obtaining general municipal entitlements for all the multifamily and market rate at one time with some restrictions that would require an affordable project on a specific parcel as part of the master zoning. If one affordable housing group fails to execute their project, we will find another group to do so. The LIHTC program is national in scope, widely used, and proven. Affordable sites are hard to come by and even harder to get entitled. If a site is specifically zoned for affordable units and is a welcome part of the master plan, which this would be, we believe several affordable developers will come forward to execute it if one falls through.
- UrbanStreet plans to obtain general density, height, and unit count approvals for the affordable building as part of the larger master plan. The affordable housing developer will seek their own building approvals and building permits. UrbanStreet would be obtaining the general site plan approvals for the building #7 as part of the overall site plan. Building #7 would be engineered along with the whole site and drain into the central stormwater detention pond on the eastern part of the plan. Due to the cycle time for the tax credits, their approvals will likely come after the market rate site plan approvals by a few months. The affordable housing developer would also seek their own building permits.

- UrbanStreet Group wants the entire development to have a cohesive design, aesthetics, and building materials so that it will be one single development. The affordable housing developer agrees with this approach so we don't see any substantial physical difference between the market rate buildings and the affordable housing building.
- We currently have two affordable housing developers wanting to partner with us on building #7. An entitled site for affordable housing is not easy to find in the Chicago suburbs. So, we believe that if one group is not able to execute, we will find another even if it takes one or two annual cycles to secure the federal tax credits.

Again, we are excited to bring this whole project to fruition and look forward to discussing our development approach with the Village Board.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Dennis".

Jon Dennis
Senior Vice President
UrbanStreet Group, LLC
jdennis@urbanstreetgroup.com
(312) 498-4139

Attachments:

1. Golf Crossing Master Plan
2. UrbanStreet Project Experience
3. Northpointe Development Project Experience



LEGEND

 Subject Property

 Village Owned Land

July 26, 2022

By Email

Bill Enright
Assistant Director Planning and Community Development
Village of Arlington Heights

Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights

**Re: UrbanStreet Group's Affordable Housing Approach for the
Redevelopment of International Plaza in Arlington Heights**

Bill and Sam:

UrbanStreet Group is excited to undertake the complete redevelopment of the International Plaza Shopping Center in Arlington Heights. We envision this project as a public private partnership that will bring a vibrant new mixed-use project to this site, replacing the largely vacant shopping center. A project of this scale and complexity will require TIF funds and other forms of incentives in order to be economically feasible and we look forward to working with the Village on all aspects of the project to move it forward as soon as possible. We recognize that this site has had several starts and stops over the years and we believe that we have a development team and a proposed plan that will make it happen.

The Village's Inclusionary Housing Ordinance calls for 10%, or 27 affordable rental units in the project. UrbanStreet Group has explored various scenarios to meet or exceed the Village requirement of 10% affordable units. We plan to exceed the requirement by 10 units and provide 37 units.

Based on initial discussions with the Village Staff, we strongly believe that the best way to provide the affordable units is to engage with a professional affordable housing development company that has an excellent track record in community development of workforce and senior housing. This affordable housing developer would build Building #7, which would include 37 affordable rental apartments, exceeding the Village requirement. UrbanStreet as master developer will in turn build 265 market rate units in 6 buildings. We believe partnering with an affordable housing developer makes sense for several reasons:

- A professional affordable housing developer will bring specific experience and expertise in operating its apartment communities to serve seniors, working families, and other tenants with limited income. They are most often mission driven and they own and operate thousands of units with a singular focus on serving their communities with inclusionary housing.
- The workforce housing developer also bring a proven track record of securing Low Income Housing Tax Credits (LIHTC), a widely used and highly successful program, to provide the majority of the capital specifically for these projects at the State and local level. These tax credits are highly competitive and awarded only to the best projects each year developed by the most experienced and professional LIHTC Developers.
- Often, these LIHTC developers receive tax credit awards year after year because affordable housing is their core business and they develop and manage these properties to very high standards. These developers build and also own and operate their communities for at least 15 years, which is the compliance period for the tax credits. Often, at the end of 15 years, they substantially renovate the properties and continue to operate them as workforce housing.

So, we believe that the best way over the long term to develop and operate the affordable component of this large redevelopment project is to partner with a national LIHTC Developer. We have identified companies in this space who are very interested in becoming a part of this project. For example, we are currently negotiating with Northpointe Development, which has a proven track record of delivering high quality workforce housing communities. Attached, is Northpointe's corporate resume. As you may note, a project of 30-50 units is very typical for a LIHTC project and thus fits in well with the 10% requirement for International Plaza. Northpoint is very interested in pursuing this project with us.

1. Ownership structure/development partnership

- UrbanStreet envisions partnering with a national LIHTC developer who will build their own freestanding project as part of the Master Plan. This building will be the same in exterior design, style, and materials as the rest of the multifamily. It may have its own name and branding, but we see it as part of the cohesive whole and really being no different than the other multifamily buildings architecturally. However, it may have a different unit mix based on its tenants, which could be seniors, singles, couples, or families.
- The Master Plan would provide for a subdivided parcel for this project and we anticipate that the LIHTC Developer will own the parcel with cross easements and possible sharing of surface parking across the Master Plan.
- Since we have already identified a LIHTC developer, we envision that their multifamily building will be developed close in time to the market rate component. However, tax credits are awarded once a year in May, so depending on the cycle and

award of the credits, the affordable housing developer may start their project once the 6 market rate buildings are under way.

2. Timeline

- We envision obtaining municipal entitlements for all the multifamily and market rate at one time with some restrictions that would require an affordable project on a specific parcel as part of the master zoning. If one affordable housing group fails to execute their project, we will find another group to do so. The LIHTC program is national in scope, widely used, and proven. Affordable sites are hard to come by and even harder to get entitled. If a site is specifically zoned for affordable units and is a welcome part of the Master Plan, which this would be, we believe several affordable developers will come forward to execute it if one falls through. As mentioned earlier, we envision that the affordable component will run close in time with the market rate and commercial components of the plan. The only difference is that the affordable component will be financed with tax credits which have an annual award cycle

3. Improvements

- UrbanStreet plans to deliver the affordable component site “build-ready” with utilities extended to its property line, graded and cleared for development. UrbanStreet as “master developer will also provide for central stormwater detention for the entire master plan that will accommodate the affordable site. We anticipate that the affordable housing developer will be responsible for its own volume control but will discharge into the central detention pond which is located outside their site.

4. Affordable Project Site Plan, Unit Mix, and Architectural Design

- Our first priority is to partner with an affordable housing developer. We are currently negotiating with Northpoint Development, which plans to develop an affordable housing building of approximately 37 units. As they progress, they will doing their own unit mix planning and will comply with the Village of Arlington Heights requirements for affordable rents.
- UrbanStreet plans to obtain general density, height, and unit count approvals for the affordable building as part of the larger master plan. The affordable housing developer will seek their own site plan approvals. Our goal is for them to have entitlements ideally at about the same time we do for the market rate and commercial components. Due to the cycle time for the tax credits, their approvals will likely come after the market rate site plan approvals by a few months. The affordable housing developer would also see their own building permits.

July 26, 2022

Page 4

- UrbanStreet Group wants the entire development to have a cohesive design, aesthetics, and building materials so that it will be one single development. The affordable housing developer agrees with this approach so we don't see any substantial physical difference between the market rate buildings and the affordable housing building.

All components of this Master Plan including the affordable component, market rate apartments, and commercial components are critical for the project's success as is the public private partnership. So, for UrbanStreet, the affordable component is very important to UrbanStreet as the master developer, which is why we think partnering with an expert in the development, financing, and management of these affordable housing communities is the best approach.

We are happy to meet and discuss further with you.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Dennis".

Jon Dennis
Senior Vice President
UrbanStreet Group, LLC
jdennis@urbanstreetgroup.com
(312) 498-4139

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE

OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

A MEETING WAS HELD ON:

June 22, 2022

Project Title: Urban Street International Plaza Redevelopment, 4-214 E. Golf Rd., 15 & 139 E. Golf Terrace, 1665 S. Arlington Heights Road

Address: Jim Wells
Senior VP of Development
UrbanStreet Group
2250 Progress Parkway
Schaumburg, IL 60173

Requested Action:

1. PUD approval to allow mixed-use development with 302 multi-family residential units and approximately three commercial outlots.
2. Rezoning from the B-2 and R-1 Districts to the R-7 District for the residential portion of the development.
3. Plat of Subdivision.

Variations Required:

- Variation to Chapter 28 of the Municipal Code, Section 5.1-7.1, to allow R-7 Zoning on the subject property.
- Variation to Chapter 28 of the Municipal Code, Section 6.5-2, to allow accessory structures (pool, pergola, etc.) outside of a rear yard.

Attendees: Jim Wells, UrbanStreet Group
Bruce Green, Plan Commissioner
Lynn Jensen, Plan Commissioner
John Sigalos, Plan Commissioner
Sam Hubbard, Development Planner

Project Summary:

The subject property includes the International Plaza shopping center located just east of Arlington Heights Road along the north side of Golf Road. The shopping center consists of a single-story multi-tenant commercial building of approximately 164,000 square feet in size. Additionally, the subject property includes several pieces of Village owned land located to the west of International Plaza, all of which are vacant. The overall site is approximately 17.5 acres and has access to Golf Road (at a signalized main entrance and a secondary access point on Golf Road at the east end of International Plaza), access to Golf Terrace (which has right-in/right-out access to Arlington Heights Road), and the potential for access to Arlington Heights Road at the northwest portion of the site. International Plaza was developed in the mid 1980's as is included in Tax Increment Financing District #4.

UrbanStreet Group, a developer with projects across the Midwest, is proposing demolition of the existing shopping center for redevelopment as a 302-unit multi-family apartment complex to be constructed towards the rear of the site, and approximately three new commercial outlots fronting along Golf Road. The residential component would occupy 11.76 acres and the commercial outlots would include the remaining 5.74 acres and consist of approximately 37,000 square feet of commercial floor area.

The multi-family apartments would be located across seven buildings, each four stories in height and together totaling just under 400,000 square feet of residential floor area. Six of the seven buildings would consist of market rate units and the seventh building, located at the northwest corner of the site, would be reserved for affordable units (44 total). The unit mix within the development would contain 175 one-bedroom units (58%) and 127 two-bedroom units (42%). Each residential building would contain eight garage parking spaces (56 total) and the residential portion would include 409 surface parking

stalls for a total of 465 parking stalls dedicated for the residential uses. Access to the residential portion would come from the main existing signalized driveway on Golf Road, with two access points from Arlington Heights Road (one at the northwest of the site and one via Golf Terrace). The petitioner has indicated that they intend to develop the six market rate residential buildings themselves, but partner with an affordable housing developer for construction of the seventh building.

The commercial portion would front along Golf Road and contain approximately three outlots for commercial development(s) as either retail, restaurant, service or offices, or combination thereof depending on market conditions. Urban Street would either develop the commercial lots themselves, or partner with a commercial developer for the commercial portion of the site.

Meeting Discussion:

Mr. Wells provided some background on Urban Street; they have been around for 30 years and do multi-family and mixed-use developments. The proposed project includes redevelopment of the International Plaza shopping center as well as two Village owned parcels located just west of the shopping center. The combined property will encompass 17½ acres with a maximum of 302 units in seven buildings that are four stories in height. There would be a residential portion, which would have common amenities areas for residents, including a fitness room, yoga room, business center, leasing office, outdoor patios, and a pool/barbecue area. The residential component would be on 11.76 acres of the property and the remaining 5.74 acres will provide two or three commercial/retail lots along the Golf Road frontage. They are initially contemplating around 37,000 square feet of retail and commercial floor area. The property is currently zoned B-2 with a small section of the site zoned R-1. They will be asking for a rezoning to R-7 for the residential portion. It will also require some minor variations relative to the accessory structures and the patio/pool area.

He stated that the commercial retail portion of the property will remain B-2. The redevelopment will entail demo of the entire International Plaza building as well as underground utilities and parking areas. Utilities would be added to the site, including the detention, which would come in the form of both an underground vault and a surface basin. There will be new parking areas, service drives, parkways, and a multi-use path along Golf Road and all the landscape improvements will be constructed.

The traffic circulation on the site will utilize three access points, one of which will be reuse of the signalized intersection along Golf Road. Another would be an entrance off Golf Terrace, which they will be improving. Finally, they would also have a new right in/right out connection with Arlington Heights Road at the northwest section of the development. They anticipated closing on the property in March and getting permits with demolition commenced in summer 2023. He hoped rental and leasing/move-ins would begin by October 2024. Final COs for the remaining buildings would come in 2025. Anticipates commercial and retail developments can also be built and finished in the 4th quarter of 2025, if not sooner, depending on market conditions. There would be a three-phase construction approach. Phase 1 would include demo of all buildings and infrastructure; all new site development related infrastructure would be completed relative to utilities, roadway improvements, multi-use pathway, and pad ready commercial sites and six of the seven apartment buildings. Phase 2 would be construction of building 7 by UrbanStreet or one of their development partners. The final phase would be development of the commercial outlots by UrbanStreet or one of their development partners.

Mr. Hubbard stated that the property is in two zoning districts; the B-2 and a small portion in the rear is in the R-1 District. The residential component would have to be rezoned to the R-7 district and the commercial along Golf Road would remain in the B-2 district. He said that the overall site would develop as a PUD which is a requirement for all R-7 developments and is appropriate for a unique site like International Plaza with multiple frontages, shared access and common utilities. The Staff Development Committee is generally supportive of the proposed mix of uses. Subdivision approval would also be required. The R-7 portion would be on one subdivided lot and the commercial areas would be on separate subdivided lots ranging in size. He said a variation is required for the R-7 zoning. The development is consistent with the TIF plan and staff is preliminarily supportive.

Staff is recommending a neighborhood meeting well in advance of the Plan Commission meeting. The project must conform with the Inclusionary Housing Ordinance, which requires that 10% of the overall units be designated as onsite affordable units. While the Inclusionary Housing Ordinance requires all affordable units to be constructed at the same time as the market rate units, it also allows the construction of the affordable units to be deferred in certain circumstances. The petitioner

will need to provide a response outlining why construction of building seven will need to be delayed. Housing Commission appearance is required, Design Commission appearance will also be required. A concept plan for the commercial sites must be provided and staff wants to make sure those sites are of adequate depth to accommodate viable commercial developments. Ideally, around 250' depth and certain site elements may need to be shifted to provide for appropriate commercial depth. He noted that the developer will be required to improve Golf Terrace to current Village standards. Cross access will need to be established between all portions of the site, and cross access to offsite properties may be required.

There are a lot of infrastructure needs in this area, such as a bike and pedestrian path along Golf Road. From a code standpoint, the residential component complies with parking requirements. A full traffic and parking analysis is being requested, along with a guest parking analysis. Loading zones are required. Staff is really looking forward to working with UrbanStreet on this exciting redevelopment project.

Commissioner Jensen asked about the affordable housing being located in building seven.

Mr. Wells explained that it was done this way due to financing.

Commissioner Jensen asked about the developers responsibility to relocate existing tenants in International Plaza.

Mr. Hubbard explained that one of the goals of the TIF redevelopment plans was to ensure that the redeveloper worked with existing tenants on possible relocations within the newly constructed commercial space.

Commissioner Jensen said he thought this looked like a great project and he was supportive.

Commissioner Sigalos also questioned the affordable housing. He would have preferred to see the affordable units mixed in with the market rate units. Wanted to know why they were all being proposed in one building (building seven)? What happens if building seven never gets built?

Mr. Wells replied that it was their full intent to have building seven constructed. They couldn't move forward on the project if the units had to be dispersed amongst each building; they wouldn't be able to get financing.

Commissioner Jensen said he agreed with Commissioner Sigalos, however, it sounded like the developer had legitimate financial constraints.

Commissioner Sigalos said he understood that there were financing issues; his primary concern was that the affordable housing portion would not get constructed.

Mr. Wells acknowledged that they have some work to do on the affordable housing end and they could provide further details to the Plan Commission, but for lending purposes they were proposing building seven to contain all of their affordable units.

Commissioner Sigalos asked about the commercial sites.

Mr. Wells replied that the sites would be for sale as opposed to for lease. They hoped to get a commercial developer on board who could provide some viable concepts for staff to review as part of the overall redevelopment.

Commissioner Sigalos although his preference was to see the affordable housing constructed amongst the market rate units, he encouraged the petitioner to move forward.

Commissioner Green said it looks like a great project.

Commissioner Green opened the floor for public comment.

K. Moens stated that he concurred with the commissioners who said that the affordable units should be dispersed amongst

the market rate units. Is concerned the affordable housing building would never get constructed.

M. Cayer stated that she didn't want her property taxes increased to as a result of this development.

G. Motton said that encouraged the Inclusionary Housing Ordinance be modified to require affordable housing in senior developments.

RECOMMENDATION

The Conceptual Plan Review Committee was generally supportive of the concept and advised the petitioner to proceed with a Plan Commission application.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Sam Hubbard, Recorder



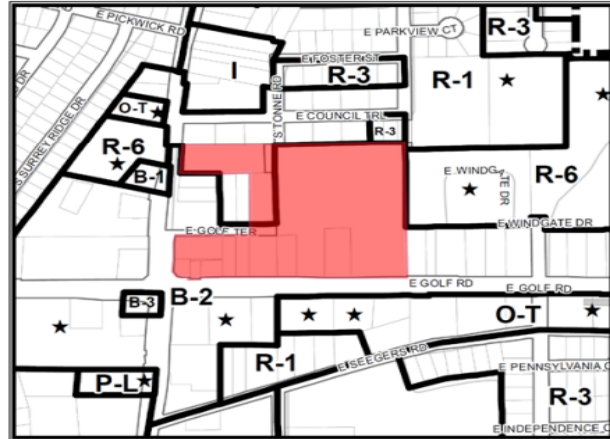
Village of Arlington Heights Staff Report to the Housing Commission

Project Title: UrbanStreet Group, International Plaza Development
Address: 4-214 E Golf Rd., 15 & 139 E Golf Terrace, 1665 S Arlington Heights Road

To: Housing Commission
Prepared By: Nora Boyer, Housing Planner
Meeting Date: August 3, 2022
Action: Preliminary Review

Developer Representative:

Jon Dennis
UrbanStreet Group, LLC
2250 Progress Parkway
Schaumburg, IL 60173



Project Background:

UrbanStreet Group, is proposing a plan for the redevelopment of Tax Increment Financing (TIF) 4 area that includes the International Plaza Shopping Center and certain other adjacent lots. The proposal calls for the demolition of the existing shopping center for redevelopment as a 302unit multi-family apartment complex at the rear of the site and approximately three new commercial outlots fronting along Golf Road.

The multi-family apartments would be located across seven buildings, each four stories in height and together totaling just under 400,000 square feet of residential floor area. Six of the seven buildings would consist of market rate units (total of 265 units). The seventh building, at the northwest corner of the site, would be reserved for affordable units (37 units). The developer proposes to partner with an affordable housing developer for construction of the seventh building.

Preliminary Review

UrbanStreet Group is seeking preliminary review of its affordable housing approach from the Housing Commission. The purpose of a preliminary review is to give the developer an opportunity to receive feedback from the Village to assist the developer in refining their plan and deciding whether or not it appears feasible for them to proceed forward with the proposal. It is not required that a developer address all of the Code requirements for a development plan at this stage, including for the affordable housing component. The Housing Commission's purview for review is limited to only the affordable housing aspect of the proposal.

This affordable housing proposal addresses several of the Village’s inclusionary housing requirements while others would be reviewed if the developer proceeds with submitting a Plan Commission application, including a full Affordable Housing Plan, for the development. UrbanStreet Group is seeking feedback on the aspects of the affordable housing approach that are being presented at this time.

The developer’s preliminary affordable housing approach is attached. Below, the affordable housing approach is summarized and compared to the Village’s inclusionary housing requirements.

Preliminary Affordable Housing Approach and Inclusionary Housing Requirements:

According to the Village’s Inclusionary Housing Ordinance (Village Code Chapter 7, Section XVII) the affordable housing requirement for publicly-assisted developments is 10% of the total units. As proposed, the development would be required to have 27 affordable units (i.e., 10% of the 265 market rate units), and the developer states that they intend to meet or exceed this 10% requirement.

The developer proposes to partner with a professional affordable housing developer to create the building containing the affordable units. In their preliminary proposal, the developer discusses the use of Low-Income Housing Tax Credits (LIHTC) that are widely used to provide financing for affordable housing and explains that they would partner with a professional affordable housing developer that has experience with using LIHTC financing. The developer states that they have identified affordable housing developers that are interested in being part of this project; and they are currently in negotiations with Northpointe Development which is a national affordable housing developer that has used the LIHTCs as well as other resources to develop affordable housing.

UrbanStreet Group states that the affordable housing building would be built on a lot that they anticipate would be subdivided from the rest of the development and owned by the affordable housing developer. This lot would be included in the overall site Master Plan, and the affordable building would have the same exterior design as the market-rate buildings. UrbanStreet Group states that they plan to deliver the affordable building site “build ready” with “utilities extended to its property line, graded and cleared for development” and that the Master Plan “will also provide for central stormwater detention for the entire master plan that will accommodate the affordable site.” The Master Plan will include cross access easements and possible shared surface parking.

**UrbanStreet Group Preliminary Affordable Housing Proposal
Comparison of Requirements to Preliminary Affordable Housing Approach**

Village Inclusionary Housing Requirement	Developer Preliminary Proposal
10% affordable is required for publicly-assisted developments	Exceeds requirement. 10% of the market rate units would be 27 affordable units. The developer is proposing a building of 37units, or 10 affordable units beyond the minimum required.
Affordable units are to be available to households at or below 60% or area	Complies.

median income at rents affordable as calculated by IHDA (at 60% of area median income) based on bedroom size	
Affordable units shall be dispersed among the market rate units	Does not comply. Affordable units would all be in one building with the building integrated into the development Master Plan.
Affordable units are required to be affordable in perpetuity	The proposal discusses possible financing through Low-Income Housing Tax Credits that have a 15-year compliance period. Staff notes that LIHTCs approved by the Illinois Housing Development Authority require an “extended use period” of an additional 15 years of affordability requirements. Village will require affordable units remain affordable in perpetuity per the ordinance.
Exterior appearance shall be compatible with the market rate units	Complies.
Interior features, amenities and structural elements to be contractor grade or higher and energy efficiency improvements to be the same as for market rate units	To be addressed.
Unit square footages to be no less than 75% of the gross floor areas for market rate units with comparable number of bedrooms	To be addressed.
Bedroom mix to be in equal proportion to the bedroom mix of the market rate units unless otherwise approved by the Village	To be addressed based on the proposed tenant mix and any targeted populations such as seniors, singles, couples, or families. However, with increased unit count it is anticipated that this requirement will be met.
Affordable units to be constructed concurrently with the market rate units unless delay is authorized by the Village for reasons such as financing requirements, economies of scale and/or infrastructure needs	Developer has explained that the timing to secure financing for the affordable building (e.g. Low Income Housing Tax Credits) may delay that building while the developer would begin construction on the market-rate buildings. The Village will require controls to ensure the affordable units are constructed within a reasonable schedule.

According to the preliminary proposal, the development would exceed the number of affordable units required by 10 affordable units. Staff's opinion is that this justifies an exception to permit all of the affordable units to be located in one building within the development and all contained within the redevelopment site. Further, Staff is open to discussions concerning the timeline for the construction of the affordable building, but there would need to be controls to ensure that the affordable building is developed.

RECOMMENDATION

Staff has reviewed the proposed affordable housing components presented by the developer and are **supportive** of the project which would increase the number of much needed affordable housing in the Village of Arlington Heights subject to the following. Staff's initial review and the Housing Commission's preliminary review are limited to the affordable housing aspect of the project and do not include other topics that are contained in the developer's preliminary proposal:

1. Staff recommends proceeding with development of the concept of a separate affordable building within the redevelopment area project for 37 affordable residential units (10 more than required) subject to the perpetuity of required units and other details to be worked out between the Village and the developer. The developer shall submit a full Affordable Housing Plan, containing the items listed in the Inclusionary Housing Guidelines, as part of the developer's Plan Commission application and appear before the Housing Commission. At which time specific conditions will be drafted for consideration.

Attachment:

1. UrbanStreet Group's Affordable Housing Approach for the Redevelopment of International Plaza in Arlington Heights dated July 26, 2022
2. Development Site Plan
3. Village of Arlington Heights Inclusionary Housing Ordinance
4. Village of Arlington Heights Inclusionary Housing Guidelines

DRAFT

MINUTES OF A MEETING OF THE ARLINGTON HEIGHTS HOUSING COMMISSION VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS August 3, 2022

IN ATTENDANCE:

Commissioners

Present: David Miller Ken Kiefer
William Delea Janice Krinsky

Commissioners

Absent: John Eggum Andre Arrington

Staff Present: Nora Boyer, Housing Planner/Staff Liaison

Presenters Present: Jon Dennis, UrbanStreet Group
Jim Wells, UrbanStreet Group
Teresa Bateman, Urban Street Group
Jake Victor, Northpointe Development

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Commissioner Miller.

II. Roll Call

Present: D. Miller, W. Delea, K. Kiefer & J. Krinsky

Absent: J. Eggum & A. Arrington

A motion was made by Commissioner Kiefer, seconded by Commissioner Delea that Commissioner Miller serve as the chairman of the meeting in Chairman Eggum's absence.

Ayes: K. Kiefer, W. Delea, J. Krinsky & D. Miller

Nays: None

Abstain: None

III. APPROVAL OF MINUTES

A motion was made by Commissioner Delea, seconded by Commissioner Kiefer to approve the minutes of the May 18, 2022 meeting with two typographical corrections.

Ayes: K. Kiefer, W. Delea & D. Miller

Nays: None Abstain: J. Krinsky

IV. AMENDMENT OF AGENDA

A motion was made by Commissioner Miller, and seconded by Commissioner Krinsky to amend the meeting agenda and move New Business Item: Preliminary Review of UrbanStreet Group Affordable Housing Approach for International Plaza/TIF 4 to next on the Agenda.

Ayes: K. Kiefer, W. Delea, J. Krinsky & D. Miller

Nays: None

Abstain: None

V. Preliminary Review of UrbanStreet Group Affordable Housing Approach for International Plaza/TIF 4

Commissioner Miller introduced staff Nora Boyer who provided a summary of the purpose of the preliminary review. She also provided a summary of the Staff Report that was included in the Housing Commission packet. This summary described the overall development as including a total of 302 apartments of which 37 would be affordable. She reviewed the comparison of the preliminary proposal with the Village's Inclusionary Housing Ordinance and pointed out where the preliminary proposal exceeds, complies with, does not comply with, or does not address the provisions of the Ordinance. She concluded by stating that Staff recommends proceeding with the development concept as presented including a separate affordable housing building within the redevelopment area at the proposed 37 affordable units pointing out that the proposal has 10 affordable units than is required. Staff emphasizes that the affordable units are to be affordable in perpetuity.

Commissioner Miller introduced Jon Dennis with UrbanStreet Group and Jake Victor with Northpointe Development. Jim Wells and Teresa Bateman with UrbanStreet Group were also present.

Mr. Dennis provided an overall overview of the proposed redevelopment pointing out that it currently contains a largely-vacant shopping center. He said they have been working on the project for about a year. The proposed redevelopment is a mixed-use project that would include retail/commercial/medical uses along Golf Rd. The rest of the space would be residential. There would be 7 multi-family, apartment buildings with six at market rate and one affordable. He described his company's experience with similar projects in the Chicago area.

Mr. Dennis stated that under the proposed approach, the planned 37 affordable units would all be included in one building. He said that UrbanStreet Group believes in affordable housing and they are taking an approach that not only meet but exceeds the number of affordable units required by the Inclusionary Housing Ordinance. They think they can do this by developing the market rate buildings and an affordable building.

Mr. Dennis stated that they believe in and support inclusionary housing and want to support or exceed the affordable housing goals. To accomplish this, UrbanStreet Group (which has experience and expertise in market-rate rental development) plans to partner with Northpointe Development (which is an experienced affordable housing developer). He stated that this is a challenging site to redevelop, but they found a way to include 37 affordable units. He explained that UrbanStreet Group found a development partner in Northpointe Development has developed 1,200+ affordable housing units and that can access resources that UrbanStreet Group cannot.

Jake Victor thanked the members of the audience from coming and stated that as an affordable housing developer he appreciates their support of affordable housing. He acknowledged the hard work put into the Inclusionary Housing Ordinance.

Mr. Victor described his company's experience in developing affordable housing and the benefits of partnering with UrbanStreet Group. He said the plan here is to do a senior affordable building (age 55+).

Mr. Victor explained that Northpointe Development uses Low-Income Housing Tax Credit (LIHTC) financing, awarded through the Illinois Housing Development Authority (IHDA), to build affordable housing. He provided details on the proposed affordable building stating that it would be composed of 37 units, be a senior building, would be for tenants with annual incomes at a maximum of 60% of area median income (and possibly lower), would include amenities suitable for seniors. It is expected that 25% of the units would be 2-bedroom units which is something that is desirable to seniors who are downsizing. He said that Northpointe Development provides a building management company with experience in running affordable housing. He also stated that affordable housing Northpointe Development develops is designed to be affordable in-perpetuity, and there is agreement with the Village's Inclusionary Housing Ordinance that point. He said they may partner with a non-profit at the building.

Mr. Dennis addressed how the development is planned to be developed. He said that they are at the beginning of the entitlement process and that the market rate and affordable components are both part of the overall master plan. He stated that the affordable building will be subject to a somewhat different timeline than the market rate buildings due to the IHDA calendar for awarding LIHTC which are awarded annually.

Questions from the audience were taken. There was a question about the likelihood of receiving the LIHTC funding. Mr. Victor responded that the proposed affordable housing plan scores well against IHDA's scoring criteria and that funding for senior rather than family housing is more likely to be approved. His opinion is that the greatest challenge with regard to IHDA funding is it is a very competitive process and sometimes proposal must be submitted more than once before receiving financing. Northpointe Development intends to keep applying until the funding is awarded. The anticipated timeline is an award from IHDA in June of next year with construction to begin in November unless they need to reapply.

George Motto from the Senior Commission said that there is a concern about the affordable housing element of the development falling by the wayside. However, he also said that a survey done in connection with the Village's Age-Friendly Community effort revealed that senior housing was the number 1 concern of seniors in the community. He said that the news that the affordable units in this development would be for 55+ is phenomenal.

The developers were asked about affordable units for persons with disabilities. Mr. Victor responded that the design would be ADA complaint. A percentage of the units would be developed according to Universal Design Standards. Mr. Victor was asked about serving persons with mental illness and responded that they are welcome to live in the building and the management company is experienced with assisting tenants with making connections with services.

The developers were asked why it was not being proposed that the affordable units be disbursed among all 7 buildings. Mr. Victor responded that one building is the only way they could get up to 37 affordable units

and may also enable them to provide units at rent levels to even lower-income tenants (lower than 60% of area median income).

Commissioner Miller asked the developer to explain if it is the funding that would prevent the affordable units from being disbursed. Mr. Dennis said that the LIHTC program is not available to Urban Street Group which is a reason from bringing in Northpointe as a partner. He said that he does not think the tax credit financing would allow disbursement, and Mr. Victor stated that it would not. Mr. Dennis said that this is the approach and that has been used in other places. Mr. Victor said this is no different from other buildings they have built which are alongside market rate units, but in this case, it is being done at the same time.

Commissioner Miller asked what would happen if the LIHTC financing does not come through. Mr. Dennis said that they are confident that it will due to the high scoring. He said they have a good partnership with Northpointe Development, but if it came to that, UrbanStreet Group would seek another partner and UrbanStreet Group will keep at it until the financing is approved. Mr. Victor said that there is an advantage to working with UrbanStreet Group on this project because normally if a proposal is not funded by IHDA on the first funding round, Northpointe usually needs to negotiate with the property owner to reserve the property through a second funding round. In this case, the owner is UrbanStreet Group which understands and is prepared for the possible eventuality of needing to go through a second LIHTC application round with IHDA.

Commission Miller said that the challenge will be that it was intentional in the Ordinance that the affordable units be disbursed, and there is also an issue with the question of the affordable housing being delayed. Mr. Victor was asked about timing and reported that they anticipate that the LIHTC will be awarded for the project in June and group breaking would take place in November of next year.

Jim Wells said that there will be 5 – 6 months needed for demolition, burying utilities, installing underground detention, etc. to make the site ready. After discussion of the required site work and anticipated construction schedules it was thought that the timing for construction of the affordable and market rate buildings are not that far apart and it is possible that the one affordable building could even be ahead of completion of the six market rate buildings. UrbanStreet Group said that they do not open until construction is completely finished including the club house. Even if the LIHTC application goes into a second cycle, all buildings may be ready to open about the same time.

The audience asked about the proposed location of the affordable building to one side of the development and advocated for a more central location of the building in order for the affordable building and tenants to be fully integrated into overall site. Several reasons were discussed for the affordable building location including how the buildings fit on the site and avoiding on-site construction conflicts between the affordable building and the market-rate buildings. Mr. Victor stated that they usually build next to market rate buildings, and that the proposed location is still incredible and will have would have access to overall site amenities such as shared parking. He said that his company has built affordable housing next to market rate housing and this has been beneficial for both. Mr. Dennis said that the utilities will be delivered to the location of the affordable housing building and the affordable building to one side will enable Northpointe to work at its own pace without conflicts with the rest of the area. He pointed out that the distance from the affordable building to a market rate building is only about 60 feet.

Commissioner Kiefer thanked UrbanStreet Group and Northpointe Development for considering our community for this development. He also thanked the audience from coming and stated that public input is

welcome. He said that the Village is serious about the affordable housing topic and cares about its Inclusionary Housing Ordinance. He asked Ms. Boyer about staff's reaction to the overall proposal. Ms. Boyer said that staff's view of the overall, mixed-use proposed development is favorable. Staff is supportive of proceeding with the concept of the separate affordable housing building with more information about that and the issue of timing. She said this preliminary review process is helpful in gathering more information.

Commissioner Kiefer reviewed the standard in the Inclusionary Housing Ordinance for granting relief from the Ordinance requirements and said that the developer would have to demonstrate undue hardships that justify the relief. He said that the developer will need to demonstrate their hardship that would make disbursing the affordable units not feasible.

Mr. Dennis said that exceeding 10% is not possible if the affordable units are disbursed. Mr. Dennis responded that financing is a strong factor in how the plan was put together including the issue that there are only 16 years remaining on the TIF. He said that they are looking for solutions to the challenges of the site and think they found a solution on the affordable housing. He said their goal is to exceed the number of affordable units called for by the Affordable Housing Ordinance, and therefore, sees the project as positively responding to the Ordinance rather than seeing it as one that needs relief.

Commissioner Kiefer expressed that the timing of the development of the seventh (affordable) building is a factor that needs to be considered moving forward. He asked about the exterior and interior construction materials and assurances that the affordable building would be of equal quality as the market rate buildings. Ms. Dennis responded that the master plan will set design and material standards and that the affordable building will not be discernable from the market rate buildings. It was also discussed that the exterior property management of the full site would be handled by the same management company for consistency in the exterior maintenance and appearance of the full site. There was a question about rent rates. The response was that the rents for the 2-bedroom market rate units would be around \$2,500 - \$2,600 and the affordable units for a two-bedroom would be around a \$1,400. Mr. Victor stated that some of the affordable unit building space would likely be proposed as amenity space rather than garages. Some in the audience said that seniors need covered parking.

There was a discussion regarding which amenities would be shared between the affordable building property and the market rate property. Some in the audience advocated for access by the affordable building tenants to amenities such as the club house in the market rate area. Security concerns were touched on, and it was stated that how amenities will be shared will need further exploration.

Commissioner Kiefer concluded his feedback by stating that he agrees with the focus on a senior community and providing the affordable units to tenants at 60% of area median income. Below 60% of area median income would be even better. Those are his recommendation with regard to the affordable component.

Commissioner Delea returned to the question of what would happen if the affordable housing funding does not come through. Mr. Dennis said that they are subject to the Village's affordable housing requirements and will find a way to comply. Commissioner Delea said that he has no complaint about the affordable units being in a separate building based on the developers' explanations for the reasons.

Commissioner Krinsky stated that she likes the plan and the location of the proposed affordable building. She said that the market rate buildings are more likely to have children and the location of the affordable

building may possibly be quieter. She said that as laid out, children in the market rate units would be closer to the park and elementary school. She said that most of her questions were answered, but she had a question about whether use of the pool would be available to the affordable building tenants and encouraged the further discussion about the shared amenities. She said that redevelopment of this area has been needed for a long time and pointed out that the TIF has already been extended once.

Fred Vogt identified himself as a member of the Senior Citizens Commission and said that the Village needs to consider making sure that the affordable component of the project gets built. He said that he has seen too many developments where the affordable housing component has not happened. He urged the Village use whatever means necessary to ensure that the affordable housing is built. Otherwise, he said the project is very good.

Sue Viecegli, who is a member of the Senior Citizens Commission, stated that they are happy to hear that the affordable building would be for persons 55+. She mentioned the age-friendly survey and pointed out that this housing would be in close proximity to the Senior Center.

John Dyer stated that his concern is the protection of the Inclusionary Housing Ordinance. He is concerned that granting relief may weaken the Ordinance for when the next developer comes along seeking relief.

Mr. Victor was asked if there would be 24-hour, on-site management of the building and about the affordable building's amenities. He said that there would be on-site management, but it may not be overnight. He said that the amenities inside the building would include things such as a library, pool room, and community space for board games. He said that Northpointe Development is a for-profit company but may partner with a non-profit organization. It was pointed out that the affordable building would likely fill right away.

There was a question about whether the Village is putting any money into the project. Ms. Boyer said that question was not the purview of the Housing Commission, she did not have information on that topic, and that topic would be covered at other meetings. Mr. Dennis generally talked about the TIF and the need for the public/private partnership at this location.

Linda Waycie said that she is a representative of Southminster Presbyterian Church's Faith in Action Team. She said that she is thankful for the Inclusionary Housing Ordinance. She said that she knew the Ordinance would be challenged and that this developer is challenging it. She pointed out that the Ordinance calls for the integration of the units. She asked that the Village look into everything that was said by the developers tonight including what they were told by IHDA. She said that she did not know if it is true that LIHTC are not available at this time in Arlington Heights for more general housing. She said that it is been stated that senior housing is difficult to develop, but an affordable senior development was just built in Mt. Prospect. She said that the Village should look into Evanston's experience in developing lots of affordable housing and that Evanston has been successfully integrated affordable units into market rate buildings. She said that she questions whether the amenities of the buildings 1-6 area will be fully shared with the affordable building. She said that she thought that affordable units developed under the Ordinance were supposed to be available to all residents that meet the income guidelines in the Village of Arlington Heights. She said that rents are going up for everyone and hopes that the Village will not be blindsided by offer of 10 more units than are required.

Doug Harrison said that he came to represent Our Saviors Lutheran Church. He stated that the Village should do thorough research on this project.

Keith Moens stated that the developer would need relief from two requirements. One is the segregation of the affordable units from the other units, and the second is that it is not being proposed that the affordable building be built concurrent with the market rate buildings. He said that there is a good chance the affordable building will not get built. He said that it is stigmatizing to the tenant segregate the affordable units and that the affordable units need to be integrated into the market rate buildings. He said that the proposal goes against intent of Ordinance. He said that UrbanStreet Group is benefitting from TIF goodies so they can comply now, not in future. He also questioned one developer being allowed to use another developer to fulfill its obligations.

Commission Krinsky stated that she is confident that the Village will take this seriously, look into everything, and make sure we get a fair deal. Commissioner Krinsky said that she had hoped for affordable housing for families since there is such a great need, but she understands that there is a great need for affordable senior housing too. She asked for clarification on whether this as a LIHTC project needs to be senior housing rather than family housing. Mr. Victor responded that he spoke with IHDA on the phone last week and asked about options. The IHDA representative said that since Arlington Heights was approved for tax credits for a family development just last year that just broke ground that family housing (not age-restricted) would likely not get funded at this point, and that senior housing would be more likely to be funded.

Ms. Cayer suggested that if the building were less extravagant that it would not need TIF money.

Miel Johnson introduced herself as representing the League of Women Voters. She said they were delighted by the redevelopment of International Plaza and proposed housing for seniors. She said they are concerned about the segregation of the affordable housing, sharing of amenities, and concerned that the affordable building will not be built. She said the League of Women Voters is asking the Village to uphold the spirit and intent of the Inclusionary Housing Ordinance.

There was a question about whether tenants in the senior building would be allowed to have grandchildren they are raising in the building. Mr. Victor said that he would look into this.

Commissioner Miller concluded the input at this meeting was a good representation of what the developers will hear throughout the process. He recommended taking the comments seriously and elaborating on those items. Mr. Miller said that this is a pro-affordable housing community. Mr. Victor said that it is rare for a community to have a Housing Commission and so many residents supporting affordable housing.

V. REPORTS

None

VI. OLD BUSINESS

A. Single-Family Rehab Program

Ms. Boyer reported that there are three open projects. She said that the applicants for Case 2022-02 are requesting a waiver from the requirement that a homeowner have owned their home for at

least 2 years prior to being eligible for the program. The applicants purchased the home in May 2022. The Housing Commission's direction was that the 2-year residency requirement be upheld but staff can suggest to the applicant that they can come back in 1 year for reconsideration of a waiver.

B. 2022-2023 Annual Action Plan CDBG Allocations

Ms. Boyer reported that the Village Board allocated \$100,000 for the Single-Family Rehab Program and \$68,240 for the Group Home Rehab Program. The pending grant applications for the Group Home Rehab Program total \$104,175 and the Housing Commission will need to make some funding decisions in the next couple of months.

C. Affordable Housing Trust Fund – Request for Expressions of Interest (REOI) Update

Ms. Boyer said that mailing lists are being finished and she hopes that the REOI will be released soon.

D. Rental Registry Recommendation Update

Ms. Boyer said the Administration responded that this is not a project that can be moved forward at this time.

VII. NEW BUSINESS

A. Housing Commission 2023 Budget Request

A motion was made by Commissioner Delea and seconded by Commissioner Kiefer to submit a 2023 Housing Commission budget request in the amount of \$1,300.

Ayes: K. Kiefer, W. Delea, J. Krinsky & D. Miller

Nays: None

Abstain: None

VIII. OTHER BUSINESS

Ms. Cayer asked if anyone knew when Cook County would be sending out the property tax bills that are normally sent out in July but have not gone out. Commissioner Krinsky responded that it is not a Housing Commission matter but she happened to see online that there is a data sharing problem and the bills may not go out until 2023. Ms. Cayer also said that she heard that there are more homeless people and asked if the Housing Commission addresses this. Ms. Boyer said that CDBG funds are provided to address homelessness to Journeys|The Road Home, Northwest Compass, and WINGS shelter. Ms. Boyer said she does not know the plan for restarting the PADS program.

Keith Moens urged the Housing Commission to stick form on the requirements of the Inclusionary Housing Ordinance.

VIII. ADJOURNMENT

A motion was made by Commissioner Delea, seconded by Commissioner Kiefer to adjourn the meeting. The meeting ended at 8:40 pm.

Ayes: K. Kiefer, W. Delea, J. Krinsky & D. Miller

Nays: None

Abstain: None

Cancelled: August 17, 2022 Meeting

Next Meeting: Wednesday, September 21, 2022 at 7 pm