



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, 2016
8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 7/18/16
- B. Committee of the Whole 8/1/16
- C. Village Board 8/1/16

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 8/15/16

VI. RECOGNITIONS AND PRESENTATIONS

- A. Presentation of the 2016 Kenneth Hood Senior Service Award to Maureen Seleski by the Senior Citizens Commission

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting of August 15, 2016

Interview of Brian Roginski for Appointment to the Arlington Economic Alliance (Restaurateur) - Term Ending: 4/30/17

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. Parkway Tree Trimming Contract Extension
- B. Aerial Lift - Public Works

CONSENT LEGAL

- A. An Ordinance Amending Ordinance Number 03-022 Granting a Special Use Permit
(Faith Lutheran Church/Lambs of Faith Early Childhood Center, 431 S. Arlington Heights Road)
- B. An Ordinance Granting a Special Use Permit for a Columbarium and a Variation from Chapter 28 of the Arlington Heights Municipal Code
(Our Saviour Lutheran Church, 1234 N. Arlington Heights Road)

CONSENT REPORT OF THE VILLAGE MANAGER

- A. Settlement - Workers' Compensation Claim - Limbers
- B. Settlement - Workers' Compensation Claim - Bonifazi
- C. Settlement - Workers' Compensation claim - Horn
- D. Settlement - Workers' Compensation Claim - Smith
- E. Settlement of Eleni George v. Village of Arlington Heights

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Pharmacy - 1614 W. Central Rd. - PC#16-017
Land Use Variation for Pharmacy
- B. Lexington Homes Subdivision - 900 W. Campbell St. - PC#16-004
Final Plat of Subdivision

XIII. LEGAL

- A. Resolution Approving a Final Plat of Resubdivision
(Lexington Homes at Arlington Heights, 900 W. Campbell Street)

XIV. REPORT OF THE VILLAGE MANAGER

- A. Ivy Hotel - 519 W. Algonquin Rd. - Early Review

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

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



Item: Committee of the Whole 7/18/16

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Committee of the Whole 7/18/16	Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Community Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 18, 2016
7:15 PM

I. CALL TO ORDER

Mayor Tom Hayes called the meeting to order at 7:15 PM.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

BOARD MEMBERS PRESENT: Mayor Thomas Hayes; Trustees Blackwood, Glasgow, LaBedz, Sidor, Tinaglia; Trustee Farwell joined the meeting at 7:38 p.m.

BOARD MEMBERS ABSENT: Trustees Farwell, Rosenberg, Scaletta

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

OTHERS PRESENT: Ben Sell (shadow Mayor); Jin Lee; Daniel Kowalczyk; Claudia Glasgow; Amalia Sordo-Palacios; William Delea

IV. NEW BUSINESS

- A. Consideration of recommending to the Liquor Commissioner the issuance of a Class "A" Liquor License to Mowa Inc., dba MOWA located at 4216 N. Arlington Heights Road

Mayor Hayes swore in Ms. Jin Lee.

Ms. Mikula presented the staff report on Jin Lee. Ms. Lee has 100% interest in the Corporation. No convictions were disclosed and no criminal derogatory information was found.

Mayor Hayes asked Ms. Lee about her experience in the restaurant and liquor

business. Ms. Lee said she has no restaurant experience but said her husband, who will be the chef at Mowa, has 18-19 years of experience as a cook in Korea.

Mayor Hayes asked Ms. Lee if she had any experience in the liquor business. Ms. Lee responded no, that she had been a hair stylist.

Mayor Hayes asked if Ms. Lee's husband's restaurant sold alcohol in Korea. Ms. Lee responded yes. Mayor Hayes asked Ms. Lee if she was Bassett trained and she said both she and her husband were Bassett trained and took an online course.

Mayor Hayes asked Ms. Lee what other employees she would have at the restaurant. Ms. Lee responded she would have eight employees; two managers and the rest cooking and serving. Mayor Hayes asked Ms. Lee what her plans were for having her employees Bassett trained. Ms. Lee said she will tell her employees they need to be Bassett trained to serve alcohol. Mayor Hayes asked Ms. Lee if she understood she has three months for new employees to be Bassett trained. Ms. Lee responded yes.

Mayor Hayes asked Ms. Lee about the restaurant's hours of operation. Ms. Lee said Monday through Thursday and Sunday 11:00 a.m. to 12:00 a.m., and Friday and Saturday from 11:00 a.m. to 1:00 a.m. Mayor Hayes asked Ms. Lee if she understood that after 11:00 p.m. she still needed to serve food. Ms. Mikula said she had explained to Ms. Lee that after 11:00 p.m. she could have a modified menu but anytime she is selling liquor, then food must be available for purchase.

Trustee Sidor asked Ms. Lee how many customers she expected in her restaurant between 11:00 p.m. and 1:00 a.m. Ms. Lee said in her opinion there are people very interested in her restaurant as there is a big Chinese restaurant and liquor store in the plaza.

Trustee Tinaglia asked if the floor plan was the existing floor plan. Ms. Lee said they added booths and tables and chairs but did not change anything major. Trustee Tinaglia asked Ms. Lee if they were changing any kitchen equipment. Ms. Lee said they bought new kitchen equipment, tables, and booths.

Trustee Tinaglia asked Ms. Lee when she planned to open. Ms. Lee said they would want to open early August.

TRUSTEE GLASGOW MOVED, SECONDED BY TRUSTEE TINAGLIA TO RECOMMEND THAT THE VILLAGE BOARD OF TRUSTEES RECOMMEND TO THE LIQUOR COMMISSIONER THE ISSUANCE OF A CLASS "A" LIQUOR LICENSE TO MOWA, INC., DBA MOWA, LOCATED AT 4216 N. ARLINGTON HEIGHTS ROAD The motion passed.

6 AYES 0 NAYES

B. Interview of Daniel Kowalczyk for Appointment to the
Environmental Commission - Term Ending: 4/30/17

The Board reviewed Daniel's resume and discussed his interest in serving on the Environmental Commission. Trustee Glasgow asked Mr. Kowalczyk to tell the Board why he wanted to get involved in the community so early in his life. Daniel said he has always had an interest in governance particularly at the local level.

Trustee Glasgow asked Daniel about his interest in the Environment. Daniel said he feels the environment is one of the greatest gifts we can have. While at South Middle School he was on the Science Olympiad and was involved with green generation which deals with environmental issues and realized how important the environment is. He felt it would help him as a member of the Environmental Commission.

Trustee LaBedz asked Daniel if he was involved in any environmental projects. Daniel said that when he was in the Boy Scouts they removed a lot of invasive species in a nearby forest preserve.

TRUSTEE LABEDZ MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF DANIEL KOWALCZYK TO THE ENVIRONMENTAL COMMISSION WITH TERM ENDING 4/30/17. TRUSTEE GLASGOW SECONDED THE MOTION. The motion passed.
6 AYES 0 NAYES

C. Interview of Claudia Glasgow for Appointment to the Youth
Commission - Term Ending: 4/30/17

Trustee Glasgow recused himself. Trustee Farwell joined the meeting.

The Board reviewed Claudia's resume and discussed her interest in serving on the Youth Commission. Trustee Tinaglia asked Claudia about volunteering at local animal hospitals. Claudia said she currently has an internship through District 214 as a seven-week course tied in with summer school. She feels it is a good experience and is glad for the opportunity.

Trustee Tinaglia asked about her participation on sports teams and what she learned from it. Claudia said she loves being on a team because of the bond they have and what the teamwork and leadership has shown her. She has been able to work through problems and feels teamwork has helped her in the real world in finishing projects. She has been able to take leadership because of the things she has learned through these teams.

Trustee Sidor asked Claudia about the issues facing youth. Claudia said she feels there is a problem with teens not behaving well and often get off on the wrong track. Claudia thinks some of these problems can be solved by getting them involved with internships at Arlington Heights businesses so they can look forward to their future. Trustee Sidor asked Claudia why she felt teens do not get involved. Claudia said teens do not know they have these opportunities. She feels there should be more publicity about internships.

Trustee LaBedz said it was interesting that Claudia discovered through her internship experience what she did not want to do and believes Claudia will help other youth by letting them know about internships and other opportunities.

TRUSTEE TINAGLIA MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF CLAUDIA GLASGOW TO THE YOUTH COMMISSION WITH TERM ENDING 4/30/17. TRUSTEE SIDOR SECONDED THE MOTION. The motion passed.

6 AYES 0 NAYES 1 RECUSED (due to personal reasons)

D. Interview of Amalia Sordo-Palacios for Appointment to the Youth Commission - Term Ending: 4/30/17

The Board reviewed Amalia's resume and discussed her interest in serving on the Youth Commission. Trustee LaBedz asked Amalia about her interest in the Youth Commission. Amalia said her counselor approached her about it so she looked into it and thought it was a great way to get involved with the community. She said she is involved with her school but doesn't know kids from other schools. She believes that by being on the Youth Commission she will know about opportunities offered in the community and can share that with other youth.

Trustee Farwell asked what Amalia thought she could bring to her role on the Youth Commission with her experience and interests. Amalia said she would like to offer a view of life at St. Viator as a different point of view since there is no one represented on the Youth Commission from St. Viator.

Trustee Blackwood asked about her experience on the Justice League. Amalia said the Justice League is a club at St. Viator that works to fight against injustices in the world. One of the projects they did was to raise money to send a Kenyan student to four years of high school.

TRUSTEE FARWELL MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF AMALIA SORDO-PALACIOS TO THE YOUTH COMMISSION WITH TERM ENDING 4/30/17. TRUSTEE LABEDZ SECONDED THE MOTION. The motion passed.

7 AYES 0 NAYES

E. Interview of William Delea for Appointment to the Housing Commission - Term Ending: 4/30/18

The Board reviewed William Delea's resume and discussed his interest in serving on the Housing Commission.

Trustee Glasgow asked Mr. Delea what his view was of housing in Arlington Heights and where he felt the Village should be by the time Mr. Delea left the

Commission. Mr. Delea said he would like to see increased housing opportunities for everyone which will increase the quality of life for everyone in the community. Mr. Delea said he would like to see more affordable housing and a more diverse population in the community whether it is in single-family homes or other developments.

Trustee Tinaglia asked Mr. Delea his thoughts about diverse housing in the Village. Mr. Delea responded by saying a certain type of housing may work for some but not for all. You cannot have same housing for all in a community the size of Arlington Heights.

TRUSTEE GLASGOW MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF WILLIAM DELEA TO THE HOUSING COMMISSION WITH TERM ENDING 4/30/18. TRUSTEE LABEDZ SECONDED THE MOTION. The motion passed.

7 AYES 0 NAYES

V. OTHER BUSINESS

VI. ADJOURNMENT

Trustee Glasgow moved, and Trustee Sidor seconded the motion to adjourn.

The meeting adjourned at 7:57 p.m.



Item: Committee of the Whole 8/1/16

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Committee of the Whole 8/1/16

Type

Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Community Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 1, 2016
7:30 PM

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

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

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

OTHERS PRESENT: John Zilewicz, Rex Paisley

IV. NEW BUSINESS

- A. Interview of John Zilewicz for Appointment to the Arts Commission - Term Ending: 4/30/18

The Board reviewed John Zilewicz's resume and discussed his interest in serving on the Arts Commission.

Trustee Scaletta said he would like to see the Arts Commission expand and find a way to engage with the local schools.

Trustee LaBedz noted that Mr. Zilewicz was named the Illinois Arts Educator of the Year and asked him if he would talk about his ideas of being on the Arts Commission. Mr. Zilewicz said he would first like to see what the Commission is doing and the ideas they have to get a better understanding

of what they actually do in the community before offering his own ideas.

Trustee Rosenberg said the people of Arlington Heights appreciate the Arts and the Theater and asked if the Arts Commission could get others involved offering classes such as the Park District. Mr. Zilewicz said he would like to see an integration of art with music or theater and other areas rather than by itself.

Trustee Farwell thanked Mr. Zilewicz for volunteering. He suggested tying in Mr. Zilewicz's experience with the Youth Commission and using the technology available at the Library as a unifying source. Mr. Zilewicz said he is interested in how things could potentially work together, especially with youth.

Trustee Blackwood asked Mr. Zilewicz what his favorite medium was to work in. Mr. Zilewicz responded that painting is his favorite medium.

Trustee Glasgow asked Mr. Zilewicz if he had been to any art festivals in the Village and asked what could be done better. Mr. Zilewicz said he has attended and observed that the art was not as diverse as it has been in past years but the set-up involving the community was very good.

TRUSTEE LABEDZ MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF JOHN ZILEWICZ TO THE ARTS COMMISSION WITH TERM ENDING 4/30/18. TRUSTEE SCALETTA SECONDED THE MOTION. The motion passed.

9 AYES 0 NAYES

- B. Interview of Rex Paisley for Appointment to the Arlington Economic Alliance (Top 20 Employer) - Term Ending: 4/30/17

The Board reviewed Rex Paisley's resume and discussed his interest in serving on the Arlington Economic Alliance.

Trustee Glasgow asked Mr. Paisley what he would like to add with regard to healthcare in Arlington Heights and how he could affect and impact other businesses through the Arlington Economic Alliance. Mr. Paisley said there is a growing need for healthcare providers changing to meet the needs of the community and together providing excellent healthcare to support those needs.

Trustee Farwell recused himself.

Trustee Scaletta said Mr. Paisley will fill a key position on the Economic Alliance and his experience will be beneficial to the Alliance.

TRUSTEE SCALETTA MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF REX PAISLEY TO THE ARLINGTON ECONOMIC ALLIANCE WITH TERM ENDING 4/30/17. TRUSTEE LABEDZ SECONDED THE MOTION. The motion passed.

8 AYES 0 NAYES 1 RECUSED (due to personal reasons)

V. OTHER BUSINESS

VI. ADJOURNMENT

Trustee Glasgow moved, and Trustee Farwell seconded the motion to adjourn.

The meeting adjourned at 7:50 p.m.



Item: Village Board 8/1/16

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Village Board 8 1 16

Type

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, 2016

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Also present were: Randy Recklaus, Robin Ward, Mark Burkland, Tom Kuehne, Scott Shirley, Diana Mikula, Charles Perkins, Jim Massarelli and Becky Hume.

IV. APPROVAL OF MINUTES

A. Committee of the Whole 7/05/2016 Approved

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

The Motion: Passed

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

Abstain: Rosenberg

B. Village Board 07/18/2016 Approved

Trustee Joe Farwell moved to approve. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

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

Abstain: Rosenberg

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 7/30/16 Approved

Trustee Joe Farwell moved to approve the Warrant Register of 7/30/16 in the amount of \$2,630,696.64. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

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

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

A. Report of the Committee-of-the-Whole Meeting of August 1, 2016 Approved

Interview of John Zilewicz for Appointment to the Arts Commission - Term Ending: 4/30/18

[President Hayes administered the Oath of Office to Mr. Zilewicz.](#)

Trustee Robin LaBedz moved to concur with the Mayor's appointment of Mr. Zilewicz to the Arts Commission with a term ending 4/30/18. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

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

B. Report of the Committee-of-the-Whole Meeting of August 1, 2016 Approved

Interview of Rex Paisley for Appointment to the

Arlington Economic Alliance (Top 20 Employer) -
Term Ending: 4/30/17

Trustee Farwell recused himself from the vote.

President Hayes administered the Oath of Office to Mr. Paisley.

Trustee John Scaletta moved to concur with the Mayor's appointment of Mr. Paisley to the Arlington Economic Alliance with a term ending 4/30/17.

Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Abstain: Farwell

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT LEGAL

- A. An Ordinance Repealing Ordinance Number 05-056 Approved
(Repeal amendment of a special use permit and granting a special use permit and land use variation for former Oscar's of Arlington, 107 W. Campbell St.)

Trustee Thomas Glasgow moved to approve 16-039. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

CONSENT REPORT OF THE VILLAGE MANAGER

- A. TIF IV Budget Amendment Approved

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

The Motion: Passed

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

CONSENT APPOINTMENTS

- A. Reappointment of Colleen Ungurean to the PAM Board of Directors - Term Ending: 7/20/19 Approved

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

The Motion: Passed

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

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - St. James Approved

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

The Motion: Passed

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

- B. Permit Fee Waiver - Arlington Heights Park District Approved

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

The Motion: Passed

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

- C. Permit Fee Waiver - Arlington Heights Park District Approved
- Hasbrook Water Service Replacement

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

The Motion: Passed

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

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Our Saviour Lutheran Church Columbarium - 1234 Approved
N. Arlington Heights Rd. - PC#16-014
Special Use Permit to allow a Columbarium

Trustee Mike Sidor moved to approve saying it was a thoughtful plan.

Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

- B. Faith Lutheran Church/Lambs of Faith Early Approved
Childhood Center - 431 S. Arlington Heights Rd. -
PC#16-015
Amendment to Special Use

Jori Reuter the Faith Lutheran Church Day Care Manager explained they would like to expand to 48 students from 30.

Trustee John Scaletta moved to approve saying he was excited that the preschool was expanding. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed

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

- C. BCRB - Proposed Variance Request from Chapter Approved
23, Section 23-302, R309.1

Trustee Scaletta explained that the petitioner had to demolish a garage that was damaged by a wind storm. To build a new garage according to current code, it would have to be wider. A water line runs adjacent to the garage and the Kissanes would have to move the water line to build the garage. Also a larger garage would exceed the lot's impervious space. Since this was an act of God, the Building Code Review Board granted the variation. Mr. and Mrs. Kissane said they did not want to be in violation of the code but didn't want a garage that took up more than 50% of the yard. They just wanted to replace what they had.

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

The Motion: Passed

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

XIII.LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

A. Stormwater Update

Mr. Recklaus said the three recently completed Stormwater Studies attempted to define uniform storm water service levels and identify potential improvements. These improvements amount to \$41 million. It should be noted that despite the large scale and high cost if these improvements, they would not prevent damage if a storm like the one on July 23, 2011 hit again. President Hayes said staff would make a presentation first, then the Board will be asked their input on specific questions. After that, public comment will be heard.

Challenge 1

Mr. Massarelli said objectivity was important in addressing potential improvements. He said staff has determined the most important issue is structure flooding and basement backups. The next subcategory is standing water in front of a home over one foot. The third subcategory is standing water less than one foot.

Challenge 2

Mr. Shirley said evaluating the cost effectiveness of the improvements is the next challenge. Based on questionnaire feedback from July 23, 2011 the average damage was \$8,500 per single family home reporting. He said many people didn't report their damages at all. The goal is to avoid damages to private homes in any sewer area, but most affected is the combined sewer area. In the separate sewer part of the village, the goal is to have no more than one foot of water in the street. The Study recommended a protection level of 2.1" in one hour. The chart reflects the costs of each improvement divided by the number of homes protected.

Trustee Rosenberg asked for clarification of the combined sewer costs in exhibit 2. Mr. Shirley said the relief sewer only column shows 100% funding by the village to handle a 2.1" rain event in one hour. It does not take into account the Overhead Sewer Cost Sharing Program. The second column shows the cost if all the 798 residents identified for the overhead sewers put in these improvements. Because more water would be going into sewers versus basements, the relief system is needed to give the sewer system relief. The model showed that in 3 of 8 areas, a relief sewer

component would need to be implemented to protect people even if everyone had an overhead sewer. The cost model for column 2 includes a 50% contribution from the village per homeowner. Some areas do not require a relief sewer component.

Mr. Recklaus said 171 homes have taken advantage of the overhead sewer program. 798 homes need overhead sewers but have not installed them; some may have installed them without the Village's knowledge. New homes are required to have overhead sewers.

Trustee Scaletta asked if a relief sewer by itself would solve all the problems. Mr. Shirley said it would for the 2.1" in an hour event. On June 22, 2016, the village got 2.3 inches in 42 minutes. Mr. Shirley said the system handled it and it was a good test. On July 23, 2011 there were wet ground conditions, the creeks were full and a thunderstorm brought 7" of rain in a 4-5 hour time frame.

Trustee Tinaglia asked if the 798 is for the combined system only. Mr. Shirley said there are 20 properties in the separate sewer areas which experience structure/basement flooding. For those homes, there are external flooding issues, not water from the sewer pipe. Trustee Tinaglia asked in homes which have installed overhead sewers, what happens if the power goes out. Mr. Shirley said in a true overhead sewer installation, power doesn't have anything to do with it, gravity draws the water. If there are basins in the basement and they are in use, they could pump against a full sewer and the homeowner could experience back up.

Trustee Glasgow said the cited areas for improvements fall within FEMA flood zones. Will this help in the long run if this is the natural contouring of the land? Mr. Shirley said FEMA flood zones apply to surface drainage. In the combined sewer areas the flood zones are not a factor. The topography doesn't have anything to do with how the sewer system works. In the separate sewer areas these improvements will protect against the design storm whether or not they are shown to be in a flood zone. Trustee Glasgow said the majority of downtown is in a flood zone, if that won't make a difference, why spend the money. Mr. Massarelli said the FEMA flood maps are a tool for insuring property. The flood analysis is done on a larger scale. The details that go into a study for FEMA are much different than what goes into a sewer study. They are not looking at the same thing. Trustee Glasgow said if he looks at the GIS/FEMA map, this is where the water pools. Mr. Massarelli said that is for the 100 year event. The Village is looking at a 10 and 25 year storm; the Village uses pipes to move water to a tunnel. FEMA looks at creeks and contours to determine where they think the water will go. Mr. Massarelli said some of the areas in the combined sewer area are in a FEMA 500 year flood plain.

Trustee Sidor asked if a check valve option may be a more cost effective way of keeping water from entering a home. Mr. Massarelli said yes and it is part of the rebate program. Mr. Shirley said it is a lesser secured

improvement.

Trustee Farwell asked if the streets that flood in the separate sewer areas have curbs. Mr. Shirley said all but Forrest Avenue. The curbs convey rainwater and are a termination point for the integrity of the pavement. Trustee Farwell asked about the relative seriousness of street flooding. Mr. Recklaus said less than one foot is not ideal, but not same level of seriousness as more than a foot as it does not compromise a public safety response. Trustee Farwell asked how long water stands in streets on average. Mr. Shirley said it different with every storm in every location. Since 2011, water has not been standing in streets more than 6 hours but it is often gone within 45 minutes in lesser events. Flooding in back yards takes longer to drain. The Engineering Department's neighborhood drainage program has been addressing this issue.

Challenge 3

Mr. Kuehne said that over \$141 million has been spent on storm water projects over the years. The Stormwater Control Fund has 2 projects, the Neighborhood Drainage Program and Storm Sewer Rehab Program. There is no dedicated source of funds for storm sewers but one needs to be developed. He explained the financing of the Stormwater Fund and how by 2022 it will be at zero. For ongoing maintenance, a storm water utility fee or a property tax increase could be implemented. Bond issues could be used for one time improvements. Special Service Areas or Special Assessment Areas could be employed. Low interest loans are a possibility, but would also be have to be paid back. The storm water fee option has been implemented in a number of neighboring municipalities. The options for fees would be to charge based on the impervious space of each property or a flat fee to all properties. Assuming a flat rate on all parcels, the cost per unit would be \$3.25 per month for ongoing projects, and \$3-\$14.75 for any additional storm water projects.

President Hayes asked what have other communities done. Mr. Kuehne said 50% have used equivalent residential unit. To charge based on impervious surface per residence would require consultants to evaluate the cost per each individual property. Mr. Recklaus explained that by attempting to be fairer, varied fees can be more complicated and would open the Village up to administrative challenges.

Trustee LaBedz asked what it realistically costs to install an overhead sewer. Mr. Shirley said from \$10,000-\$20,000. Mr. Kuehne said \$15,000 is the average.

Challenge 4

How should costs be distributed? To what extent should village resources be used versus charging each neighborhood? Mr. Recklaus presented the arguments for the different options. Staff doesn't support a special assessment because it would require figuring out which homes benefit and which do not. The cost per home could be extremely high on one home and

not on a neighbor's.

The Board responded to the following questions:

1. Should we re-prioritize the projects based on cost-benefit of a project (i.e. presence of structure flooding and high cost per home values)?

2. Should projects be eliminated from consideration due to low benefits or high costs?

President Hayes said yes, and asked for a cost/benefit analysis. He said his priority was preventing structure flooding. The following Trustees concurred: Sidor, Tinaglia, Glasgow, Scaletta LaBedz, Blackwood and Farwell. Trustee Tinaglia said backyard flooding should be the second priority, although if water is getting to a structure through window wells, that is an issue. Trustee Scaletta said the health and welfare of residents is at risk. He said he was not supportive of relief sewers and the resident sharing program in conjunction with each other. Trustee Blackwood said that although the combined sewer areas take precedent don't discount overland flows that enter homes in the north part of town. President Hayes said his priority was to prevent any structural flooding, no matter how it gets there. Trustee Farwell said he was not ready to eliminate any of the flooding topics. Mr. Recklaus said if all residents did undertake the overhead sewer enhancement, the relief sewer cost would go down to \$6.8 million as there would be less pressure on the system.

3. Is the Board interested in exploring a storm water fee? Flat fee, or varied?

4. If yes, should the fee be calculated based on actual storm water discharge, or be flat-based on property type and/or size?

President Hayes said he was in favor of a storm water utility fee shared by all property owners. All residents may need the relief the programs provide and should pay a fair share. He suggested it could be based on property size.

Trustee Glasgow said residents all pay for services they may not use like ambulance, police and fire. He said flooding is a Village wide issue, whether or not a property floods, all home values are affected by the value of their neighbors. He supports a flat fee dispersed equally because flooding is no different from a public safety issue. Trustees Tinaglia, Scaletta and LaBedz concurred saying they would want the fee flat, simple and reasonable as all residents are affected.

Trustee Farwell agreed, but said he was not sold on the fee aspect because fees are not tax deductible. He said he would like to see a few different models.

5. Should the Village continue cost sharing for the OHS program?

6. Should the OHS cost sharing formula be modified?

Trustee Scaletta said to keep the program until or unless another plan is in place. Trustee Rosenberg said the Village needs to get other residents to engage in the program through improved education. He also suggested a bank alliance or making a loan program available.

Trustee Farwell said the original program was rolled out in 2001 and offered \$5,000, now it offers up to \$7,500. He said he would like to liberalize it and perhaps add CDBG components. He agreed with Trustee Rosenberg's idea of financing. He suggested residents could be exempt from the fee if they participate in Overhead Sewer Program.

Trustee Blackwood said the Village should be partners at the 50% rate. Local financial organizations could provide low cost loans to homeowners. She said to continue the program, share the cost and reach out to financial organizations. Trustee Tinaglia concurred.

Trustee Glasgow said he was in favor of keeping it since they are a more complete fix than anything the village can do. President Hayes concurred.

President Hayes asked if there were any residents who wished to comment on the presentation or who had any additional questions for the Board or staff members.

Rich Fader said they have flooded 7 times, 6 in last 12 years. They live in a raised ranch and have lost 2 cars, a furnace, water heater and washer dryer. Insurance has imposed large deductible. He said he doesn't sleep when it rains, and you can't put a price on peace of mind. With climate change and the storms getting worse, 5 year storms are occurring 80% more frequently. He said the Board is forward thinking and the problem is not going away. Kathy Fader asked the Board to fix structure flooding regardless of if it is in the combined sewer area or not.

Keith Moens said Arlington Heights is getting a reputation for flooding. Across the whole village, flooding hurts property values. He disagreed with a fee. He said he has to pay a fee for everything. He asked the Board to cancel the new police station and redirect the bond rollover to pay for this. The board has the authority to do this. The police station is not needed. Infrastructure is the heart of the community. He asked the Board to put resident's interests first.

President Hayes said the Board does put resident's interest first and foremost.

Marc Adelman said he lives in the combined sewer area. He said sewers

were part of the basic infrastructure and the responsibility of the village, not the responsibility of the residents. He said he disagreed with some of the numbers and data in exhibit 2. He asked for the village to put skin in the game. He said some luxury projects are funded like Metropolis, while flooding has gone unaddressed. The Board has had a singular focus on how to pay for the improvements. There are a whole host of grants and planning resources that the village could consider. He suggested that the village hire a full time grant writer. Grant writers typically get their group monies up to 10 times their salaries. He suggested the village expand its scope and look beyond these 3 major projects. He said he had a list of agencies that provide assistance for grant writing. He said he was concerned that residents would be paying for things before the village has explored other options.

Sean O'Mara said water comes up around his house damaging the foundation. There are a lot of homes affected by water and this is a public safety issue. He said an ambulance had to move because it got bogged out near his home. He said he gets 3 feet of water around his house and it goes into windows and into his basement. He said the Cypress basin is empty, but there is water on his street. He suggested using all the space at the Cypress basin and taking away the garden plots.

Mr. Recklaus said the village will actively look at grants. He said it was difficult to estimate grant monies until a project is identified and the village can't assume it would get a grant. He said staff will absolutely try to reduce project costs with grant funding or low interest loans. He said the village will also work in concert with any other street improvement projects.

President Hayes said some grant money is free sometimes it requires a match. He said anything that comes from the village comes from the residents in the form of tax hikes or fees. Ultimately everything the village spends is paid for by the residents of the community. There is not a back room with a pot of gold.

Trustee Tinaglia asked if the village received grant money, could it be used to reimburse residents. Mr. Recklaus said he did not know without knowing the nature of the grant. Grants come with strings and conditions and typically fulfill some kind of public policy goal.

Trustee Scaletta said the village received a grant for environmental things and used the money for electrical fixtures. He asked for a memo with a breakdown of relief sewer only and relief sewer with the overhead sewer program costs. He asked for staff to speak with Mr. Adelman regarding exhibit 2 and provide the Board with an updated memo addressing his concerns.

Trustee Glasgow said the Board is responsible for every business and every resident and they do their best for everyone they can. He said a lot of time was spent coming up with solutions for everyone. Mr. Recklaus said staff

will have a recommended action plan by the end of the year, with decision points. A more detailed plan will be forthcoming in the next couple of weeks. President Hayes said the neighborhoods will get information and press releases will be created.

Trustee Rosenberg said he would like an education piece developed which explains the benefits of the cost sharing program to residents. He asked if there was a more economical way to help the 20 homes with structure flooding without spending \$1.9 million. Mr. Recklaus said the Burke study was asked to provide a certain level of service, and this will continued to be discussed. It may be that each home is addressed internally versus spending millions of dollars on a few homes.

Trustee Farwell thanked the administration for looking long term and creating a model that serves the entire community. This model will be used moving forward in changing climate situations. He said the problem cannot be fixed in a fiscal or calendar year.

Trustee Sidor said Mt. Prospect hosted a grant writing program a few years ago. Plan Commission member Mary Jo Warskow may have the information. He said it was an important avenue to pursue. He said the financing of the Overhead Sewer Program should be explored as well.

Trustee Blackwood said Dan Rutherford's office presented a lot of opportunities. She said that it was disheartening as much of the money was reactive versus proactive. She agreed grants should be pursued.

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

National Night Out is August 2 at North School Park. The Taste of Arlington and Mane Event are the weekend of August 5-7 and the Arlington Million is August 13.

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

- and -

5 ILCS 120/2(c)(5): Purchase or lease of real property for the use of the public body, including discussing whether a particular parcel should be acquired

XVIIADJOURNMENT

Trustee Thomas Glasgow moved to adjourn to Closed Session at 10:15

p.m. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

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



Item: Warrant Register 8/15/16

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Warrant Register 8/15/16

Type

Warrant Register



VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR

CHECK DATE: 8 - 15 - 2016

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$260,482.64
211	Motor Fuel Tax Fund	\$507,843.27
215	CDBG Fund	\$18,246.50
227	Foreign Fire Ins Tax Fund	\$160.00
231	Criminal Investigation Fd	\$429.57
235	Municipal Parkg Opr Fund	\$69,808.55
251	TIF I South Fund	\$2,242.00
266	Hickory Kensington TIF	\$1,975.00
401	Capital Projects Fund	\$330,141.29
435	EAB Fund	\$150.00
505	Water and Sewer Fund	\$94,228.01
515	Arts,Entert & Events Fund	\$10,213.60
605	Health Insurance Fund	\$59,389.00
611	General Liability Ins Fnd	\$1,740.41
615	Workers Compensation Ins	\$28,224.02
621	Fleet Operations Fund	\$13,131.06
625	Technology Fund	\$53,778.09
715	Guaranty Deposits Fund	\$1,450.00
721	Escrow Deposits Fund	\$1,000.00
TOTAL ALL FUNDS		\$1,454,633.01

Check Date: 2016 - 8 - 15

WARRANT REGISTER - GM0002Date: Wednesday, August 10, 2016
Page 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 0					
Division: 0					
2054	101-0000-489.90-00	SPORT COURT MIDWEST	INVOICE ADJUSTMENT	\$1,055.00	\$1,055.00
201149	505-0000-140.10-00	AMERICAN PRINTING TECHNOLOGIES	POSTAGE	\$1,819.90	\$1,819.90
201162	715-0000-220.93-00	BARBARA BOUDART	REFUND BOND	\$200.00	\$200.00
201171	715-0000-220.93-00	CARTER, FRANK D	REFUND BOND	\$50.00	\$50.00
201197	715-0000-220.93-00	EUROPEAN CONCRETE	REFUND BOND	\$200.00	\$200.00
201226	721-0000-221.10-08	J B NUYEN	REPLACE LOST CK 198215	\$1,000.00	\$1,000.00
201229	715-0000-220.93-00	JEFF RYLANDER	REFUND BOND	\$200.00	\$200.00
201231	715-0000-220.93-00	JOHN PSARAS	REFUND BOND	\$200.00	\$200.00
201271	715-0000-220.93-00	ORTEGA, FELIX	REFUND BOND	\$200.00	\$200.00
201278	505-0000-452.42-00	PETTY CASH	REFUND WATER OVERPAYMENT	\$128.38	\$128.38
201280	235-0000-435.65-03	DIANE POLOVITCH	REFUND PARKING PERMIT	\$60.00	\$60.00
201297	715-0000-220.93-00	SD & S PROPERTIES INC	REFUND BOND	\$200.00	\$200.00
201310	235-0000-435.65-03	DUSHYANTH SURYADEBARA	REFUND PARKING PERMITS	\$60.00	\$60.00
201315	505-0000-120.80-00	THORPE, REUBEN	REFUND BUSINESS LICENSE	\$16.36	\$16.36
201316	715-0000-220.93-00	TONY KIM	REFUND WATER	\$200.00	\$200.00
901166	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA FUNDING 7-18-2016	\$2,515.74	\$2,515.74
Total Division:				\$8,105.38	
Total Department:				\$8,105.38	

Check Date: 2016 - 8 - 15

WARRANT REGISTER - GM0002

Date: Wednesday, August 10, 2016
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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 1 Board of Trustees					
Division: 1					
201244	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	SERVICE MISCELLANEOUS	\$4,500.00	\$4,500.00
201322	101-0101-501.22-02	US CONFERENCE OF MAYORS	MEMBERSHIP 7-16/6-17	\$5,269.00	\$5,269.00
901167	101-0101-501.22-05	CITIBANK	POSTAGE	\$8.72	\$8.72
Total Division:				\$9,777.72	
Total Department:				\$9,777.72	

Check Date: 2016 - 8 - 15

WARRANT REGISTER - GM0002

Date: Wednesday, August 10, 2016
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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 2 Village Manager					
Division: 1					
201293	101-0201-502.22-02	ROTARY CLUB OF ARLINGTON HTS	DUES	\$275.00	\$275.00
201333	101-0201-502.21-65	VERIZON WIRELESS	INV 3433480854	\$100.00	\$100.00
901167	101-0201-502.22-05	CITIBANK	POSTAGE	\$8.29	\$8.29
Total Division:				\$383.29	
Total Department:				\$383.29	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 3 Human Resources					
Division: 1					
201176	605-0301-552.22-26	CENTERS FOR MEDICARE & MEDICAID	ACA TRANSITIONAL FEE	\$53,046.00	\$53,046.00
201202	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	\$9,946.61	\$19,180.88
			CLAIMS - MEDICAL LOSS	\$9,234.27	
	615-0301-552.42-80		CLAIMS - W/C	\$7,126.46	\$9,043.14
			CLAIMS - W/C	\$1,916.68	
201209	101-0301-503.20-05	HARRIS TRUST & SAVINGS BANK	CALIFORNIA PIZZA	\$85.30	\$85.30
201223	101-0301-503.20-75	INDUSTRIAL ORGANIZATIONAL SOLUTIONS	PROFESSIONAL SERVICES	\$13,430.00	\$13,430.00
201267	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	\$2,882.00	\$6,343.00
			SERVICE HEALTH TESTING	\$1,194.00	
			SERVICE HEALTH TESTING	\$144.00	
			SERVICE HEALTH TESTING	\$2,123.00	
201270	101-0301-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$424.59	\$424.59
201326	101-0301-503.21-65	VERIZON WIRELESS	INV 9768997385	\$123.10	\$123.10
201342	101-0301-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901166	101-0301-503.21-65	EMPLOYEE BENEFITS CORP	ADMIN FEES - 7-15-16	\$619.75	\$619.75
901167	101-0301-503.22-05	CITIBANK	POSTAGE	\$45.93	\$45.93
Total Division:				\$102,426.69	
Total Department:				\$102,426.69	

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WARRANT REGISTER - GM0002

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 4 Legal Department					
Division: 1					
201187	101-0401-503.21-65	COOK COUNTY RECORDER OF DEEDS	RECORDINGS	\$978.00	\$978.00
201196	101-0401-503.20-20	ERNEST R BLOMQUIST PC	LEGAL SERVICES	\$6,787.50	\$6,787.50
201292	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	\$1,290.00	\$1,290.00
201330	101-0401-503.21-65	VERIZON WIRELESS	INV 9769256363	\$96.73	\$96.73
201342	101-0401-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$140.90	\$140.90
901167	101-0401-503.22-05	CITIBANK	POSTAGE	\$17.97	\$17.97
Total Division:				\$9,311.10	
Total Department:				\$9,311.10	

Check Date: 2016 - 8 - 15

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 5 Finance					
Division: 1					
201142	101-0501-503.30-05	A & E RUBBER STAMP CORP	OFFICE SUPPLIES	\$93.45	\$93.45
201150	505-0501-503.21-65	AMERICAN PRINTING TECHNOLOGIES	SERVICE PRINTING	\$920.35	\$920.35
201157	101-0501-503.30-05	ARLINGTON SIGNS & BANNERS	OFFICE SUPPLIES	\$100.00	\$100.00
201199	101-0501-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$20.08	\$20.08
201202	611-0501-552.42-53	GALLAGHER BASSETT SERVICES INC	CLAIMS - VEHICLE LOSS	\$1,300.31	\$1,679.41
			CLAIMS - VEHICLE LOSS	\$379.10	
	611-0501-552.42-60		CLAIMS - LIABILITY	\$11.00	\$11.00
201209	101-0501-503.30-05	HARRIS TRUST & SAVINGS BANK	IN CMC SIGN & LIGHTIN	\$45.85	\$67.84
			AMAZON MKTPLACE PMTS	\$21.99	
201284	101-0501-503.22-10	PRINTFIN PRINTING & GRAPHICS SRVS	PRINTING SERVICES	\$785.00	\$785.00
201304	101-0501-503.22-10	SPIRAL BINDING COMPANY INC	PRINTING SERVICES	\$112.85	\$112.85
201314	101-0501-503.21-65	THOMSON REUTERS	RENEWAL #1000544594	\$81.00	\$81.00
201317	101-0501-503.22-10	TOTAL PRINT SOLUTIONS	PRINTING SERVICES	\$315.48	\$315.48
201341	611-0501-552.42-55	WELTON WRIGHT	REIMBURSEMENT CLOTHING	\$50.00	\$50.00
201342	101-0501-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901167	101-0501-503.22-05	CITIBANK	POSTAGE	\$918.54	\$918.54
	505-0501-503.22-05	CITIBANK	POSTAGE	\$1,175.19	\$1,175.19
Total Division:				\$6,415.19	
Total Department:				\$6,415.19	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 6 Information Technology					
Division: 1					
201175	625-0601-572.50-10	CDW GOVERNMENT INC	COMPUTERS,DP & WORD PROC.	\$4,405.86	\$22,084.07
			COMPUTERS,DP & WORD PROC.	\$17,678.21	
201209	625-0601-553.22-02	HARRIS TRUST & SAVINGS BANK	AMAZON PRIME MEMBERSHIP	\$99.00	\$599.00
			GMIS INTERNATIONAL	\$500.00	
	625-0601-553.30-05		AMAZON MKTPLACE PMTS	\$16.99	\$16.99
	625-0601-572.50-10		AMAZON.COM AMZN.COM/BI	\$432.49	\$1,518.09
			AMAZON.COM	\$51.99	
			AMAZON.COM AMZN.COM/BI	\$264.75	
			AMAZON MKTPLACE PMTS	\$46.72	
			AMAZON.COM AMZN.COM/BI	\$158.85	
			AMAZON.COM	\$52.94	
			DMI DELL HIGHER EDUC	\$487.49	
			AMAZON MKTPLACE PMTS	\$22.86	
201222	625-0601-553.21-02	IMAGE SYSTEMS & BUSINESS SOLUTIONS	EQUIPMENT MAINTENANCE	\$104.50	\$209.00
			EQUIPMENT MAINTENANCE	\$104.50	
201324	625-0601-553.21-65	VERIZON WIRELESS	INV 9768911021	\$457.38	\$457.38
201327	625-0601-553.21-65	VERIZON WIRELESS	INV 9769305822	\$529.25	\$529.25
201328	625-0601-553.21-65	VERIZON WIRELESS	INV 9769256362	\$1,401.70	\$1,401.70
201338	625-0601-553.20-39	RELIANCE COMMUNICATIONS LLC	COMPUTERS,DP & WORD PROC.	\$25,500.00	\$25,500.00
801570	625-0601-553.21-65	AT & T	8310002604723	\$578.80	\$1,462.61
			847R190289007	\$883.81	
Total Division:				\$53,778.09	
Total Department:				\$53,778.09	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 10 Boards & Commissions					
Division: 13					
201209	101-1013-502.33-05	HARRIS TRUST & SAVINGS BANK	BAUDVILLE INC.	\$288.97	\$347.89
			PARTY CITY	\$32.95	
			GFS STORE #0204	\$25.97	
Total Division:				\$347.89	
Division: 17					
901167	101-1017-502.22-05	CITIBANK	POSTAGE	\$193.44	\$193.44
Total Division:				\$193.44	
Division: 18					
201209	515-1018-525.40-55	HARRIS TRUST & SAVINGS BANK	WINDY CITY NOVELTIES	\$1,660.50	\$2,004.50
			WINDY CITY NOVELTIES	\$344.00	
901167	101-1018-502.22-05	CITIBANK	POSTAGE	\$139.97	\$139.97
Total Division:				\$2,144.47	
Division: 21					
201278	101-1021-502.40-40	PETTY CASH	ECONOMIC ALLIANCE	\$28.98	\$28.98
Total Division:				\$28.98	
Total Department:				\$2,714.78	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 20 Special Events					
Division: 5					
201207	515-2005-525.50-55	GRAND STAGE LIGHTING	STAGING EQUIPMENT	\$640.50	\$640.50
Total Division:				\$640.50	
Total Department:				\$640.50	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 30 Police Department					
Division: 1					
201145	101-3001-511.21-65	ACCURATE DOCUMENT DESTRUCTION	SERVICE MISCELLANEOUS	\$155.93	\$155.93
201153	101-3001-511.40-67	AMERICAN WORKING DOGS INC	REGISTRATION	\$1,510.00	\$1,510.00
201190	101-3001-511.33-05	CROWN TROPHY	ENGRAVING FEE	\$48.00	\$48.00
201203	101-3001-511.22-03	GAUSSELIN RICHARD	TRAINING	\$15.00	\$15.00
201209	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	EXPEDIA	\$200.02	\$466.62
			EXPEDIA	(\$109.10)	
			UNITED	\$375.70	
	101-3001-511.30-05		AMAZON.COM	\$432.00	\$603.85
			AMAZON MKTPLACE PMTS	\$171.85	
	101-3001-511.33-05		ADOBE CREATIVE CLOUD	\$300.00	\$300.00
	101-3001-511.33-25		TORTORICE'S PIZZERIA	\$156.57	\$156.57
201221	101-3001-511.22-03	IL TACTICAL OFFICERS ASSOC	REGISTRATION	\$1,475.00	\$1,770.00
			REGISTRATION	\$295.00	
201230	101-3001-511.30-35	JG UNIFORMS	UNIFORM CLOTHING	\$79.55	\$1,611.75
			UNIFORM CLOTHING	\$266.00	
			UNIFORM CLOTHING	\$120.00	
			UNIFORM CLOTHING	\$64.95	
			UNIFORM CLOTHING	\$536.25	
			UNIFORM CLOTHING	\$545.00	
201239	101-3001-511.22-03	LAW ENFORCEMENT RECORDS MNGRS OF IL	REGISTRATION	\$25.00	\$25.00
201248	101-3001-511.21-65	MC DONALDS CORPORATION	REPLACE CK 198248	\$185.51	\$276.28
			REPLACE CK 198248	\$90.77	
201251	101-3001-511.21-65	METRO-WESTERN COOK CREDIT	SERVICE MISCELLANEOUS	\$120.00	\$120.00
201256	401-3001-572.50-15	MIDWEST GLASS TINTERS	WINDOW TINT	\$230.00	\$230.00
201264	101-3001-511.21-65	NORTHERN IL FUNERAL SERVICES INC	SERVICE MISCELLANEOUS	\$750.00	\$750.00
201266	101-3001-511.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT 9-2016	\$66,704.13	\$66,704.13
201270	101-3001-511.22-03	OFFICE DEPOT	OFFICE SUPPLIES	(\$6.39)	\$-6.39
	101-3001-511.30-05		OFFICE SUPPLIES	\$88.57	\$88.57
	101-3001-511.30-20		PHOTO SUPPLIES	\$130.68	\$130.68
201277	101-3001-511.22-03	KIM PETERSON	TRAINING	\$15.00	\$15.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
201279	101-3001-511.21-65	PETTY CASH/POLICE	OTHER SERVICES	\$26.00	\$26.00
	101-3001-511.33-25		SUPPLIES	\$10.00	\$32.79
			SUPPLIES	\$5.11	
			SUPPLIES	\$7.68	
			SUPPLIES	\$10.00	
201289	101-3001-511.30-35	RAY O'HERRON	UNIFORM CLOTHING	\$24.99	\$2,492.70
			UNIFORM CLOTHING	\$249.98	
			UNIFORM CLOTHING	\$1,610.28	
			UNIFORM CLOTHING	\$69.00	
			UNIFORM CLOTHING	\$109.50	
			UNIFORM CLOTHING	\$274.45	
			UNIFORM CLOTHING	\$154.50	
201301	101-3001-511.30-35	SJODIN ALF	UNIFORM CLOTHING	\$129.95	\$129.95
201314	101-3001-511.21-65	THOMSON REUTERS	SERVICE MISCELLANEOUS	\$321.60	\$321.60
201317	101-3001-511.22-10	TOTAL PRINT SOLUTIONS	SERVICE PRINTING	\$311.50	\$635.00
			SERVICE PRINTING	\$323.50	
201334	101-3001-511.21-65	VERIZON WIRELESS	INV 9769226152	\$238.20	\$238.20
201335	101-3001-511.21-65	VERIZON WIRELESS	INV 9769257859	\$2,385.94	\$2,385.94
201336	101-3001-511.21-65	WALGREEN COMPANY	SERVICE MISCELLANEOUS	\$23.98	\$168.94
			SERVICE MISCELLANEOUS	\$144.96	
201340	101-3001-511.33-25	WILLIAMS SHOOTERS SUPPLY INC	POLICE EQUIPMENT & SUPPLY	\$3,510.00	\$3,510.00
901167	101-3001-511.22-05	CITIBANK	POSTAGE	\$783.81	\$783.81
Total Division:				\$85,695.92	
Division: 3					
201182	231-3003-511.40-11	CMS ACCOUNTING	SERVICE PROFESSIONAL	\$139.56	\$139.56
201247	231-3003-511.40-11	MANDEL, RUSSELL	TRAINING	\$290.01	\$290.01

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Total Division:				\$429.57	
Total Department:				\$86,125.49	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 35 Fire					
Division: 1					
201160	101-3501-512.21-65	AVI-SPL	SOFTWARE RENEWAL	\$588.00	\$2,464.00
			SOFTWARE SUPPORT	\$1,876.00	
201164	101-3501-512.31-65	BATTERIES PLUS	BATTERIES	\$144.30	\$144.30
201170	101-3501-512.22-03	CAREERTRACK	SEMINAR - LYONS	\$199.00	\$597.00
			SEMINAR - WOOD	\$199.00	
			SEMINAR - TAMOSAITS	\$199.00	
201195	101-3501-512.22-03	LESLIE EAST	TUITION REIMBURSEMENT	\$315.00	\$315.00
201206	101-3501-512.31-65	GRAINGER W W INC	HARDWARE SUPPLIES	\$90.24	\$90.24
201225	101-3501-512.22-02	INTL SOCIETY OF FIRE SERVICE INSTR	DUES - CHIEF KOEPPEN	\$125.00	\$125.00
201230	101-3501-512.30-35	JG UNIFORMS	SHOES AND BOOTS	\$89.95	\$89.95
201236	101-3501-512.33-05	KAESER AND BLAIR INC	PUBLIC EDUCATION MATERIAL	\$750.23	\$750.23
201260	101-3501-512.33-50	MOORE MEDICAL LLC	MEDICAL SUPPLIES	\$102.05	\$260.50
			MEDICAL SUPPLIES	\$158.45	
201266	101-3501-512.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT 9-2016	\$22,234.70	\$22,234.70
201275	101-3501-512.30-35	PAUL FAWLEY	PASSPORT TAGS	\$35.40	\$108.30
			PASSPORT TAGS	\$72.90	
201331	101-3501-512.21-65	VERIZON WIRELESS	INV 9769218634	\$785.07	\$785.07
201342	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901167	101-3501-512.22-05	CITIBANK	POSTAGE	\$84.17	\$84.17
Total Division:				\$28,133.46	
Total Department:				\$28,133.46	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 37 Foreign Fire Insurance					
Division: 1					
201144	227-3701-512.50-15	ABT ELECTRONICS	EQUIPMENT MAINTENANCE	\$160.00	\$160.00
Total Division:				\$160.00	
Total Department:				\$160.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 40 Planning					
Division: 1					
201178	101-4001-521.40-41	CHICAGO TRIBUNE	ADVERTISING	\$1,384.98	\$1,384.98
201188	101-4001-521.40-40	COSTAR REALTY INFORMATION INC	SERVICE PROFESSIONAL	\$755.76	\$755.76
201189	101-4001-521.30-01	CRAINS CHICAGO BUSINESS	DUES	\$137.80	\$137.80
201205	101-4001-521.20-05	GOVTEMPSUSA LLC	SERVICE PROFESSIONAL	\$1,344.00	\$6,776.00
			SERVICE PROFESSIONAL	\$1,372.00	
			SERVICE PROFESSIONAL	\$1,344.00	
			SERVICE PROFESSIONAL	\$1,344.00	
			SERVICE PROFESSIONAL	\$1,372.00	
201209	101-4001-521.21-65	HARRIS TRUST & SAVINGS BANK	APL ITUNES.COM/BILL	\$0.99	\$0.99
	101-4001-521.40-40		ARLINGTONHCC	\$25.00	\$50.00
			ARLINGTONHCC	\$25.00	
201216	251-4001-571.20-05	HOLLAND & KNIGHT LLP	PROFESSIONAL SERVICES	\$2,242.00	\$2,242.00
201241	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPT SERVICES	\$251.95	\$251.95
201250	266-4001-571.20-05	MERIDIAN DESIGN BUILD	SERVICE PROFESSIONAL	\$1,975.00	\$1,975.00
201263	101-4001-521.22-02	NATL TRUST FOR HISTORICAL PRESERV	DUES	\$30.00	\$30.00
201270	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$112.68	\$284.67
			OFFICE SUPPLIES	\$171.99	
201273	101-4001-521.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$83.70	\$325.35
			ADVERTISING	\$83.70	
			ADVERTISING	\$82.35	
			ADVERTISING	\$75.60	
201329	101-4001-521.21-65	VERIZON WIRELESS	INV 9769326165	\$124.61	\$124.61
201342	101-4001-521.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$37.96	\$37.96
901167	101-4001-521.22-05	CITIBANK	POSTAGE	\$75.11	\$75.11
Total Division:				\$14,452.18	
Total Department:				\$14,452.18	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 41 Community Devl Block Grnt					
Division: 1					
201152	215-4101-522.41-01	AMERICAN THERMAL WINDOW	SF-R	\$2,759.00	\$2,759.00
201179	215-4101-522.41-17	CHILDREN'S ADVOCACY CENTER	CDBG PROGRAM	\$410.00	\$410.00
201181	215-4101-522.41-03	CLEARBROOK	CDBG PROGRAM	\$12,000.00	\$12,000.00
201234	215-4101-522.41-48	JOURNEYS THE ROAD HOME	CDBG PROGRAM	\$1,645.00	\$1,645.00
201265	215-4101-522.41-68	NORTHWEST CASA	CDBG PROGRAM	\$820.00	\$820.00
201290	215-4101-522.41-04	RESOURCES FOR COMMUNITY LIVING	CDBG PROGRAM	\$612.50	\$612.50
Total Division:				\$18,246.50	
Total Department:				\$18,246.50	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 45 Building & Health Service					
Division: 1					
201148	101-4501-523.33-05	ALLEN BRIAN	REIMBURSEMENT - SUPPLIES	\$53.99	\$53.99
201278	101-4501-523.22-03	PETTY CASH	TRAINING	\$20.00	\$20.00
201313	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	\$76.00	\$190.00
			SERVICE BLDG MAINT	\$114.00	
201332	101-4501-523.21-65	VERIZON WIRELESS	INV 9769237266	\$138.25	\$138.25
201342	101-4501-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
901167	101-4501-523.22-05	CITIBANK	POSTAGE	\$133.01	\$133.01
Total Division:				\$620.85	
Division: 2					
201192	101-4502-523.20-25	DR ROBERT FABSIK	COUNSELING	\$130.00	\$130.00
201200	101-4502-523.21-10	FLECKS LANDSCAPING	SERVICE MISCELLANEOUS	\$85.00	\$215.00
			SERVICE MISCELLANEOUS	\$130.00	
201209	101-4502-523.21-65	HARRIS TRUST & SAVINGS BANK	J2 MYFAX SERVICES	\$10.00	\$10.00
	101-4502-523.40-53		1048 - MOTEL 6	\$114.22	\$456.66
			UBER US JUL28 BX7JI	\$6.47	
			COMED PAYMENT	\$335.97	
201237	101-4502-523.20-25	KATOR LCSW, ANNE	COUNSELING	\$130.00	\$130.00
201242	101-4502-523.20-25	SHERRY LEMKE	COUNSELING	\$100.00	\$100.00
201270	101-4502-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$4.99	\$216.32
			OFFICE SUPPLIES	\$22.76	
			OFFICE SUPPLIES	\$188.57	
201278	101-4502-523.22-03	PETTY CASH	TRAINING	\$44.82	\$44.82
	101-4502-523.40-61		ANNUAL FEES	\$25.00	\$25.00
901167	101-4502-523.22-05	CITIBANK	POSTAGE	\$66.29	\$66.29
Total Division:				\$1,394.09	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Division: 3					
201209	101-4503-523.21-65	HARRIS TRUST & SAVINGS BANK	VOLGISTICS INC	\$61.00	\$61.00
	101-4503-523.22-02		SAMS CLUB #8198	\$45.00	\$45.00
	101-4503-523.31-65		GFS STORE #0204	\$109.02	\$109.02
201270	101-4503-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$65.22	\$212.20
			OFFICE SUPPLIES	\$146.98	
201342	101-4503-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$18.60	\$18.60
901167	101-4503-523.22-05	CITIBANK	POSTAGE	\$6.98	\$6.98
Total Division:				\$452.80	
Total Department:				\$2,467.14	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 50 Engineering					
Division: 1					
201151	101-5001-524.22-02	AMERICAN PUBLIC WORKS ASSOC	DUES	\$775.00	\$775.00
201158	401-5001-571.50-30	ARROW ROAD CONSTRUCTION CO	SERVICE CONSULTING	\$296,035.51	\$296,035.51
201166	401-5001-571.50-30	BARB BOUDART	DRIVEWAY REIMBURSEMENT	\$1,042.50	\$1,042.50
201172	401-5001-571.50-30	MIKE CASSATA	SIDEWALK REIMBURSEMENT	\$663.63	\$663.63
201205	101-5001-524.20-05	GOVTEMPSUSA LLC	TEMP PLAN REVIEWER	\$798.00	\$1,988.00
			TEMP PLAN REVIEWER	\$1,190.00	
201209	101-5001-524.21-65	HARRIS TRUST & SAVINGS BANK	ADOBE CREATIVE CLOUD	\$299.88	\$299.88
	101-5001-524.30-05		JEWEL	\$15.18	\$18.43
			JEWEL #3422	\$3.25	
201233	211-5001-571.50-40	JOHNSON PAVING CO	SERVICE CONSULTING	\$507,843.27	\$507,843.27
201246	401-5001-571.50-30	JANE MACKENZIE	SIDEWALK REIMBURSEMENT	\$296.88	\$296.88
201270	101-5001-524.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$27.77	\$169.16
			OFFICE SUPPLIES	\$141.39	
201325	101-5001-524.21-65	VERIZON WIRELESS	INV 9768929596	\$507.35	\$507.35
201342	101-5001-524.22-15	XEROX CORPORATION	RENTAL/LEASE EQUIPMENT	\$85.00	\$85.00
901167	101-5001-524.22-05	CITIBANK	POSTAGE	\$26.47	\$26.47
Total Division:				\$809,751.08	
Total Department:				\$809,751.08	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 71 Public Works					
Division: 1					
201143	101-7101-531.21-11	A & J SEWER SERVICE INC	BUILDING MAINTENANCE	\$135.00	\$135.00
201146	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	STREET LIGHT SUPPLIES	\$492.24	\$492.24
201147	101-7101-531.21-02	AFFILIATED CUSTOMER SERVICE INC	ALARM SERVICE	\$761.50	\$761.50
201151	101-7101-531.22-02	AMERICAN PUBLIC WORKS ASSOC	DUES	\$1,240.00	\$1,240.00
201154	101-7101-531.22-03	APWA SUBURBAN BRANCH	TRAINING	\$35.00	\$35.00
201155	101-7101-531.31-65	ARC IMAGING RESOURCES	EQUIPMENT, NON OFFICE	\$3,699.50	\$3,699.50
201161	101-7101-531.31-45	BADE PAPER PRODUCTS	JANITORIAL SUPPLIES	\$180.00	\$180.00
201163	435-7101-531.40-86	SARA BARBER	EAB	\$50.00	\$50.00
201180	101-7101-531.21-11	CINTAS CORP	MAT CLEANING	\$87.01	\$167.40
			MAT CLEANING	\$21.37	
			MAT CLEANING	\$16.85	
			MAT CLEANING	\$25.32	
			MAT CLEANING	\$16.85	
	101-7101-531.30-35		WORK SHIRTS AND PANTS	\$44.96	\$89.92
			WORK SHIRTS AND PANTS	\$44.96	
201183	101-7101-531.22-70	COMCAST CABLE	INTERNET SCADA	\$184.85	\$199.63
			INTERNET SCADA	\$14.78	
201184	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	1851137062	\$26.97	\$26.97
201186	101-7101-531.21-11	COMPLETE CLEANING CO INC	SERVICE BLDG MAINT	\$267.50	\$6,513.50
			SERVICE BLDG MAINT	\$1,808.00	
			SERVICE BLDG MAINT	\$4,438.00	
201198	101-7101-531.31-65	EXECUTIME SOFTWARE	SERVICE CONSULTING	\$1,320.00	\$1,320.00
201200	101-7101-531.21-15	FLECKS LANDSCAPING	SERVICE MISCELLANEOUS	\$8,931.00	\$10,943.00
			SERVICE MISCELLANEOUS	\$2,012.00	
	435-7101-571.50-55		SERVICE TREES	\$100.00	\$100.00
201206	101-7101-531.31-55	GRAINGER W W INC	V-BELT	\$35.62	\$97.66
			BUILDING SUPPLIES	\$62.04	
	101-7101-531.31-65		MODULAR POP PALLET	\$73.22	\$73.22
	101-7101-531.31-85		TOOLS	\$443.20	\$443.20
201208	101-7101-531.22-02	GRAVES MICHAEL	CDL REIMBURSEMENT	\$50.00	\$50.00

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201209	101-7101-531.22-02	HARRIS TRUST & SAVINGS BANK	INTL SOC ARBORICULTURE	\$175.00	\$175.00
	101-7101-531.22-03		INTL SOC ARBORICULTURE	\$275.00	\$275.00
	101-7101-531.30-05		BEST BUY	\$239.99	\$239.99
	101-7101-531.31-55		MUNCHS SUPPLY	\$306.80	\$306.80
	101-7101-531.31-85		THE HOME DEPOT 1913	(\$13.11)	\$131.05
			THE HOME DEPOT 1913	\$144.16	
201210	101-7101-531.21-02	HASTINGS AIR ENERGY CONTROL	EQUIPMENT MAINTENANCE	\$208.38	\$208.38
201211	101-7101-531.21-02	HAYES MECHANICAL	EQUIPMENT MAINTENANCE	\$781.50	\$2,711.50
			EQUIPMENT MAINTENANCE	\$1,930.00	
	401-7101-571.50-20		SERVICE BLDG MAINT	\$13,540.00	\$13,540.00
201212	101-7101-531.31-55	HENNING BROTHERS INC	DOOR CLOSER REPAIR KIT	\$6.25	\$6.25
201214	101-7101-531.31-55	HOH CHEMICALS INC	BUILDING SUPPLIES	\$123.23	\$123.23
201219	101-7101-531.30-05	IL PAPER COMPANY	OFFICE SUPPLIES	\$33.00	\$33.00
201224	101-7101-531.31-65	INGERSOLL RAND CO	SUPPLIES	\$103.92	\$103.92
201227	235-7101-571.50-25	J GILL & COMPANY	SERVICE CONSTRUCTION	\$69,516.45	\$69,516.45
201232	101-7101-531.21-02	JOHNSON CONTROLS	SERVICE BLDG MAINT	\$4,800.00	\$4,800.00
	401-7101-571.50-20		SERVICE BLDG MAINT	\$7,944.01	\$7,944.01
201245	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$124.18	\$147.89
			HARDWARE SUPPLIES	\$23.71	
	101-7101-531.31-85		HAND TOOLS-POWER/NON POW	\$169.18	\$169.18
201253	101-7101-531.31-45	MEYER LABORATORY INC	JANITORIAL SUPPLIES	\$60.87	\$60.87
201254	101-7101-531.31-55	MICHAEL WAGNER & SONS	BUILDING SUPPLIES	\$165.26	\$266.58
			BUILDING SUPPLIES	\$101.32	
201255	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	MAY CONTRACT BILLING	\$1,336.50	\$2,673.00
			JUNE CONTRACT BILLING	\$1,336.50	
201257	101-7101-531.31-40	MIDWEST GROUNDCOVERS	AGRICULTURAL SUPPLIES	(\$59.50)	\$235.25
			AGRICULTURAL SUPPLIES	\$294.75	
201258	101-7101-531.21-62	MIDWEST MATERIAL MANAGEMENT	STREET SWEEPING TIP FEES	\$3,262.95	\$3,262.95
201268	101-7101-531.31-85	NORTHWEST ELECTRICAL SUPPLY CO	TOOLS	\$138.61	\$366.75
			TOOLS	\$228.14	
201269	101-7101-531.31-65	O'LEARY'S CONTRACTOR EQUIPMENT	SUPPLIES	\$585.00	\$585.00
201270	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$17.22	\$141.49
			OFFICE SUPPLIES	\$36.71	
			OFFICE SUPPLIES	\$2.50	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
201270	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$35.07	\$141.49...
			OFFICE SUPPLIES	\$49.99	
201272	101-7101-531.31-80	PACIFIC CASCADE CORP	STREET SIGN SUIPLIES	\$126.95	\$126.95
201274	101-7101-531.31-65	CRIS PAPIERNIAK	SUPPLIES	\$58.44	\$58.44
201276	101-7101-531.31-40	PESCHES FLOWER SHOP	AGRICULTURAL SUPPLIES	\$834.72	\$834.72
201282	101-7101-531.21-65	PRECISE MRM LLC	AVL SERVICE	\$64.51	\$64.51
201285	101-7101-531.30-35	PRO SAFETY INC	REPLACE CK 200271	\$349.50	\$655.75
			REPLACE CK 200271	\$306.25	
	101-7101-531.33-05		REPLACE CK 200271	\$72.25	\$282.25
			SUPPLIES	\$150.00	
			SUPPLIES	\$60.00	
201286	401-7101-571.50-20	PROGRESSIVE DYNAMICS	SERVICE BLDG MAINT	\$4,200.00	\$4,200.00
201287	101-7101-531.21-15	QT SIGNS	SERVICE BLDG MAINT	\$5,597.00	\$5,597.00
201288	401-7101-572.50-15	RADICOM	SIREN REPAIRS	\$3,067.50	\$3,067.50
201291	101-7101-531.30-39	RKA PETROLEUM COMPANIES INC	FUEL,OIL,GREASE, & LUBES	\$13,201.32	\$13,201.32
201299	401-7101-572.50-15	SECURITY CAMERAS DIRECT	CAMERA MONITORS FOR EOC	\$3,121.26	\$3,121.26
201300	101-7101-531.31-55	SHERWIN ACE HARDWARE	HAND TOOLS-POWER/NON POW	\$31.57	\$40.04
			PAINT & EQUIPMENT	\$8.47	
	101-7101-531.31-65		HARDWARE SUPPLIES	\$25.47	\$209.34
			HARDWARE SUPPLIES	\$2.99	
			HARDWARE SUPPLIES	\$65.95	
			HARDWARE SUPPLIES	\$36.00	
			PAINT & EQUIPMENT	\$34.99	
			PAINT & EQUIPMENT	\$15.97	
			TAPE, ADHESIVE	\$17.98	
			HARDWARE SUPPLIES	\$9.99	
	101-7101-531.31-80		PAINT & EQUIPMENT	\$16.98	\$16.98
201303	101-7101-531.31-55	SOUTH SIDE CONTROL SUPPLY CO.	ADAPTOR KIT	\$54.00	\$54.00
201306	101-7101-531.31-55	STANDARD PIPE & SUPPLY INC	BUILDING SUPPLIES	\$4.22	\$11.78
			BUILDING SUPPLES	\$7.56	
201307	101-7101-531.21-02	STEINER ELECTRIC	EQUIPMENT MAINTENANCE	\$186.79	\$186.79
201308	101-7101-531.21-02	SUBURBAN SERVICE INC	BRAIL IGNITION KIT	\$276.15	\$276.15
201311	101-7101-531.31-80	TAPCO	STREET SIGN SUPPLIES	\$1,502.18	\$1,502.18
201318	101-7101-531.31-80	TRAFFIC CONTROL & PROTECTION	STREET SIGN	\$200.00	\$5,183.00

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201318	101-7101-531.31-80	TRAFFIC CONTROL & PROTECTION	BARRICADES	\$1,950.00	\$5,183.00...
			SUPPLIES	\$478.00	
			STREET SIGN SUPPLIES	\$2,555.00	
201319	101-7101-531.31-70	TRAFFIC CONTROL CORP	SUPPLIES	\$2,008.00	\$2,008.00
801568	101-7101-531.21-50	NICOR	38178600003	\$83.94	\$3,981.31
			97034457784	\$297.40	
			25422686599	\$2,681.90	
			06802945268	\$24.55	
			15839647334	\$49.09	
			38096400007	\$302.21	
			58401600000	\$162.44	
			40178600009	\$87.10	
			28178600004	\$292.68	
801569	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	0002031003	\$31.55	\$31.55
801570	101-7101-531.22-70	AT & T	847590600006	\$817.02	\$11,316.47
			847342153607	\$39.75	
			847255350507	\$2,212.58	
			847394206207	\$39.76	
			847394436807	\$39.76	
			847797132105	\$22.56	
			847342153606	\$10.23	
			847253312006	\$7,765.21	
			847398933606	\$330.61	
			847797132106	\$38.99	
901167	101-7101-531.22-05	CITIBANK	POSTAGE	\$36.26	\$36.26
Total Division:				\$190,704.83	
Total Department:				\$190,704.83	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 72 Water and Sewer					
Division: 1					
201151	505-7201-561.22-02	AMERICAN PUBLIC WORKS ASSOC	DUES	\$155.00	\$155.00
201154	505-7201-561.22-03	APWA SUBURBAN BRANCH	REGISTRATION	\$35.00	\$35.00
201155	505-7201-561.31-65	ARC IMAGING RESOURCES	EQUIPMENT, NON OFFICE	\$3,699.50	\$3,699.50
201185	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0405097038	\$3,095.49	\$3,095.49
201194	505-7201-561.31-01	EAST JORDAN USA INC	WATER SEWER SYSTEM SUPPLY	\$9,840.00	\$14,466.00
			WATER SEWER SYSTEM SUPPLY	\$4,626.00	
201198	505-7201-561.31-65	EXECUTIME SOFTWARE	SERVICE CONSULTING	\$1,210.00	\$1,210.00
201201	505-7201-561.31-01	FOREMAN JOSEPH D AND CO	WATER SEWER SYSTEM SUPPLY	\$10,135.35	\$10,135.35
201209	505-7201-561.22-20	HARRIS TRUST & SAVINGS BANK	AWWA.ORG	\$83.00	\$83.00
201215	505-7201-561.22-30	HOLIDAY INN EXPRESS	REPLACE BROKEN TILES	\$390.00	\$390.00
201217	505-7201-561.21-50	HOMEFIELD ENERGY	0081080033	\$306.18	\$306.18
201218	505-7201-561.21-50	HOMEFIELD ENERGY	0528113037	\$2,458.73	\$2,458.73
201219	505-7201-561.30-05	IL PAPER COMPANY	OFFICE SUPPLES	\$33.00	\$33.00
201235	505-7201-561.22-30	K LOWE PLUMBING INC	RES. SEWER INSP.	\$850.00	\$850.00
201238	505-7201-561.31-05	LAI LTD	DIFFUSER	\$215.93	\$215.93
201245	505-7201-561.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$10.68	\$10.68
201249	505-7201-561.20-05	MC HENRY ANALYTICAL WATER LAB	MONTHLY MANAGEMENT FEE	\$290.00	\$290.00
201270	505-7201-561.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$17.23	\$141.50
			OFFICE SUPPLIES	\$36.70	
			OFFICE SUPPLIES	\$2.50	
			OFFICE SUPPLIES	\$35.08	
			OFFICE SUPPLIES	\$49.99	
201285	505-7201-561.30-35	PRO SAFETY INC	REPLACE CK 200271	\$349.50	\$655.75
			REPLACE CK 200271	\$306.25	
	505-7201-561.33-05		REPLACE CK 200271	\$72.25	\$282.25
			SUPPLIES	\$150.00	
			SUPPLIES	\$60.00	
201296	505-7201-561.50-15	SAF T GUARD INTL INC	STREET/SIDEWALK SUPPLIES	\$15,225.00	\$15,225.00
201300	505-7201-561.31-02	SHERWIN ACE HARDWARE	WATER SEWER SYSTEM SUPPLY	\$73.20	\$73.20
	505-7201-561.31-55		TAPE, ADHESIVE	\$63.92	\$63.92

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
201300	505-7201-561.31-85	SHERWIN ACE HARDWARE	HAND TOOLS-POWER/NON POW	\$16.99	\$16.99
201302	505-7201-561.21-35	SKIRMONT MECHANICAL CONTRACTORS	SERVICE METER	\$15,625.37	\$15,625.37
201307	505-7201-561.31-05	STEINER ELECTRIC	REPLACEMENT STARTER	\$986.16	\$986.16
201312	505-7201-561.31-02	TEST GAUGE & BACKFLOW SUPPLY	WATER SEWER SYSTEM SUPPLY	\$247.67	\$247.67
201323	505-7201-561.30-30	USA BLUEBOOK	RECORDER CHARTS	\$37.22	\$37.22
801568	505-7201-561.21-50	NICOR	16796000000	\$162.99	\$162.99
801569	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0368380009	\$30.44	\$30.44
801570	505-7201-561.22-70	AT & T	847590808506	\$169.73	\$1,069.88
			847590210506	\$900.15	
Total Division:				\$72,052.20	
Total Department:				\$72,052.20	

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WARRANT REGISTER - GM0002

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 73 Parking					
Division: 1					
801569	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	5231622008	\$57.17	\$77.16
			4643715006	\$19.99	
Total Division:				\$77.16	
Division: 3					
801568	235-7303-532.21-50	NICOR	12690400002	\$24.55	\$24.55
801570	235-7303-532.21-50	AT & T	847253097806	\$86.62	\$86.62
Total Division:				\$111.17	
Division: 4					
201268	235-7304-532.31-65	NORTHWEST ELECTRICAL SUPPLY CO	SUPPLIES	(\$103.45)	\$-103.45
801568	235-7304-532.21-50	NICOR	92296400002	\$87.22	\$87.22
Total Division:				(\$16.23)	
Total Department:				\$172.10	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 75 Municipal Fleet Services					
Division: 1					
201151	621-7501-551.22-02	AMERICAN PUBLIC WORKS ASSOC	DUES	\$155.00	\$155.00
201156	621-7501-551.21-07	ARLINGTON HTS FORD INC	REMOTE START	\$429.00	\$429.00
	621-7501-551.21-08		REPLACE STEERING ASSEMBLY	\$1,319.75	\$1,358.63
			LAMP ASSEMBLY	\$38.88	
	621-7501-551.31-51		VEH MAINTENANCE SUPPLY	(\$76.95)	\$393.67
			VEH MAINTENANCE SUPPLY	(\$3.00)	
			VEH MAINTENANCE SUPPLY	\$65.46	
			VEH MAINTENANCE SUPPLY	\$190.28	
			VEH MAINTENANCE SUPPLY	\$64.65	
			VEH MAINTENANCE SUPPLY	\$153.23	
201159	621-7501-551.31-51	ATLAS BOBCAT INCORPORATED	VEH MAINTENANCE SUPPLY	\$3.94	\$7.88
			VEH MAINTENANCE SUPPLY	\$3.94	
201165	621-7501-551.31-51	BATTERIES PLUS LLC	BATTERIES	\$401.12	\$401.12
201167	621-7501-551.21-07	BRISTOL HOSE & FITTING INC	CUSTOM HOSE ASSEMBLY	\$76.49	\$76.49
201168	621-7501-551.21-07	CAR PRETTY	VEH EQUIPMENT MAINTENACE	\$100.00	\$100.00
201169	621-7501-551.31-51	CAR QUEST	VEH MAINTENANCE SUPPLY	(\$81.35)	\$532.98
			FILTERS	\$98.34	
			FILTERS	\$36.75	
			FILTERS	\$73.50	
			FILTERS	\$28.06	
			AIR CHUCK DUAL	\$8.45	
			FILTERS	\$9.52	
			BRAKE ROTORS AND PADS	\$326.56	
			A/C FITTING/SPLICER	\$3.73	
			HOSE CLAMP	\$2.96	
			HOSE CLAMP	\$3.54	
			AIR FILTER	\$22.92	
201173	621-7501-551.31-51	CASSIDY TIRE & SERVICE	TIRE VALVE	\$54.00	\$54.00
201174	621-7501-551.31-51	CASTLE CHEVROLET NORTH	STRUT	\$63.90	\$63.90
201177	621-7501-551.31-51	CHICAGO PARTS AND SOUND	VEH MAINTENANCE SUPPLY	(\$198.76)	\$379.01

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
201177	621-7501-551.31-51	CHICAGO PARTS AND SOUND	MOTOR AND FAN ASSEMBLY	\$198.76	\$379.01...
			RELAY	\$122.18	
			VEH MAINTENANCE SUPPLY	\$4.82	
			VEH MAINTENANCE SUPPLY	\$252.01	
201180	621-7501-551.30-35	CINTAS CORP	WORK SHIRTS AND PANTS	\$44.96	\$89.92
			WORK SHIRTS AND PANTS	\$44.96	
201193	621-7501-551.21-07	DRISCOLL PRODUCTS INC	VEH EQUIPMENT MAINTENANCE	\$110.00	\$110.00
201198	621-7501-551.31-65	EXECUTIME SOFTWARE	SERVICE CONSULTING	\$220.00	\$220.00
201204	621-7501-551.31-51	GLOBAL EMERGENCY PRODUCTS	PUMPER, FUEL TANK	\$773.23	\$798.33
			HEAT/AC KNOB SWITCH	\$25.10	
201209	621-7501-551.21-65	HARRIS TRUST & SAVINGS BANK	IPASS AUTOREPLENISH #5	\$40.00	\$40.00
	621-7501-551.31-51		EQUIPMENT TECHNOLOGY	\$198.95	\$187.25
			EQUIPMENT TECHNOLOGY I	(\$11.70)	
201213	621-7501-551.21-07	HILLSIDE AUTO BODY SERVICES	TRANSMISSION OVERHAUL	\$1,809.60	\$1,809.60
201220	621-7501-551.21-07	IL SECRETARY OF STATE	VEHICLE REGISTRATION (3)	\$303.00	\$303.00
201228	621-7501-551.21-07	JAMES DRIVE SAFETY LANE LLC	VEH EQUIPMENT MAINTENANCE	\$52.00	\$52.00
201240	621-7501-551.31-51	LEACH ENTERPRISES INC	CLEVIS ASSEMBLY	\$139.04	\$649.96
			CLEVIS ASSEMBLY	\$25.32	
			BRAKE KIT	\$485.60	
201243	621-7501-551.31-65	LIEBOVICH STEEL & ALUMINUM CO	SUPPLIES	\$190.00	\$190.00
201261	621-7501-551.21-07	MORTON GROVE AUTOMOTIVE WEST	VISER	\$185.00	\$185.00
201262	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	\$191.14	\$213.71
			HYDRAULIC FILTER	\$22.57	
201281	621-7501-551.31-51	POMP'S TIRE SERVICE INC	TIRES	\$913.96	\$913.96
201283	621-7501-551.31-51	PRECISION SERVICE PARTS	TIRE SENSOR	\$111.58	\$111.58
201294	621-7501-551.31-51	RUSH TRUCK CENTERS OF ILLINOIS INC	SENSOR ASSY	\$52.77	\$52.77
201295	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	THERMOSTAT	\$58.05	\$826.10
			FILTER ASSEMBLY	\$398.80	
			VALVE AUTO TANK DRAIN	\$199.51	
			TRANSMITTER	\$103.33	
			BELT SAFETY	\$66.41	
201298	621-7501-551.21-07	SECRETARY OF STATE	TITLE/PLATES	\$105.80	\$105.80
201300	621-7501-551.31-51	SHERWIN ACE HARDWARE	VEH MAINTENANCE SUPPLY	\$29.98	\$14.99
			HARDWARE SUPPLIES	(\$14.99)	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
201300	621-7501-551.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$4.99	\$4.99
201305	621-7501-551.21-07	SPRING ALIGN	SPRING, BOLTS	\$902.35	\$902.35
201309	621-7501-551.31-65	SUBURBAN TRIM & GLASS	SUPPLIES	\$113.55	\$113.55
201320	621-7501-551.31-65	ULINE INC	SUPPLIES	\$630.36	\$630.36
201321	621-7501-551.31-51	US AUTO FORCE	VEH MAINTENANCE SUPPLY	\$19.90	\$39.80
			VEH MAINTENANCE SUPPLY	\$19.90	
201337	621-7501-551.31-51	WENTWORTH TIRE SERVICE	TIRES	\$453.44	\$453.44
201339	621-7501-551.31-51	WHOLESALE DIRECT INC	VEH MAINTENANCE SUPPLY	\$160.92	\$160.92
Total Division:				\$13,131.06	
Total Department:				\$13,131.06	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 90 Capital					
Division: 1					
201191	505-9001-571.50-25	DIXON ENGINEERING INC	SERVICE CONSULTING	\$5,058.15	\$5,058.15
201259	505-9001-571.50-25	MIDWEST METER INC	WATER SEWER SYSTEM SUPPLY	\$6,737.99	\$13,057.48
			WATER SEWER SYSTEM SUPPLY	\$6,319.49	
Total Division:				\$18,115.63	
Total Department:				\$18,115.63	

Check Date: 2016 - 8 - 15

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Date: Wednesday, August 10, 2016
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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 99 Non Operating					
Division: 1					
201252	515-9901-525.40-83	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE 8-2016	\$6,368.70	\$6,368.70
	515-9901-525.40-92		BLDG RESERVE FUND 8-2016	\$1,199.90	\$1,199.90
Total Division:				\$7,568.60	
Total Department:				\$7,568.60	
TOTAL ALL FUNDS:				\$1,454,633.01	



Item: Presentation of the 2016 Kenneth Hood Award

Department: Village Manager's Office

Presentation of the 2016 Kenneth Hood Senior Service Award to Maureen Seleski
by the Senior Citizens Commission

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of August 15, 2016

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of August 15, 2016

Interview of Brian Roginski for Appointment to the Arlington Economic Alliance (Restaurateur) - Term Ending: 4/30/17

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Parkway Tree Trimming Contract Extension

Department: Public Works

BACKGROUND

The Public Works Department is in the final year of a 3-year contract with Robert W. Hendricksen Co of Wheeling, IL for Parkway Tree Trimming. The contract is set to expire October 2016. Routine tree trimming is a vital component of a well maintained urban forest, and is especially important to the health and structure of the 9,000 newly planted ash replacement trees. This contract is for the annual trimming of an estimated 9,000 parkway trees at various unit prices.

Per policy, successful contractors can be permitted extensions up to the original timeline, with Board approval. Due to the recent change in the Village's fiscal year, Public Works would like to initially request the first contract extension for 15 months, until December 31, 2017 to realign the terms of contract with the modified fiscal year. If the contractor's performance continues to be favorable, a second and final extension would be available through December 31, 2018. The contractor has offered to extend the contract for 15 months without an increase in price. The term of their extension would begin in October 2016 and conclude December 2017.

Staff has been pleased with the contractor's quality of work and customer services. Staff recommends extension of this contract to align with the current budget.

RECOMMENDATION

It is recommended that the Village Board award a 15-month contract extension per the original bid award to Robert W. Hendricksen Company, of Wheeling, IL, at bid unit pricing, up to budget allotment, and authorize the execution of the necessary documents.

Bid Section

Item:	Parkway Tree Trimming Contract Extension
Bid Opening Date:	August 28, 2013
Account Numbers:	101-7101-531.21-55

Total Budget for Specific Item: \$250,000

Bid Amount:



Item: Aerial Lift - Public Works

Department: Public Works

BACKGROUND

The approved FY16 Capital Budget includes \$180,000 for the replacement of an aerial truck for the Forestry Unit of Public Works. The aerial truck is used in most tasks performed by Forestry from tree trimming and the hanging of banners, to holiday decorations and lighting. The current vehicle is 13 years old, has been inspected by the Public Works Fleet Unit and recommended for replacement.

The new unit is considered a hybrid unit that utilizes electric power or hydraulic power for the operation of the boom. Use of electric power will significantly reduce our noise during operations. It will also reduce our idling during most operations which will reduce fuel and emission maintenance expenses.

The National Joint Powers Alliance (NJPA) is a joint purchasing cooperative that is similar to the Northwest Municipal Conference, and offers a bidding service to municipal agencies. Altec, Inc. has won the NJPA contract and offers the unit at a discounted price of \$167,943. The Village has been a member of NJPA for several years and is pleased with the Altec aerial products.

RECOMMENDATION

It is recommended that the Village Board approve the purchase of a 60' Aerial Lift Truck from Altec, Inc. of North Carolina, in an amount not-to-exceed \$167,943 and authorize Staff to execute the necessary contract.

Bid Section

Item:	Aerial Lift - Public Works
Bid Opening Date:	National Joint Powers Alliance
Account Numbers:	621-9003-572.50-05 (VH 9501)
Total Budget for Specific Item:	\$180,000
Bid Amount:	\$167,943



Item: Ordinance - Special Use Permit Amendment - Day Care Facility

Department: Planning/Legal

An Ordinance Amending Ordinance Number 03-022 Granting a Special Use Permit (Faith Lutheran Church/Lambs of Faith Early Childhood Center, 431 S. Arlington Heights Road)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Special Use Permit Amendment - Day Care - Faith Lutheran Church	Ordinance

AN ORDINANCE AMENDING
ORDINANCE NUMBER 03-022
GRANTING A SPECIAL USE PERMIT

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights, by adoption of Ordinance Number 03-022, granted a special use permit to allow a preschool/daycare facility within an existing church located at 431 S. Arlington Heights Road, Arlington Heights Illinois; and

WHEREAS, in Petition Number 16-015, the Plan Commission of the Village of Arlington Heights, pursuant to notice, conducted a public hearing on July 13, 2016 for an amendment to the special use permit to allow an increase in the number of children and floor area used by the day care; and

WHEREAS, the President and Board of Trustees have determined that the amendment of said special use, subject to certain conditions hereinafter described, is in the best interests of the Village of Arlington Heights,

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

SECTION ONE: The special use permit granted in Ordinance Number 03-022 is amended to allow an increase in the number of children and floor area used by the day care on the property legally described as:

Lots 51 through 59 and 67 through 72 inclusive in “Scarsdale” being a subdivision of part of the West half of the East half and part of the East half of the West half of Section 32. Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, recorded January 3, 1929 as Document Number 440137. Revised July 18 1959 – Add Lots 60, 61, 65 and 66 in “Scarsdale,” per description as given above.

P.I.N. 03-32-122-028

commonly described as 431 S. Arlington Heights Road, Arlington Heights, Illinois, in substantial conformance with the following plans:

Parking and Site Plan, prepared by Walter Kroeber, Architect, consisting of one sheet;

The following plans dated April 4, 2011, have been prepared by Arlington Security Co., LLC:

First Floor Plan, consisting of sheet AL3.01;

Basement Plan, consisting of sheet AL3.00;

Second Floor Plan, consisting of sheet AL3.02;

copies of which are on file and available for public inspection in the Village Clerk's office.

SECTION TWO: The amendment to the Special Use Permit and the variation from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. The maximum enrollment for the Lambs of Faith daycare shall be limited to 48 students.
2. The maximum floor area for the Lambs of Faith daycare shall be limited to 3,500 square feet.
3. The Petitioner shall provide a copy of the updated Department of Child and Family Services license prior to the issuance of an occupancy permit.
4. The trash enclosure required in Ordinance Number 03-022 shall be installed by September 30, 2016.
5. The Petitioner is encouraged to work with Staff to find areas for additional parking lot landscape screening along Arlington Heights Road.
6. The Petitioner shall comply with all applicable Federal, State and Village codes, regulations and policies.

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

SECTION FOUR: That the remaining provisions in Ordinance Number 03-022 shall remain in full force and effect.

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

AYES:

NAYS:

PASSED AND APPROVED this 15th day of August, 2016.

Village President

ATTEST:

Village Clerk

Special Use:Faith Lutheran Church Amendment



Item: Ordinance - Special Use Permit - Columbarium

Department: Planning/Legal

An Ordinance Granting a Special Use Permit for a Columbarium and a Variation from Chapter 28 of the Arlington Heights Municipal Code
(Our Saviour Lutheran Church, 1234 N. Arlington Heights Road)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Special Use Permit - Columbarium - Our Saviour Lutheran Church	Ordinance

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
FOR A COLUMBARIUM AND A VARIATION FROM
CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, in Petition Number 16-014, the Plan Commission of the Village of Arlington Heights, pursuant to notice, conducted a public hearing on July 13, 2016 on a request for a special use permit for a columbarium and a variation from Chapter 28 of the Arlington Heights Municipal Code for the property located at 1234 North Arlington Heights Road, Arlington Heights, Illinois, which property is located in an R-3 Single-Family Dwelling District; and

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

WHEREAS, the President and Board of Trustees hereby find that a columbarium in that location is desirable for the public convenience and that such facility is compatible with other uses in the vicinity of the site,

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

SECTION ONE: A special use permit for a columbarium is hereby granted for the property legally described as:

Lot 19 in Allison's Addition to Arlington Heights, being a subdivision of the Southwest quarter of Section 20, Township 42 North, Range 11 of the Third Principal Meridian (except the West half of the Southwest quarter thereof and the South 4 acres of the East half of the Southwest quarter thereof), in Cook County, Illinois.

The South 100.00 feet of the North 233.00 feet of Lot 12, (except that part taken for streets) in Allison's Addition to Arlington Heights, being a subdivision of the Southwest quarter of Section 20, Township 42 North, Range 11 East of the Third

Principal Meridian, except the West half of the Southwest quarter thereof and the South 4 acres of the East half of the Southwest quarter thereof, in Cook County, Illinois.

Lot 12, except the North 233.00 feet thereof, in Allison's Addition to Arlington Heights, being a subdivision of the Southwest quarter of Section 20, Township 42 North, Range 11 East of the Third Principal Meridian, except the West half of the Southwest quarter thereof and the South 4 acres of the East half of the Southwest quarter thereof, in Cook County, Illinois.

P.I.N. 03-20-305-026-0000

and commonly known as 1234 North Arlington Heights Road, Arlington Heights, Illinois. This approval shall be in substantial conformance with the following plans:

The following plans dated June 2, 2016, have been prepared by Wheeler Kearns, Architects:

Color Rendering, consisting of one sheet;

Site Plan, consisting of one sheet;

Proposed Columbarium Plan and Elevations, consisting of one sheet;

Rendering – Landscaped Garden from Link, consisting of one sheet;

Rendering – View from Arlington Heights Road, consisting of one sheet;

Columbarium Photometric Study – North and South Face Elevation, prepared by Nesko Design/Build-Electric, dated February 26, 2016, consisting of sheet E-001.A,

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

SECTION TWO: A variation is hereby granted from Chapter 28, Section 6.5-2, Accessory Structures, of the Arlington Heights Municipal Code, to allow an accessory structure within a front yard.

SECTION THREE: The special use permit and variation from Chapter 28 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the condition that the Petitioner shall comply with all applicable Federal, State and Village codes, regulations and policies, to which the Petitioner has agreed.

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

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

AYES:

NAYS:

PASSED AND APPROVED this 15th day of August, 2016.

Village President

ATTEST:

Village Clerk

SPECUSE : Our Saviour Lutheran Church



Item: Settlement - Workers' Compensation Claim - Limbers

Department: Human Resources

At the June 20, 2016 Closed Session, the Village Board authorized settlement of the workers' compensation claim for Firefighter Scott Limbers. Firefighter Limbers injured his right shoulder while moving a patient from their bed to a stretcher.

The settlement amount of \$36,768.50 falls within the authorization previously granted by the Board.

Recommendation

It is recommended that the Village Board approve a settlement of \$36,768.50 for the workers' compensation claim for firefighter Scott Limbers.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Settlement - Workers' Compensation Claim - Bonifazi

Department: Human Resources

At the June 20, 2016 Closed Session, the Village Board authorized settlement of the workers' compensation claim for Maintenance Worker Robert Bonifazi. While installing a shelf, Robert stood up, hit his head and twisted his left knee.

The settlement amount of \$32,120.91 falls within the authorization previously granted by the Board.

Recommendation

It is recommended that the Village Board approve a settlement of \$32,120.91 for the workers' compensation claim for Maintenance Worker Robert Bonifazi.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Settlement - Workers' Compensation Claim - Horn

Department: Human Resources

At the May 4, 2015 Closed Session, the Village Board authorized settlement of the workers' compensation claim for electrician Matt Horn. While digging, Matt stepped out of a shallow hole injuring his right knee. The total settlement amount is \$422,139. The Village's portion of the settlement is \$281,877.99, which falls within the authorization previously granted by the Board. The remainder will be paid by the Village's excess carrier. The Village's policy with the excess carrier is a reimbursement-type, which means the Village must pay the full amount and the excess carrier will reimburse the Village for anything over the Village's agreed-upon limit.

Recommendation

It is recommended that the Village Board approve settlement to for the worker's compensation claim of electrician Matt Horn in the amount of \$281,877.99 but authorize payment for the full amount of the settlement of \$422,139. The Village will be reimbursed for \$140,261.01.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Settlement - Workers' Compensation Claim - Smith

Department: Human Resources

At the July 18, 2016 Closed Session, the Village Board authorized settlement of the workers' compensation claim for Firefighter Bryan Smith. Firefighter Smith injured his right shoulder while lifting a pump can fire extinguisher from a fire engine.

The settlement amount of \$144,332 falls within the authorization previously granted by the Board.

Recommendation

It is recommended that the Village Board approve a settlement of \$144,332 for the workers' compensation claim of Firefighter Bryan Smith.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Settlement - George

Department: Legal

At the September 21 Closed Session, the Village Board authorized settlement in the case of Eleni George v. Village of Arlington Heights. This suit was filed by Eleni George after she slipped and fell on some ice on a sidewalk on the north side of Davis, causing multiple fractures to her ankle.

Settlement was reached in the amount of \$54,000, which is within the authority given by the Board.

Recommendation

It is recommended that the Village Board approve the settlement in the case Eleni George v. Village of Arlington Heights in the amount of \$54,000 and authorize the execution of all necessary documents to effectuate the settlement.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Pharmacy - 1614 W. Central Rd. - PC#16-017

Department: Planning & Community Development

Requested Action

Land Use Variation to allow a "Drug Store and Pharmacy" use within the O-T, Office Transitional District.

Variations Identified

None.

Recommendation

A public hearing was held by the Plan Commission on July 27, 2016 where Commissioner Green moved and Commissioner Cherwin seconded:

A motion to recommend approval to the Village Board of Trustees of PC#16-017, a Land Use Variation to allow an approximately 277 square-foot pharmacy within Suite 209 on the subject property in accordance with the site plan submitted in conjunction with this application.

This approval is subject to the following conditions:

1. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

Roll Call Vote: Commissioners Cherwin, Ennes, Green, Jensen, Sigalos and Chairman Lorenzini voted in favor. Motion carried.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:**Description**

Staff Report
PC Minutes 7/27/16
Aerial
Project Narrative
Plat of Survey
Floor Plan
Justification
Department Comments - Round 1
Petitioner Response to Department
Comments
PC Timeline Tracker

Type

Board or Commission Report
Minutes
Exhibits
Correspondence
Exhibits
Exhibits
Exhibits
Correspondence
Correspondence
Exhibits

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: July 27, 2016
Date Prepared: July 22, 2016
Project Title: 1614 W Central Rd Pharmacy LUV
Address: 1614 W. Central Rd

BACKGROUND INFORMATION

Petitioner: Jisit Zaveri
Address: 95 W. Thacker St.
 Schaumburg, IL 60194

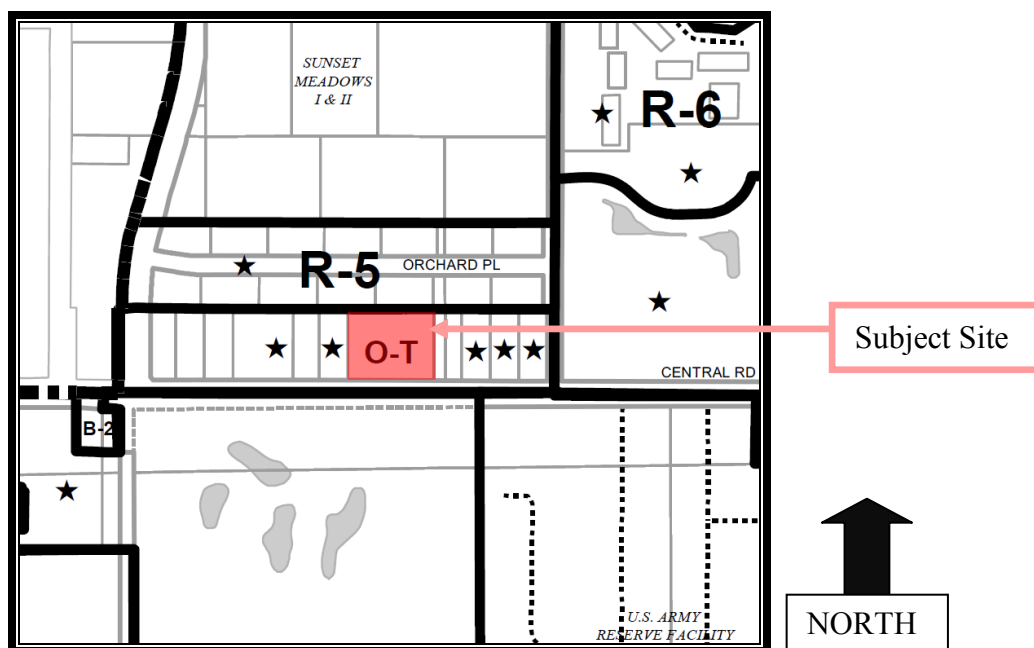
Existing Zoning: O-T, Office Transitional District

Requested Action:

- Land Use Variation to allow a "Drug Store and Pharmacy" use within the O-T, Office Transitional District.

Variations Identified:

- None.

**Surrounding Properties:**

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-5, Multi-Family Dwelling District	Multiple Family Residential (Townhomes)	Commercial
South	PL, Public Land District	Government (US Army Reserves Facility) and Recreational (Arlington Lakes Golf Course)	Single-Family Detached
East	O-T, Office Transitional District	Cell Tower	Commercial
West	O-T, Office Transitional District	Medical Office Building (Body Werks Physical Therapy)	Institutional

Background:

The subject property is approximately 1.72 acres in size and is occupied by a 39,340 square foot medical office building (the Atrium building). The Petitioner is proposing to sublease approximately 277 square feet of space within Suite 209, which is currently occupied by the Accumed Center, a physician's office specializing in family medicine. The pharmacy is primarily intended for the clients of the various doctors within the medical office building, although nothing would stop patients of doctors outside of the medical building from calling in prescriptions. The pharmacy would sell pharmaceutical drugs only; there would no other products offered for sale (such as the other items traditionally found in a "Walgreens" or "CVS"). Hours of operation would be between 9:30am to 5:00pm on Monday thru Friday, and 9:30am to 1:00pm on Saturday (closed on Sunday), and the pharmacy would have a total of two employees. Since pharmacies are not allowed in the O-T District, a Land Use Variation is required.

The subject property was approved in 1980 as a PUD via Ordinance #80-114, and subsequently amended in 1996 via Ordinance #96-005 and again in 2005 via Ordinance #05-089. The 2005 amendment added the property at 1628 W. Central Rd. into the PUD area, which property immediately abuts the subject property to the west. For parking purposes, the entire PUD (both 1614 W. Central and 1628 W. Central) is considered as one property. A total of 190 parking spaces are provided between the two properties.

Zoning and Comprehensive Plan

The current use of the property, as an office building composed of medical office tenants, conforms with the use allowances within the O-T, Office Transitional District. However, the storage of "goods, wares, or merchandise for sale or delivery from or on the premises is prohibited" within the O-T District. Furthermore, "Drug Stores and Pharmacies" are not listed as a permitted or special use within the O-T District, and therefore a Land Use Variation is required for the proposed pharmacy.

The Village's Comprehensive Plan designates the future use of the subject property as "Offices Only". Although the proposed Land Use Variation does not conform to this designation, the subject property will remain primarily as medical offices. The pharmacy use, which would occupy only around 3% of the building, will not interfere with the continuing use of the building as offices, which conforms to the Comprehensive Plan.

The petitioner has submitted responses (attached) to the criteria necessary for Land Use Variation approval, which criteria is summarized below:

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone.**
- **The plight of the owner is due to unique circumstances.**
- **The variation, if granted, will not alter the essential character of the locality.**

Staff has analyzed the petitioners' responses to the criteria and believes that the necessary standards for approval have been met. Specifically, given the size of the proposed pharmacy at approximately 277 square feet and the fact that the pharmacy will primarily serve patients within the existing medical office building without offering other retail products beyond pharmaceutical drugs for sale, the proposed variation will not alter the essential character of the locality.

Plat and Subdivision Committee

The Plat and Subdivision Committee met on April 27th to discuss the proposed pharmacy. The subcommittee provided positive feedback on the proposal and encouraged the petitioner to submit a zoning application. The minutes of that meeting are attached. One of the items that arose during the discussion was whether small medical pharmacies within medical office buildings are an emerging trend in the medical field. Staff has since reached out to 12 nearby municipalities to see how they would handle the proposed request and to see if this type of request is something that occurs frequently. Only two (Schaumburg and Niles) indicated that they've had pharmacies interested in locating in existing medical office buildings within an "Office" zoning district. Overall, responses were mixed, with some municipalities permitting retail sales in "Office" zoning districts when in conjunction with a permitted use (Buffalo Grove and Elk Grove Village), some municipalities would only allow it only via a special use permit (Evanston and Hoffman Estates), and other municipalities did not allow it (Bartlett, Wheeling, and Des Plaines). It should be noted that some of the municipalities surveyed did not have comparable office only zoning districts.

Site Plan, Building and Landscaping

All improvements will be interior and no modifications to the exterior layout of building or parking lot are proposed. All future signage must conform to any restrictions as may be included within the PUD that governs the property, as well as all sign code regulations as outlined within Chapter 30.

Traffic & Parking

A detailed traffic study is not required due to the amount of floor area for the proposed use (under 5,000 square feet). However, staff has asked the petitioner to survey the existing parking lot during two week days and one Saturday to determine the current usage of the parking lot. The parking survey is included within the petitioners response to Village review comments. The survey showed that during the busiest time (12:00pm during the weekday), the total number of cars parked within both the subject property (1614 W. Central) and abutting medical office building (1628 W. Central) was 93 cars. This correlates to approximately 49% usage of the existing parking lot during peak times, which demonstrates sufficient capacity to accommodate the proposed pharmacy.

Since parking requirements for a retail use (one space per 300 sq. ft.) are actually less than those for a medical office use (one space per 200 sq. ft.), the overall code required parking for the site could potentially decrease when factoring the replacement of medical office space with the proposed pharmacy. However, since the proposed pharmacy is so small (277 sq. ft.), the parking requirement remains the same. It should be noted that a variation was granted in 2005 that allowed a reduction in required parking on the site. The below table illustrates the code required parking based on the uses on the site:

PARKING ANALYSIS				
Space	Code Uses	Gross Square Footage	Parking Ratio (1:X)	Parking Required
Sublease of Suite 209 for proposed Pharmacy	Retail Stores	277	1 space per 300 sq. ft.	1
Remainder of Atrium Building (1614 W. Central Rd.)	Office, Medical	39,063	1 space per 200 sq. ft.	195
1628 W. Central Rd. Building	Office, Medical	7,896	1 space per 200 sq. ft.	39
Total Parking Required per uses on Subject Property				236
Total Parking Required per approved Variation				189*
Total Parking Provided				190
Surplus/(deficit)				1

*Parking Variation to allow 189 spaces was approved in 2005.

Based on the previously granted variation, the site remains in compliance with all parking regulations when factoring in the proposed pharmacy use.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request and supports the Land Use Variation to allow an approximately 277 square foot pharmacy within Suite 209 on the subject property in accordance with the site plan submitted in conjunction with this application and subject to the following:

1. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

____ July 22, 2016
Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

APPROVED

PLAN

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

COMMISSION

RE: PHARMACY - 1614 WEST CENTRAL ROAD - PC# 16-017
LAND USE VARIATION FOR PHARMACY

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, 2016, at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner

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

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Thank you. Roll call please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

(No response.)

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. The next item on the agenda is approval of meeting minutes from July 13th, that's four different meeting minutes to be approved. Any comments or recommendations to approve?

COMMISSIONER SIGALOS: I have comments on one, Joe. I have a comment on the minutes of the Lambs of Faith Early Childhood Center. The pages aren't numbered but the fifth page, towards the bottom of the fifth page where there's a couple of sentences here where I spoke and says that I am in full support of our project. That should be your project. I have no involvement in that project.

CHAIRMAN LORENZINI: Okay.

COMMISSIONER SIGALOS: I just don't want to be misunderstood that I was potentially involved. It should read your project.

CHAIRMAN LORENZINI: Okay. All right, thank you, Commissioner Sigalos. Any other comments?

COMMISSIONER SIGALOS: That's all I have.

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

CHAIRMAN LORENZINI: Second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

COMMISSIONER JENSEN: I just want to note that I was absent so that should be on the record.

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CHAIRMAN LORENZINI: Okay, thank you. All right, the next item on the agenda is public hearing PC# 16-017, Pharmacy at 1614 West Central Road. Have all the proper notices been given, Sam?

MR. HUBBARD: They have.

CHAIRMAN LORENZINI: Is the Petitioner here? Would you please come forward and I'll swear you in for your testimony, for when you testify. Please raise your right hand.

(Witness sworn.)

CHAIRMAN LORENZINI: Thank you. Could you please state your name and spell it for the court reporter?

MR. ZAVERI: Yes. Jisit Zaveri, J-i-s-i-t, last name Z-a-v-e-r-i.

CHAIRMAN LORENZINI: There is one condition, that the Petitioner shall comply with all applicable federal, state and local codes, regulations and policies. Do you agree with that?

MR. ZAVERI: Yes.

CHAIRMAN LORENZINI: Why don't you give a brief presentation on your project?

MR. ZAVERI: Yes, sir.

MR. HUBBARD: There's a thing there, if you press the bottom button and point it towards the computer, it will slide through your slides.

MR. ZAVERI: This one?

MR. HUBBARD: Yes.

MR. ZAVERI: Got it. So, as you all know, my name is Jisit Zaveri. I'm here to ask your support and allow to have a drugstore and pharmacy at 1614 West Central in Arlington Heights.

Let me tell you a little bit about myself. I do currently have a Doctor of Pharmacy degree, and I have been licensed as a registered pharmacist in the state of Illinois. Having that degree made me open a few independent pharmacy chains. They are located in Villa Park, Hazel Crest and New Island. Also, having that education background with being a pharmacist, opening this new project makes me confident and strong ownership individual.

I'm going to talk a little bit about this pharmacy. So, 1614 West Central Road is a medical office building. It has physicians, several offices such as lung doctor's office, physical therapy, dentist office, lab office for blood work. Most importantly, it's missing this pharmacy. By having a community pharmacy, it would make a big impact for clients and regular patients within the building.

We would acquire approximately 277 square feet of size in this pharmacy. It would locate inside the family practice which is currently existing and it's going to be Suite No. 209. Due to the space limitation, we would only have behind-the-counter drug products and pharmaceutical products. We would not have over-the-counter products which you would see in like traditional sections of CVS or Walgreens which are over-the-counter products.

We would have a full-time registered pharmacist and a pharmacy technician during the operational hours. The hours would be Monday through Friday, 9:00 a.m. to 5:30 p.m., Saturday, 9:30 a.m. to 1:00 p.m., and we would be closed on Sundays.

Our main clients would be all the patients from this medical building, from family practice, a lung doctor, anybody who comes to see a doctor at this location, and after

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seeing a physician, they would stop by at the pharmacy to pick up their prescription. So, by doing that, it saves their time, makes it convenient, and improves their overall healthcare and makes it more efficient. Also, staff from this medical building such as nurses and medical assistants could also benefit from the pharmacy by getting their personal prescriptions.

In conclusion, I'd like to say that this setting is very similar to the other medical offices located in the same building. By having this pharmacy at this medical center, it would make it a one-stop medical center. It makes it very convenient for all the clients. I personally think this is an emerging trend in a new era going forward in 2017. By doing this, it improves the overall healthcare to the Village of Arlington Heights and community.

I ask you please support this pharmacy and please allow me to open up this business. Thank you for your support.

I do like to share one of my pharmacy in Hazel Crest which is very similar to coming up with this project. So, this is a very similar building, like 1614. As you see, it's a three-story building. The third photograph to the right is a hallway going to the pharmacy, and the fifth photograph to the right at the bottom is the pharmacy. As you see, it's only pharmaceutical prescription drugs. It's also small, about 400 square feet. It's located within a medical building. These are different photos of that existing pharmacy that is inside the medical building. My upcoming project will be very similar to this project. Thank you.

CHAIRMAN LORENZINI: Thank you. You can have a seat if you want. Sam, would you give us the Staff report please?

MR. HUBBARD: Yes. So, as you've heard, the Petitioner would like to establish an approximately 277 square-foot pharmacy within an existing medical office building. He would sub-lease space within Suite 209 for this pharmacy. The subject property is zoned O-T which is Office Transitional, and pharmacies and retail sales are not allowed within the O-T District. So, therefore, a land use variation is required in this case.

The Petitioner has provided the justification for land use variation approval. We've evaluated it and we concur that the necessary standards of approval have been met.

He's not proposing any exterior changes to the building. He hasn't provided any details on signage, so any signage would have to conform to the regulations of the O-T District and the underlying PUD that governs the property.

Relative to the use, there was some discussion at the Plat & Subdivision Committee about whether or not this was an emerging trend of, you know, smaller pharmacies within an offices only zoning district. So, Staff has subsequently reached out to 12 other communities to figure out how they would deal with this and whether or not it's something that they're seeing in their communities. The results were really mixed, kind of all across the board. Some of the communities would have allowed it as an accessory use to permitted medical office. Other communities would have required it to go through a public hearing process like Arlington Heights is. Other communities would just not allow it, period.

So, as there was a variety of answers, we don't necessarily believe that this is a really quick and fast-moving trend. We believe our zoning code does adequately address it and we're comfortable with how it does address this type of situation. However, if we continue seeing this request, you know, it's something that we would definitely reevaluate.

Regarding parking, because of the extremely small size of the proposed use, there is actually no change to the parking requirements. The site is currently

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compliant to all parking regulations. We did ask the Applicant to survey the parking, and he found that on the busiest day, the parking lot was only about 49 percent used. So, there's significant capacity to handle any expected increase to the parking, although I don't expect there to be much of an increase due to this use.

Also, because there are no other retail sales like you would find in a Walgreens or a CVS, it's just strictly pharmaceuticals here, I don't expect a rush of customers coming to the site. So, we are supportive of the land use variation and I'd be happy to answer any questions.

CHAIRMAN LORENZINI: Thank you. Is there a recommendation to approve the Staff report into the public record?

COMMISSIONER ENNES: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, next we're going to have questions from the Commissioners. Commissioner Cherwin, would you like to start?

COMMISSIONER CHERWIN: No, you know, I sat and listened to the Petitioner in the Plat & Subcommittee, and I think we flushed out some of the issues in there. I'm satisfied with the answers, so I don't have any further questions pending public comment. Thank you.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I just had a few questions. This is for prescription drugs only, not over-the-counter drugs such as your Bayer or Tylenol or things like that?

CHAIRMAN LORENZINI: Please come forward to speak into the microphone. Thank you.

MR. ZAVERI: Yes, that is correct. This would be only, prescription drugs only, not over-the-counter like aspirin or Tylenol, none of it.

COMMISSIONER SIGALOS: So, will you be soliciting business from other doctors along Central Road? There's a lot of medical buildings there. So, would you be advertising your pharmacy to them also? Or just to the doctors within this particular building?

MR. ZAVERI: Just to the doctors within this building.

COMMISSIONER SIGALOS: So, you will not be advertising your pharmacy to others outside of this building?

MR. ZAVERI: No. I don't know any other doctors. I have no idea about any other medical buildings besides this. I know there is a hospital and the ER, Northwest Community ER Center. But no, I wouldn't be going out and marketing to different medical buildings.

COMMISSIONER SIGALOS: Just looking at the floor plan, it looks like your pharmacy is within this doctor's office. So, if I'm coming in to fill a prescription, I would have to come in to that doctor's office? It's not a direct counter or whatever off the public corridor?

MR. ZAVERI: We are planning on making a direct entrance to the

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pharmacy. We would have also a second entrance from the doctor's office. So, we would have two different entrances. So, during, if the medical office is closed, during those hours, the pharmacy would be still open and following their regular business hours.

COMMISSIONER SIGALOS: Looking at the floor plan that was provided with this report, I haven't seen a counter off the main corridor, it looks like you have to come in through the receptionist area to access your pharmacy.

MR. ZAVERI: Absolutely.

COMMISSIONER SIGALOS: You changed that from what this --

MR. ZAVERI: Yes, that happened yesterday.

COMMISSIONER SIGALOS: Okay, so it's really then independent of this doctor's office that exists there now?

MR. ZAVERI: Yes.

COMMISSIONER SIGALOS: You're just leasing the space from there?

MR. ZAVERI: Space from that doctor's office.

COMMISSIONER SIGALOS: Did you have any kind of signage on the building or would we be looking for that?

MR. ZAVERI: We would just have signage inside the building. The landlord is strictly prohibiting any signage outside the building. We would have about a two by three small signage at the door, and then another sign as soon as you walk in to the building. We would have a small sign along with the other doctors listing and other suite listing.

COMMISSIONER SIGALOS: Okay. Those are the only questions I have at this time.

MR. ZAVERI: Thank you.

CHAIRMAN LORENZINI: Commissioner Jensen?

COMMISSIONER JENSEN: Yes, I do have a couple of questions. I, too, was at the Plat & Sub and I thought you had a good proposal here. But I do have a clinical question and then a suggestion.

MR. ZAVERI: Yes, sure.

COMMISSIONER JENSEN: The clinical question is how do you deal with adverse, the potential for adverse drug interactions? A patient comes and sees the doctor at 1614, they had a long history with either other doctors or a different family doctor or they're using Walgreens or some of these other places that actually can check and see about adverse drug interactions. What can you do to deal with that issue?

MR. ZAVERI: So, we currently use a similar program like Walgreens and CVS uses. As soon as any patient walks in to a pharmacy, we would ask their current medications and any past medication history. We would add all that into a computer programming system and that helps to review drug interactions, any adverse reactions coming up from past medication therapy or upcoming medication therapy. Also, we have experienced pharmacists, they could recognize any potential side effects that may occur.

COMMISSIONER JENSEN: I'm somewhat encouraged by that, but I mean the advantage of either a pharmaceutical benefits manufacturing entity or some place like Walgreens where you get all of your drugs filled is they don't need to ask you. They know what you're getting filled and automatically can check for adverse reactions. So, I don't know how well you will be able to get people, I know when I go to the doctor, they say list all your medications.

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If I forget to print off my list which is getting longer every year, then I have a problem because I can't remember dosages, I can't remember and I leave some of them out.

So, I'm a little concerned about people coming into your pharmacy, trying to remember which of the 15 drugs they take to the list and you have really no history with them. So, that's giving me a little bit of clinical problems.

MR. ZAVERI: Absolutely. So, because of that, my technician and my staff takes an extra step and they contact the physician office and they request for current and past medical history.

COMMISSIONER JENSEN: Are they allowed to do that by HIPAA?

MR. ZAVERI: Yes. It's from one healthcare to another. Walgreens, a lot of times people go from one pharmacy to another, convenience, cheaper expensive drugs. At that time, Walgreens and CVS or any other pharmacy are not connected, not linked, so you would have to provide your past or current medical history.

COMMISSIONER JENSEN: Well, I like your going back to the provider, the physician. I think that does give you some safeguard so I'm encouraged by that.

MR. ZAVERI: Yes.

COMMISSIONER JENSEN: The only other thing is a comment. There are those three standard questions that are asked, that you have to support that you really can't make a good return if you can only do it within what the code currently allows. I liked your answer to number two better as the answer to number one. I think you actually gave a good answer to number two which said this industry and this arrangement is evolving in a lot of places. You know, the doctor's offices will need to continue to be competitive unless they offer a pharmacy within their own practices.

MR. ZAVERI: Absolutely.

COMMISSIONER JENSEN: So, I would suggest before you go to the Board, you revisit those three questions, and I think two is a better answer to one. You'll have to figure out what you're going to say about two.

MR. ZAVERI: Thank you.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: I also have a couple of questions. You note in here in the report that your hours will be from 9:30 in the morning until 5:00 p.m., Monday through Friday, and 9:30 to 1:00 p.m. on Saturdays. Are those the same hours that the doctor's practice is open? Or are they open longer?

MR. ZAVERI: It varies, it depends on the doctor's office. Some days they have longer hours, some days they have shorter hours. So, it depends on the doctor's office.

COMMISSIONER ENNES: So, you're not going to be required to try to match their hours so that you're always available when they have patients?

MR. ZAVERI: No.

COMMISSIONER ENNES: Okay. How many doctors are in practice there?

MR. ZAVERI: Where I'm going to have the existing pharmacy or in the entire building?

COMMISSIONER ENNES: Within the building that would be using your services.

MR. ZAVERI: About 13.

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COMMISSIONER ENNES: 13?

MR. ZAVERI: All together, yes.

COMMISSIONER ENNES: Okay. You mentioned as I think documentations to your experience that you have three other pharmacies?

MR. ZAVERI: Independent pharmacies, yes.

COMMISSIONER ENNES: So, you're a licensed pharmacist it sounds like. Do you still act, serve as a pharmacist?

MR. ZAVERI: Yes, I do.

COMMISSIONER ENNES: So, you do. But you're also managing pharmacies?

MR. ZAVERI: Absolutely.

COMMISSIONER ENNES: So, this would be, you still have those other three?

MR. ZAVERI: Yes.

COMMISSIONER ENNES: Okay, so this would be your fourth.

MR. ZAVERI: Yes.

COMMISSIONER ENNES: Okay, that's all I have.

MR. ZAVERI: Thank you.

COMMISSIONER ENNES: Thank you.

CHAIRMAN LORENZINI: Commissioner Green.

COMMISSIONER GREEN: I've raised the question in the Plat & Sub meeting about outside signage, and I see that your landlord is forbidding you to have an outside sign.

MR. ZAVERI: That is correct.

COMMISSIONER GREEN: If he said yes, would you want a sign outside? The reason I ask that question is, in the report it reads that you're catering to the doctors in the building.

MR. ZAVERI: Yes.

COMMISSIONER GREEN: So, my question would be why would you want a sign outside? See, I have a little trouble with that because it's supposed to be aimed at the doctors in the building. So, it's not an issue in that your landlord won't allow you to have another sign on the building, but I'm just concerned that if you're advertising on the street for a driver coming down the street who'll think here's a place I can buy some prescription drugs, the parking situation. That's my concern is that if you were to advertise, you may increase the number of cars in the parking lot which may turn into a problem at some point if business were good.

MR. ZAVERI: Absolutely, and I have personally gone to see the landlord. The landlord has a very, very strict policy that there is no signage allowed, whether it's on the main street or by the main entrance. He has this building for a very long time and he has been following that rule for a very long time. So, to be honest, I don't know if he is ever going to allow, which I am not even considering. My goal is to provide services only within this medical building.

COMMISSIONER GREEN: Okay. Sam, a question for you. If the landlord said yes, you can have a sign, do you have any idea how big of a sign he could have with a 277 square-foot space?

MR. HUBBARD: I don't know, but in my review of the PUD ordinance, I do recall that there were some signage restrictions when the original PUD was granted. So, not

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only would he have to comply to the signage regulations of the O-T District which I would imagine are a little more stringent than just the regular commercial property, but he'd also have to comply with any restrictions of the PUD. I believe there were some limits in the PUD which is maybe the reason why the landlord is so, he knows that there is no signage allowed in the exterior.

COMMISSIONER GREEN: Okay, thank you.

MR. ZAVERI: Thank you.

CHAIRMAN LORENZINI: Sam, is there any other similar operations that you know of in Arlington Heights?

MR. HUBBARD: Like this, no.

CHAIRMAN LORENZINI: When you had talked to the other communities, you got various feedback. Did you get any negative feedback?

MR. HUBBARD: We did not.

CHAIRMAN LORENZINI: Okay, thank you.

COMMISSIONER GREEN: Joe, I could maybe help you. When my kids were small which was a long time ago, 30 years ago, our pediatrician had a pharmacy within his office building, a small pharmacy like this. So, this is not a brand new idea, this is an old one. So, anyway, just to throw that out there.

CHAIRMAN LORENZINI: Okay, so that closes the current questions from the Commissioners. We'll open it up for the public if anybody has any questions or comments. Yes, would you please come forward, state your name, spell it for the court reporter? Why don't you step aside and let her speak.

MR. ZAVERI: Yes, sir.

QUESTIONS FROM AUDIENCE

MS. MARTIN: My name is Margaret Martin. I live at 1613 West Orchard Place, probably less than a Rizzo hit from where the pharmacy will be. My biggest concern is that there will never be allowed to have a drive-through, as when my windows are open, my bedroom, my living room, my dining room, everything is right there. Also, that they do limit the hours as to what the doctor's offices are. No 24 hours, no open until 11:00 o'clock at night, none of those things. I mean he should have to come back for a variance if that ever should come about, but mostly a drive-through.

CHAIRMAN LORENZINI: Sam, if they wanted to extend their hours longer than the doctor's office, or do a drive-through, what would they have to do? They have to come back to us, is that right?

MR. HUBBARD: A drive-through, certainly they'd have to come back to here. Hours of operation, I don't necessarily think that they would have to come back to the Plan Commission for an amendment to that.

MS. MARTIN: Well, if it was open past 5:00 p.m. at night, I would be concerned about that. So, thank you.

MR. ZAVERI: This is going to be on the second floor.

MS. MARTIN: But so is my house, so is my bedroom on the second floor.

COMMISSIONER SIGALOS: Shouldn't be a drive-through though.

CHAIRMAN LORENZINI: He can't do a drive-through.

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MS. MARTIN: But you hear it all, I mean 2:00 o'clock in the morning, they dump dumpsters back there. You hear them plowing the snow. I know that there is nothing I can do about that, I've already called. So, the thought of listening to cars and people back there when I'm at home in my personal time would be upsetting to me.

CHAIRMAN LORENZINI: That would be a whole new scenario and they'd have to come back and have to go through a Commission hearing like this.

MS. MARTIN: Well, I'm concerned and I would like their hours to be maintained as the building, the medical building is open.

MR. ZAVERI: We will.

MS. MARTIN: Thank you.

MR. ZAVERI: Thank you.

CHAIRMAN LORENZINI: Anything else? Yes, ma'am. State your name and spell it.

MS. SKELLY: My first name is Tamora, T-a-m-o-r-a. Last name is Skelly with an s, S-k-e-l-l-y. I live at 1433 West Orchard Place, and myself and my husband and other residents that live on the street have a concern with the changing of the zoning from O-T Office-Transitional to pharmacy. I don't believe any of the offices on that street are open on Saturday. We also have concerns about the signage. You said it was going to be two by three, is that two by three inches or two by three feet?

MR. ZAVERI: Two by three inches, only inside the building.

MS. SKELLY: Okay, and we have seven different pharmacies in a five to seven-mile radius of where he wants to put his pharmacy. We have one at CVS, Walgreens, Jewel, Mariano's, Walmart, Costco and Meijers. We don't feel that another pharmacy is needed in the area. It would just like be saying that every office around here needs a pharmacy because they have to work late and they don't want to go to these other seven pharmacies. It's just we don't feel it's necessary to have another pharmacy in the area.

CHAIRMAN LORENZINI: Thank you.

MS. SKELLY: Thank you.

CHAIRMAN LORENZINI: Anybody else who would like to speak? Okay, if not, we'll close the public hearing portion of this and go back to the Commissioners for final questions, deliberations and recommendations.

COMMISSIONER JENSEN: Just a couple of questions. So, you indicated there were going to be 13 doctors who are in the, or 13 practices that are in the building.

MR. ZAVERI: Yes.

COMMISSIONER JENSEN: Is that enough to be financially viable?

MR. ZAVERI: It all depends on doctor support.

COMMISSIONER JENSEN: Well, let me ask it a different way. What's the scale of the one you're proposing here compared to the others? That is, do you have others that have only 13 practices and they're there allowing you to have --

MR. ZAVERI: No, they have, the latest, they have four to five.

COMMISSIONER JENSEN: You find that to be viable as a pharmacy financially?

MR. ZAVERI: Yes.

COMMISSIONER JENSEN: We do need to clarify one thing because I think it was in the report. People with prescriptions from other doctors can get them filled at your

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pharmacy?

MR. ZAVERI: Yes.

COMMISSIONER JENSEN: Whether it's an employee or somebody who goes to one of these doctors and says why don't I, I might as well get the prescriptions from my other doctor who is not in the building filled, so they can do that?

MR. ZAVERI: Absolutely, yes. There is no state or federal law that forbids anybody to walk into any retail or community pharmacy. I can't stop anybody walking in.

COMMISSIONER JENSEN: No, and I'm not asking you to. I just want to clarify that.

MR. ZAVERI: Yes, absolutely, I cannot, no.

COMMISSIONER JENSEN: What you say, what's said in the Staff report, your hours will be 9:30 to 5:00 p.m., Monday through Friday, and only on Saturday from 9:30 to 1:00 p.m., those are pretty much, they are no longer than what any doctor's office would be open I would assume?

MR. ZAVERI: That's correct. I know there is only one doctor that is there until 7:00 o'clock. Other doctors leave usually by 5:00-5:30. After 5:00 o'clock, it wouldn't be ideal to keep the pharmacy open, not having much business and not having much of clientele services.

COMMISSIONER JENSEN: So, concerns about, you know, excess traffic really are probably misplaced because you're mainly going to get people who've already come to the doctor's office and leave with their prescription. So, they already made the visit to park their car. They're not making a drive to somewhere else just to get the prescription filled at their place.

MR. ZAVERI: That's correct, yes.

COMMISSIONER JENSEN: So, it probably would be a very small number who might accidentally do that. It's basically people who've already made the visit, there's not additional traffic that would be generated. Would that be your thoughts?

MR. ZAVERI: Right, that is correct. Yes.

COMMISSIONER JENSEN: I guess I don't have any further comments.

CHAIRMAN LORENZINI: Any other comments?

COMMISSIONER ENNES: Just to follow-up on Commissioner Jensen's in regard to the hours. I had asked you this before, you're going to have hours from 9:30 to 1:00 o'clock on Saturday. Are the doctors open on Saturday?

MR. ZAVERI: Yes.

COMMISSIONER ENNES: So, they are using the building on Saturday.

MR. ZAVERI: There's two doctor's offices open, one dentist and one family practice, and as well as right next door is a physical therapy which is 1628 West Central. They have also 9:00 to 1:00 or 9:00 to 2:00 hours.

COMMISSIONER ENNES: So, you wouldn't be extending the hours any longer than what they currently have?

MR. ZAVERI: No. Like I said before, it wouldn't be ideally financially --

COMMISSIONER ENNES: Okay, that's what I understood that you said and I just wanted to clarify that.

MR. ZAVERI: Yes, absolutely, because the salary of a pharmacist and pharmacy technician, it is a little pricey. A pharmacy's salary is six figures, so any additional

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hours would require more financial concerns. Not having any business, it wouldn't be ideal, no.

COMMISSIONER ENNES: Thank you. That's all I have.

CHAIRMAN LORENZINI: Any other questions or comments?

COMMISSIONER SIGALOS: Just to follow-up with what Commissioner Ennes was asking about your Saturday hours, I understood you to say there's only two practices in that building open on Saturday, one is a dentist, is that correct?

MR. ZAVERI: Right, that is correct.

COMMISSIONER SIGALOS: I don't see them generating much business for a pharmacy. Then you mentioned next door is a physical therapist.

MR. ZAVERI: Right.

COMMISSIONER SIGALOS: There again I don't see that, so I'm not telling you how to run your business but it almost seems like if a pharmacist costs you that much to be open for one medical practice on a Saturday, does that make sense?

MR. ZAVERI: I'm with you. You're right, and this is just tentatively for Saturdays only. This pharmacy I showed you photos of, we had that initially, they had opened 9:30 to 1:00. After two months, we realized there was not much business, so it wasn't ideal to keep it open on Saturdays. So, after two months of business, we completely closed down on Saturdays and Sundays. So, just for Saturdays, it is tentative. If we have enough business, then we'll keep it open. If not, then there wouldn't be any need to keep it open on Saturdays.

CHAIRMAN LORENZINI: That's all I have.

COMMISSIONER GREEN: Just one more question.

MR. ZAVERI: Yes.

COMMISSIONER GREEN: Is your pharmacy, is it located in the center of the building? Do you have any outside windows?

MR. ZAVERI: No. It is in the center of the building.

COMMISSIONER GREEN: That's what I thought. So, nobody is going to know whether you're there or not. So, I have no problems, yes, if he wants to stay open later, he can stay open later.

CHAIRMAN LORENZINI: From a practical standpoint, if there's no business, I doubt he'll stay open.

COMMISSIONER GREEN: Yes, exactly.

CHAIRMAN LORENZINI: I don't think the building is going to keep it open just for his office.

COMMISSIONER GREEN: Exactly. Thank you.

COMMISSIONER CHERWIN: Mr. Chairman, a quick question. Bruce, you raised this earlier about the signage. Would it give you more comfort if we kind of put a limitation on the signage, on the approval. I don't know if the Petitioner would agree with that, but were you thinking of --

COMMISSIONER GREEN: I was thinking that we could just put, I just think that the way it's set up I would not like to encourage openly --

COMMISSIONER CHERWIN: Right, it sounds like there's some significant --

COMMISSIONER GREEN: With an outside sign, that's all.

COMMISSIONER CHERWIN: Right, and it sounds like there's significant restrictions on there.

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COMMISSIONER GREEN: Yes, I think there is.

COMMISSIONER CHERWIN: Is that enough or do we --

COMMISSIONER GREEN: I think it's okay with Sam.

COMMISSIONER CHERWIN: Okay.

COMMISSIONER JENSEN: Yes, I don't believe, if you're just looking for a pharmacy, you'd probably go to Walgreens, CVS or something you already know there.

COMMISSIONER GREEN: Exactly.

COMMISSIONER JENSEN: You wouldn't go to a pharmacy and I don't even know, what is it, what do you call this pharmacy?

MR. ZAVERI: I haven't thought about a name yet.

COMMISSIONER JENSEN: So, I mean if you put an advertisement out there and you have a question mark pharmacy, that's probably not going to --

COMMISSIONER GREEN: It's called Pharmacy.

COMMISSIONER JENSEN: It's not going to draw other people.

COMMISSIONER GREEN: Cool name.

COMMISSIONER JENSEN: So, I don't see that as a practical problem in terms of advertising.

COMMISSIONER CHERWIN: Yes, I agree.

COMMISSIONER GREEN: I'm good with that.

CHAIRMAN LORENZINI: Any motions?

COMMISSIONER GREEN: Yes, I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #16-017, a Land Use Variation to allow an approximately 277 square-foot pharmacy within Suite 209 on the subject property in accordance with the site plan submitted in conjunction with this application.

This approval is subject to the following condition:

- 1. The Petitioner shall comply with all applicable federal, state and local codes, regulations and policies.**

CHAIRMAN LORENZINI: Second?

COMMISSIONER CHERWIN: Second.

COMMISSIONER JENSEN: Second.

COMMISSIONER CHERWIN: Dead heat.

CHAIRMAN LORENZINI: Who got that one? Jay?

COMMISSIONER CHERWIN: I'll second.

CHAIRMAN LORENZINI: All right. Roll call vote please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

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MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Congratulations, you received unanimous approval. The next step is you have to go to the Board of Trustees for final approval. Is there a date for that yet, Sam?

MR. HUBBARD: We're targeting August 15th, but we're going to confirm that it's on the agenda. But likely it would be August 15th.

CHAIRMAN LORENZINI: Okay.

MR. ZAVERI: Thank you so much. I really appreciate it.

COMMISSIONER ENNES: Good luck.

CHAIRMAN LORENZINI: Okay, the next item, there is no other business on the agenda. Does anybody have anything?

I do have, I did receive the proposed 2017 budget. This would be pretty much the same as last year.

COMMISSIONER ENNES: No increase?

MR. HUBBARD: No increase. Maybe next year.

COMMISSIONER JENSEN: So, Chairman Lorenzini, do we continue to put down what I consider relatively huge amounts for duplication now that many of us get things electronically?

COMMISSIONER GREEN: Not all of us though.

COMMISSIONER JENSEN: There's a duplication budget, it's a couple of thousand bucks and they scan about a hundred. They've been doing that for, ever since I've been on the Commissioner for seven years.

CHAIRMAN LORENZINI: Well, we've got a \$500 voucher budget and we spent \$1,400 or \$1,516. We could probably cut that in half.

COMMISSIONER JENSEN: Well, the only reason I ask that, and it may seem kind of silly, is when you budget something in one department, you deny the funds to another department in the Village. So, I mean you ought to try to budget close to what you spend, that's the only point. I'm not really suggesting any specific number, but I think the budget could be improved, not just in this department but throughout. It's that -- you know, grossly over for a decade in some category they don't spend it in, the money ought to be available for other uses.

CHAIRMAN LORENZINI: Well, Sam, like I said, we spend, you know, we probably less than 25 percent. But I guess if something does come up and we need the budget, you'd be short. So, maybe we can cut it back somewhat.

COMMISSIONER JENSEN: Well, you know, one thing that I'd suggest, and we did it for a year or two but they stopped doing it, is actually show us two or three years, not just give us a budget last year. If you see something for a decade that doesn't make any sense, you cut it, that's all.

MR. HUBBARD: What line item was that?

CHAIRMAN LORENZINI: Photocopying.

MR. HUBBARD: That will be on the agenda for discussion at our next

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meeting.

CHAIRMAN LORENZINI: Okay, all right.

reading our reports from there.

COMMISSIONER JENSEN: Yes.

business?

COMMISSIONER JENSEN: I move we adjourn.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you.

(Whereupon, the above-mentioned public hearing was adjourned at 8:11 p.m.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

I, ROBERT LUTZOW, depose and
say that I am a direct record court reporter doing business in the
State of Illinois; that I reported verbatim the foregoing proceedings
and that the foregoing is a true and correct transcript to the best of
my knowledge and ability.

ROBERT LUTZOW

SUBSCRIBED AND SWORN TO

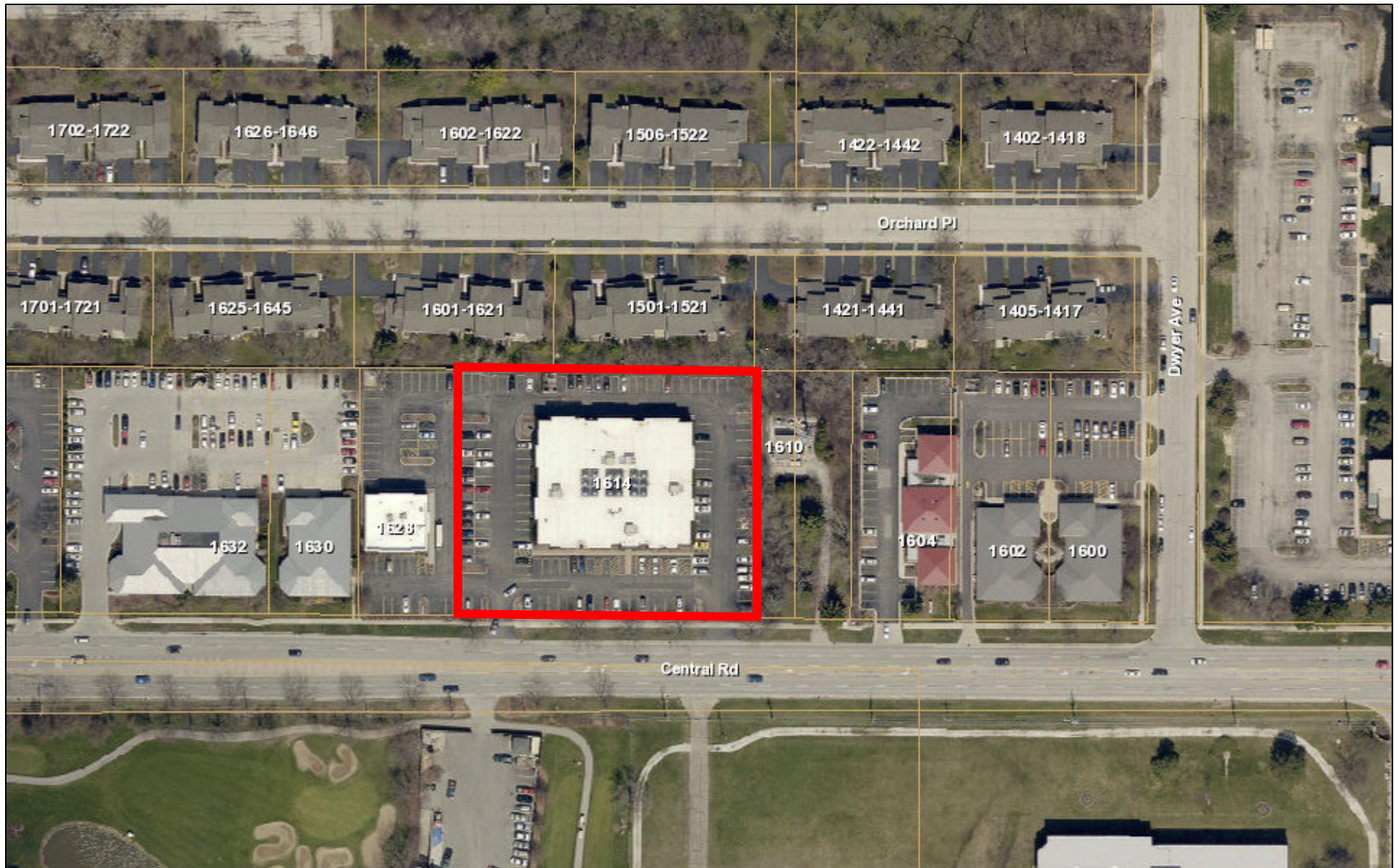
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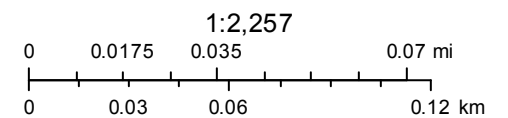
BEFORE ME THIS _____ DAY OF
_____, A.D. 2016.

NOTARY PUBLIC

Subject Property - 1614 W. Central Rd.



April 21, 2016



Jisit Zaveri

95 West Thacker St, Schaumburg, IL - 60194 | 847-347-3907 | jzbarb@gmail.com

June 27, 2016

President and Board of Trustees of Village of Arlington Heights
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear President and Board of Trustees of Village of Arlington Heights

I am writing to ask you to support proposed community pharmacy at the 1614 west central road, Suite # 209, Arlington Heights, IL 60005. We will not have a retail over the counter section due to space limitations and we will only have behind the counter prescription drugs.

Further, this pharmacy would require approximately 300-400 square feet of space within physician's existing practice. We would have a pharmacist and a pharmacy technician to operate daily activities. The hours of operation would be Monday to Friday from 9:30 am to 5pm and Saturdays 9:30am to 1pm. We would sublease space from an existing medical office, which is known as Accumed Center (Suite # 209). Our primarily clients would include patients from the clinics at the 1614 west central road. Having a community pharmacy at this location would make "one stop medical building" for clients of the doctors within this location. For example, after seeing a physician a client would stop by at pharmacy to pick up their prescription medication within a few minutes. Therefore, it would be convenient, efficient, personalized quality service and time efficient for patients.

Our pharmacy is designed to serve the needs of our customer. The dedicated staff would be performing following daily operations:

- Greeting customers and receiving written prescriptions
- Answering the telephone and referring call-in prescriptions to the pharmacist
- Initiating refills requested by patients in person or by telephone
- Updating the patient's profile, including patient demographics, allergies, and health conditions
- Entering or updating billing information for third-party reimbursement
- Entering new prescriptions (or refill requests) into the patient profile
- Submitting prescription claims online to insurance providers
- Contacting insurance companies to resolve eligibility or prescription processing issues
- Retrieving drug products from storage in the restricted prescription area
- Counting, reconstituting, packaging, and repackaging products
- Returning stock bottles to the proper storage location
- Distributing labeled medications to the patient after final verification by the pharmacist
- Offering a medication counseling opportunity for the patient
- Accepting payments, including copayment
- Storing completed prescriptions for patient pickup
- Retrieving medications for patient pickup once patient verification is completed

Sincerely,

Jisit Zaveri

J. L. Zaveri 6/27/16

RECEIVED

JUN 27 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

EDWARD J. MOLLOY & ASSOCIATES, LTD.

LAND & CONSTRUCTION SURVEYORS

1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 Fax (630) 595-4700

e-mail: emolloy@ejmolloy.com

ALTA/ACSM LAND TITLE SURVEY

OF

PARCEL 1:
LOT 1 IN EMILY'S RESUBDIVISION OF LOTS 10, 11 AND 12 IN CENTRAL WILKE SUBDIVISION OF LOT "1" IN ARTHUR T. MCINTOSH AND COMPANY'S FIRST ADDITION TO ARLINGTON HEIGHTS FARMS, A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE PUBLIC HIGHWAY AND WEST OF THE EAST 944.93 FEET OF SAID SOUTHWEST 1/4, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, AND PARKING PURPOSES AS CREATED BY DECLARATION OF CROSS EASEMENT RECORDED SEPTEMBER 19, 2003 AS DOCUMENT 036227056 OVER THE FOLLOWING DESCRIBED REAL ESTATE: LOT 9 IN CENTRAL WILKE SUBDIVISION OF LOT "1" IN ARTHUR T. MCINTOSH AND COMPANY'S FIRST ADDITION TO ARLINGTON HEIGHTS FARMS, A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE PUBLIC HIGHWAY AND WEST OF THE EAST 944.93 FEET OF SAID SOUTHWEST 1/4, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1614 W. CENTRAL RD., ARLINGTON HEIGHTS, ILLINOIS

SURVEYOR'S NOTES

TITLE COMMITMENT: THE FOLLOWING MATTERS OF TITLE ARE REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. 1401 008852871 D2 WITH AN EFFECTIVE DATE OF JULY 15, 2011:

D. A 30 FOOT BUILDING LINE ALONG THE SOUTH LINE OF THE LAND AS SHOWN ON THE PLAT OF CENTRAL-WILKE SUBDIVISION RECORDED AS DOCUMENT 14262386. [PLOTTED ON THE DRAWING]

E. A 9 FOOT STORM SEWER AND DRAINAGE EASEMENT OVER THE WEST LINE OF LOT 1 AS SHOWN ON THE PLAT OF EMILY'S RESUBDIVISION RECORDED DECEMBER 2, 1980 AS DOCUMENT 25689026. [PLOTTED ON THE DRAWING]

F. AN 11 FOOT EASEMENT FOR STORM SEWER CONSTRUCTION AND MAINTENANCE AS SHOWN ON PLAT OF EMILY'S RESUBDIVISION RECORDED DECEMBER 2, 1980 AS DOCUMENT 25689026. [PLOTTED ON THE DRAWING]

G. EASEMENT OVER THE NORTH 10.00 FEET OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED DECEMBER 2, 1980 AS DOCUMENT 25689026. [PLOTTED ON THE DRAWING]

H. GRANT OF EASEMENT MADE BY HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1980 AND KNOWN AS TRUST NUMBER 40477 TO THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS, GRANTING AN EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS AND OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, TOGETHER WITH RIGHT OF ACCESS TO THE SAME AND THE RIGHT, FROM TIME TO TIME TO TRIM OR REMOVE TREES, BUSHES AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE GRANT HEREIN GIVEN, IN, OVER, UNDER, ACROSS, ALONG AND UP THE LAND RECORDED FEBRUARY 25, 1981 AS DOCUMENT 25768798. [PLOTTED ON THE DRAWING]

I. EASEMENT OVER THE NORTH 10.00 FEET, THE EAST 10.00 FEET OF THE WEST 87.00 FEET OF THE SOUTH 475.00 FEET OF THE NORTH 57.00 FEET OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED DECEMBER 2, 1980 AS DOCUMENT 25689026. [PLOTTED ON THE DRAWING]

J. EASEMENT FOR PUBLIC UTILITIES OVER THE EAST 10.00 FEET OF THE WEST 87.00 FEET OF THE SOUTH 47.00 FEET OF THE NORTH 57.00 FEET, AND OVER THE EAST 10 FEET OF THE LAND, AS SHOWN ON PLAT OF EMILY'S RESUBDIVISION RECORDED DECEMBER 2, 1980 AS DOCUMENT 25689026. [PLOTTED ON THE DRAWING]

K. EASEMENT OVER THE NORTH 10.00 FEET OF THE LAND FOR PUBLIC UTILITIES AS SHOWN ON THE PLAT RECORDED MARCH 1, 1948 AS DOCUMENT 14262386 AND AS SHOWN ON THE PLAT OF EMILY'S RESUBDIVISION RECORDED DECEMBER 2, 1980 AS DOCUMENT 25689026. [PLOTTED ON THE DRAWING]

L. THE LAND LIES WITHIN THE BOUNDARIES OF A PLANNED UNIT DEVELOPMENT AS DISCLOSED BY ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT AND THE ZONING ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS AND GRANTING CERTAIN VARIATIONS RECORDED AS DOCUMENT 97084042, AND IS SUBJECT TO THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES. [NOT A PLOTTABLE MATTER]

S. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT. (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT. [PARCEL 2 PLOTTED ON THE DRAWING]

TAX PARCEL PERMANENT INDEX NUMBER: 03-31-302-019-0000

FLOOD MAP DESIGNATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17031C0184J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, SHOWS THAT NO PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONING CLASSIFICATION: THE VILLAGE OF ARLINGTON HEIGHTS REPORTS THAT THE PROPERTY IS ZONED "O-1" OFFICE TRANSITIONAL DISTRICT AND THAT THE FOLLOWING BULK RESTRICTIONS APPLY:

FRONT YARD SETBACK: 25 FEET
SIDE YARD SETBACK: 20 FEET IF ADJOINING A RESIDENTIAL DISTRICT, NONE IF ADJOINING A BUSINESS OR MANUFACTURING DISTRICT, AT LEAST ONE SIDE YARD OF 12 FEET IS REQUIRED PER LOT.
REAR YARD: 30 FEET, MAY BE REDUCED HALF THE WIDTH OF AN ADJOINING ALLEY.
MAXIMUM FLOOR AREA RATIO: 80%
MAXIMUM BUILDING COVERAGE: 40%
MAXIMUM HEIGHT: 30 FEET AND 2 STORIES.

SUMMARY OF PAINT STRIPED PARKING SPACES: PARCEL 1 CONTAINS A TOTAL OF 150 PARKING SPACES INCLUDING 4 DESIGNATED HANDICAP SPACES. PARCEL 2 CONTAINS A TOTAL OF 40 PARKING SPACES INCLUDING 3 DESIGNATED HANDICAP SPACES.

AREA STATEMENT: PARCEL 1 CONTAINS 75,000 SQUARE FEET OR 1.7218 ACRES. THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF THE BUILDING ON PARCEL 1 AT GROUND LEVEL IS 19,355 SQUARE FEET.

EARTH MOVING AND BUILDING CONSTRUCTION STATEMENT PER TABLE "A" ITEM 16: SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR RECENT BUILDING CONSTRUCTION.

CHANGES IN STREET RIGHT-OF-WAY LINES STATEMENT PER TABLE "A" ITEM 17: SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES CONTEMPLATED OR PROPOSED AND FINDS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

SITE USE STATEMENT PER TABLE "A" ITEM 18: SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

INCLUDED TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS PER THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS:

- MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES.
- ADDRESS(ES) IF DISCLOSED IN RECORD DOCUMENTS, OR OBSERVED WHILE CONDUCTING THE SURVEY.
- FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
- GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).
- (b)(c). CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION, AS PROVIDED BY THE INSURER, IF NONE, SO STATE.
- (c). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
- (b)(1). SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.
- (c). MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED UNDER SECTION 5 ABOVE) SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC.
- STRIPING, NUMBER AND TYPE (e.g. HANDICAPPED, MOTORCYCLE, REGULAR, ETC.) OF PARKING SPACES IN PARKING AREAS, LOTS AND STRUCTURES.
- (a). LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.
- NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS.
- DISTANCE TO NEXT STREET AS SPECIFIED BY THE CLIENT.
- OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF INFORMATION IS AVAILABLE FROM THE CONTROLLING JURISDICTION.
- OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

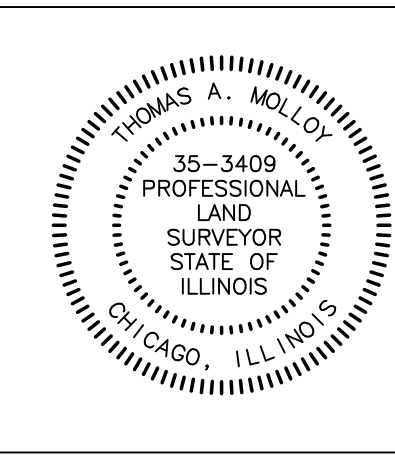
I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND MANAGING AGENT OF EDWARD J. MOLLOY AND ASSOCIATES, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, HEREBY CERTIFY TO:
HODGKINS #1, L.L.C.;

CHICAGO TITLE INSURANCE COMPANY:
THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(c), 7(d)(1), 7(e), 8, 9, 11(a), 13, 14, 16, 17 AND 18 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 2, 2011. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

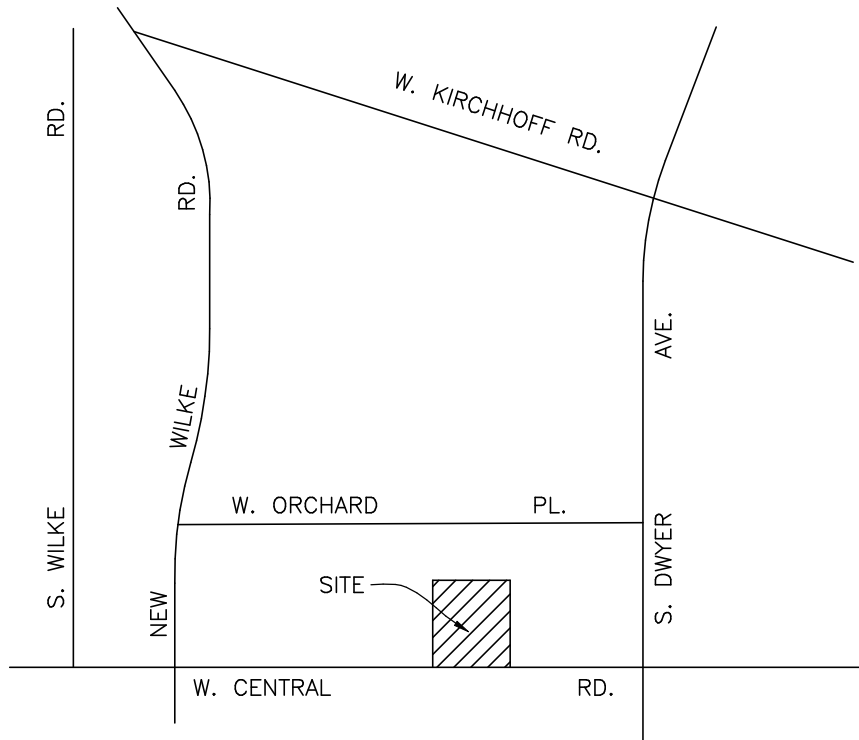
SIGNED AT BENSENVILLE, ILLINOIS THIS 4TH DAY OF AUGUST, A.D. 2011

EDWARD J. MOLLOY AND ASSOCIATES, LTD.
AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-002910

THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-0309
(EXPIRES NOVEMBER 30, 2012 AND IS RENEWABLE)
MANAGING AGENT, ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002910
(EXPIRES APRIL 30, 2013 AND IS RENEWABLE)



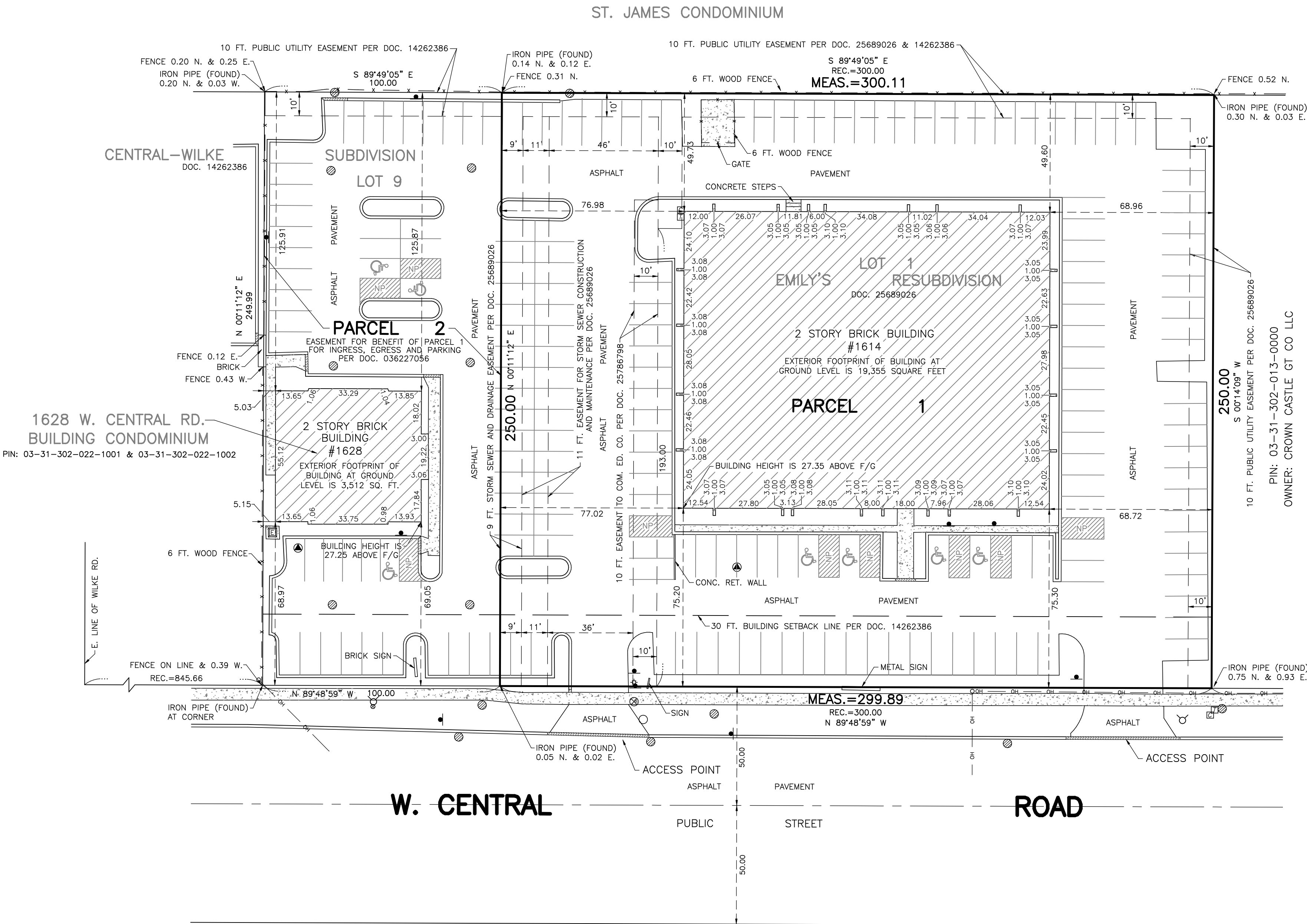
VALID ONLY WITH EMBOSSED SEAL



VICINITY MAP

LEGEND:

- Manhole
- Sanitary Manhole
- Storm Manhole
- Storm Catch Basin/Inlet
- Fire Hydrant w/B-Box
- Water Valve Vault
- Light Pole
- Traffic Sign
- Utility Pole w/Overhead Wire
- Telephone Pedestal
- Cable Television Pedestal
- Electric Transformer
- Depressed Curb
- Concrete
- Finished Grade



DRAFTED BY: BJE

ORDER NO.: 2011-0174
FILE: 31-42-11
PROJECT NO.: 2068

[illegible]

Sheet 1 of 4

☒ Main pharmacy ~~entrance~~ entrance ☒

Justification for Variations in Zoning Permit

Jisit Zaveri
95 West Thacker St
Schaumburg, IL 60194

In response to the questions posed to the petitioner.

- 1) ***"The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone."***

The subject property is approx. 1.72 acres in size and contains a 32 year old office building composed of mainly medical offices, a physical therapy office and a laboratory office. They provide various types of medical examination services, all types of blood work testing and several kind of rehabilitation/therapy services. Establishing a small medical pharmacy within the office building, intended for the prescription drug services only for the clients of the doctors within the building. The proposed pharmacy use is very similar to the other medical offices.

- 2) ***"The plight of the owner is due to unique circumstances."***

Having a small medical pharmacy inside the medical building, has been becoming most common practice in the recent years. Due to growth of the new technology, merging the pharmaceutical practice and services into the medical building turns into a unique and important medical practice site. Having a small medical pharmacy at this location would make "One Stop Medical Building" for clients of the physicians within this location. Therefore, the subject property wants to adopt this growth for future sustainability.

- 3) ***"The Variation, if granted, will not alter the essential character of the locality."***

Right before the subject property is a large physical therapy and right after the subject property is a large eye clinic. This pharmacy practice will not have a retail over the counter sections due to space limitations and we will only have behind the counter prescriptions drugs, not the front end products such as Walgreens or CVS. Therefore, proposed pharmacy would be considered identical to medical office, which will not alter the essential.

RECEIVED
JUN 20 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building Services Department

Subject: 1614 W Central Rd., Pharmacy Land Use Variation
Land Use Variation to Allow a Pharmacy in the O-T District

Date: June 29, 2016

Sam:

I have reviewed the documents submitted and have no objections to the Land Use Variation.

A separate permit is required for the proposed interior changes.

RECEIVED
JUN 30 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1A

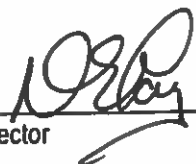
PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-31-302-019
Petitioner: Jisit Zaveri _____	Location: 1614 W. Central Rd, Arlington Heights, IL
_____	Rezoning: _____ Current: _____ Proposed: _____
_____	Subdivision: _____
Owner: Mark Hamilton _____	# of Lots: _____ Current: _____ Proposed: _____
_____	PUD: _____ For: _____
_____	Special Use: _____ For: _____
Contact Person: Jisit Zaveri _____	Land Use Variation: ☒ For: Pharmacy _____
Address: 95 W. Thacker St _____	Land Use: _____ Current: Medical office _____
Schaumburg, IL 60194 _____	Proposed: Medical office with pharmacy _____
Phone #: 847-347-3907 _____	Site Gross Area: _____
Fax #: 773-941-4294 _____	# of Units Total: _____
E-Mail: jzbarb@gmail.com _____	1BR: _____ 2BR: 3BR: 4BR: _____

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

INSPECTIONAL SERVICES

No concerns at this time.


6/29/16
 Director Date

RECEIVED

JUN 30 2016

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Village of Arlington Heights
Public Works Department

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: June 30, 2016
Subject: 1614 W. Central Road P.C. #16-017

With regard to the proposed Land Use Variation Permit, I have the following comments:

1. Appropriate method for disposing of drugs must be shown.
2. VAHPW is acceptable to this variation.

Thank you for the opportunity to comment on this permit application.

C: file
LF

ENGINEERING DEPARTMENT

3

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>16-017</u>	P.I.N.# <u>03-31-302-019</u>
Petitioner: <u>Jisit Zaveri</u>	Location: <u>1614 W. Central Rd, Arlington Heights, IL</u>
	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
	Subdivision: <u> </u>
	# of Lots: <u> </u> Current: <u> </u> Proposed: <u> </u>
Owner: <u>Mark Hamilton</u>	PUD: <u> </u> For: <u> </u>
	Special Use: <u> </u> For: <u> </u>
	Land Use Variation: <u>✓</u> For: <u>Pharmacy</u>
Contact Person: <u>Jisit Zaveri</u>	Land Use: <u> </u> Current: <u>Medical office</u>
Address: <u>95 W. Thacker St</u>	Proposed: <u>Medical office</u>
<u>Schaumburg, IL 60194</u>	<u>with phumers</u>
Phone #: <u>847-347-3907</u>	Site Gross Area: <u> </u>
Fax #: <u>773-941-4294</u>	# of Units Total: <u> </u>
E-Mail: <u>jzbarb@gmail.com</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

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

1. PUBLIC IMPROVEMENTS

REQUIRED: YES NO COMMENTS

a. Underground Utilities

Water XSanitary Sewer XStorm Sewer X

b. Surface Improvement

Pavement XCurb & Gutter XSidewalks XStreet Lighting X

c. Easements

Utility & Drainage XAccess X

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC b. IDOT c. ARMY CORP d. IEPA e. CCHD 3. R.O.W. DEDICATIONS? 4. SITE PLAN ACCEPTABLE? 5. PRELIMINARY PLAT ACCEPTABLE? 6. TRAFFIC STUDY ACCEPTABLE? 7. STORM WATER DETENTION REQUIRED? 8. CONTRIBUTION ORDINANCE EXISTING? 9. FLOOD PLAIN OR FLOODWAY EXISTING? 10. WETLAND EXISTING?

YES NO COMMENTS

 X N/A N/A N/A X X X X ~~GENERAL COMMENTS ATTACHED~~

No further comments at this time.

PLANS PREPARED BY: N/ADATE OF PLANS: N/A

Director

Date

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.
Petitioner: Jisit Zaveri

Owner: Mark Hamilton

Contact Person: Jisit Zaveri
Address: 95 W. Thacker St
Schaumburg, IL 60194
Phone #: 847-347-3907
Fax #: 773-941-4294
E-Mail: izbarb@gmail.com

P.I.N.# 03-31-302-019
Location: 1614 W. Central Rd, Arlington Heights, IL
Rezoning: Current: Proposed:
Subdivision:
of Lots: Current: Proposed:
PUD: For:
Special Use: For:
Land Use Variation: ✓ For: Pharmacy

Land Use: Current: Medical office
Proposed: Medical office
with pharmacy
Site Gross Area:
of Units Total:
1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

No comments.

RECEIVED

JUN 30 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT
Environmental Health Officer6-30-16
Date
for 6/30/16 Direc
Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____

Petitioner: Jisit Zaveri

Owner: Mark Hamilton

Contact Person: Jisit Zaveri

Address: 95 W. Thacker St

Schaumburg, IL 60194

Phone #: 847-347-3907

Fax #: 773-941-4294

E-Mail: izbarb@gmail.com

P.I.N.# 03-31-302-019

Location: 1614 W. Central Rd, Arlington Heights, IL

Rezoning: _____ Current: _____ Proposed: _____

Subdivision: _____

of Lots: _____ Current: _____ Proposed: _____

PUD: _____ For: _____

Special Use: _____ For: _____

Land Use Variation: ✓ For: Pharmacy

Land Use: _____ Current: Medical office

Proposed: Medical office

Site Gross Area: _____ with pharmacy

of Units Total: _____

1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

YES NO

1. X _____ COMPLIES WITH COMPREHENSIVE PLAN?
2. X _____ COMPLIES WITH THOROUGHFARE PLAN?
3. X _____ VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.)
4. _____ X VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.)
5. _____ X SUBDIVISION REQUIRED?
6. _____ X SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.)

Comments:

Please see attached.

[Signature]

7-13-16

Date



Planning & Community Development Dept. Review

July 12, 2016

REVIEW ROUND 1

Project: 1614 W. Central Rd. – Jisit Zaveri
Pharmacy Land Use Variation

Case Number: PC 16-017

General:

7. The subject property is part of a PUD originally granted in 1980 under Ordinance 80-114, which was subsequently amended in 1996 via Ordinance 96-064, and then again in 2005 via Ordinance 05-089. Of note, the amendment in 2005 linked the property at 1614 W. Central Rd. to the neighboring property to the west (1628 W. Central Rd.) and considers the site as one property for parking requirements (cross parking and cross access between the two sites is a condition of the PUD approval). The amendment in 2005 also granted a parking variation to decrease the required parking for the site from 236 parking spaces to 189 parking spaces.

Parking:

8. Please provide a parking survey that documents usage of the parking lot during the hours of 9:00am to 5:00pm during two weekdays and 9:00am – 1:30pm during a Saturday. The parking survey should document the total number of cars at 30 minute intervals for the combined site (both 1614 W. Central Rd. and 1628 W. Central Rd.).
9. The parking requirements for the site are as follows:

PARKING ANALYSIS				
Space	Code Uses	Gross Square Footage	Parking Ratio (1:X)	Parking Required
Sublease of Suite 209 for proposed Pharmacy	Retail Stores	277	1 space per 300 sq. ft.	1
Remainder of Atrium Building (1614 W. Central Rd.)	Office, Medical	39,063	1 space per 200 sq. ft.	195
1628 W. Central Rd. Building	Office, Medical	7,896	1 space per 200 sq. ft.	39
Total Parking Required per uses on Subject Property				235
Total Parking Required per approved Variation				189*
Total Parking Provided				190
Surplus/(deficit)				1

*Parking Variation to allow 189 spaces was approved in 2005.

Based on the above analysis, it appears that the necessary required parking is provided on the site and is compliant with the approved variation and therefore compliant with parking requirements.

Prepared by: 

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. _____	P.I.N.# 03-31-302-019
Petitioner: Jisit Zaveri _____	Location: 1614 W. Central Rd, Arlington Heights, IL _____
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Owner: Mark Hamilton _____	# of Lots: _____ Current: _____ Proposed: _____
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_____	Special Use: _____ For: _____
Contact Person: Jisit Zaveri _____	Land Use Variation: ☒ For: Pharmacy _____
Address: 95 W. Thacker St _____	Land Use: _____ Current: Medical office _____
Schaumburg, IL 60194 _____	Proposed: Medical office _____
Phone #: 847-347-3907 _____	Site Gross Area: _____
Fax #: 773-941-4294 _____	# of Units Total: _____
E-Mail: jzbarb@gmail.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	_____	_____
3. Parkway Tree Fee Required (See below.)	_____	X

Comments:

No COMMENTS


 _____ 7/12/16 _____
 Coordinator Date

PLAN COMMISSION RESPONSE TO REVIEW COMMENTS 7/20/16

TO: Village of Arlington Heights Building Services Department

From: Jisit Zaveri

**Subject: 1614 W. Central Rd, Pharmacy Land Use Variation
Land Use Variation to Allow a Pharmacy in the O-T District**

Date: 7/20/2016

1) Building Department

- a. No comments**

2) Public Works Department

- a. Appropriate method for disposing of drugs must be shown.**

Response: This will be completed by couple of methods as follows:

- 1) The Senior Center at 1801 W. Central Road accepts disposal of syringes during regular Senior Center hours. Also, disposable medicine can be dropped off the 1st Thursday of each month (except July) from 11:00am-1:00pm. Patient(s) could call 847-253-5532 for more information.
- 2) We will sign up with Pharma Logistics Inc., they are located in Libertyville, IL. They provide "Drug Take- Back Program" for an independent pharmacies within Chicagoland area. I have enclosed their information on a last page.

3) Engineering Department

- a. No comments**

4) Fire Department

- a. No comments**

5) Health Services Department

- a. No comments**

6) Planning & Community Development Department

- a. Parking Survey: See below**

Parking Study for 1614 W. Central and 1628 W. Central Road

7/16/16 Saturday

Time 7/16/16	# of Vehicles 1614	# of Vehicles 1628
9:00am	4	8
9:30am	4	7
10:00am	4	11
10:30am	5	11
11:00am	6	13
11:30am	6	10
12:00pm	4	9
12:30pm	4	9
1:00pm	4	8
1:30pm	4	13

7/18/16 Monday 7/19/16 Tuesday

Time 7/18/16	# of Vehicles 1614	# of Vehicles 1628	Time 7/19/16	# of Vehicles 1614	# of Vehicles 1628
9:00am	33	41	9:00am	35	46
9:30am	35	42	9:30am	36	42
10:00am	38	42	10:00am	36	43
10:30am	31	51	10:30am	32	47
11:00am	35	42	11:00am	38	42
11:30am	37	39	11:30am	41	39
12:00pm	32	41	12:00pm	43	50
12:30pm	29	48	12:30pm	40	47
1:00pm	36	44	1:00pm	36	39
1:30pm	36	43	1:30pm	35	43
2:00pm	42	41	2:00pm	43	44
2:30pm	40	39	2:30pm	39	39
3:00pm	40	37	3:00pm	40	41
3:30pm	33	36	3:30pm	38	39
4:00pm	34	25	4:00pm	43	36
4:30pm	35	33	4:30pm	42	37
5:00pm	31	30	5:00pm	29	25

Drug Take-Back Program

For Unused Patient Medication



*Pharma***Logistics**[®]



Keep your peace of mind with a drug take-back program that is 100% compliant

There’s no simpler or safer way to manage your medication disposal program while remaining 100% compliant with DEA regulations. Just select the size and quantity of disposal return kits you need and we’ll do the rest. Our cost-effective automatic reordering program tracks each kit and ships new ones as needed so you never run short.

■ Specify the size of the disposal return kit you require

Just follow these 3 simple steps:

- 1

Choose your reorder preferences
Select the size and quantity of kits based on the volume of materials you expect to receive and how often you intend to send them our way.
- 2

Receive supplies, equipment and tracking info
All disposal return kits include a shipping container with a prepaid label, DEA-approved disposal liner and serialized zip tag.
- 3

Ship disposal return kits at your convenience
Don’t run out of kits! Set a reorder level and we’ll ship additional kits to you when you reach the minimum threshold you specify.

Rest assured that you’re fully compliant

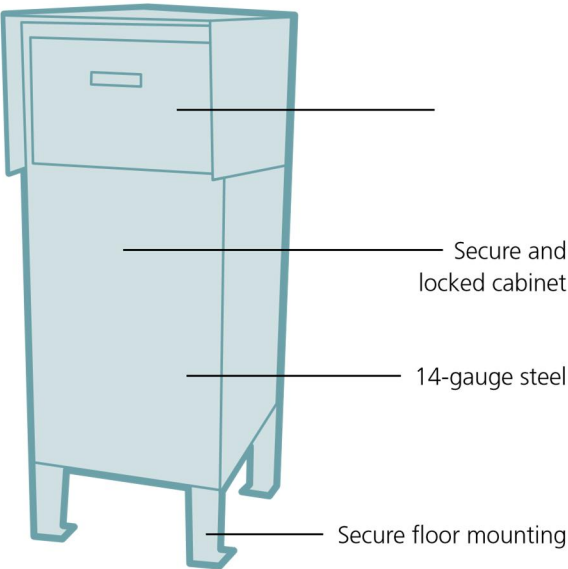
You don’t have to worry about compliance issues because we’ll always keep you on track and up to date. The disposal bins we offer exceed DEA regulations, and our DEA-preferred disposal process yields an extra benefit: clean energy. Our disposal partner generates reusable energy by incinerating the materials we receive.

Reorder options:

Additional supplies:

(Please request current pricing)

- Instruction sign
- Acrylic sign holder
- Floor fastener kit
- Take-back log book



Model types vary based on application

Get started or learn more today!



Prescription Drug Abuse

Keep controlled substances away from those who would use them in ways other than prescribed.



Accidental Poisoning

Help patients clear their medicine cabinets of expired drugs that could be harmful if consumed.



Environmental Hazards

Dispose of drugs in a way that creates reusable energy rather than risking water contamination.

Proper medication disposal helps prevent:

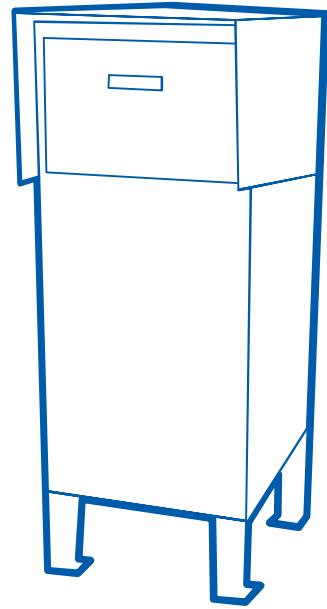
- Request the specific number of kits you need
- Set an automatic reorder level



Pharma **Logistics**®

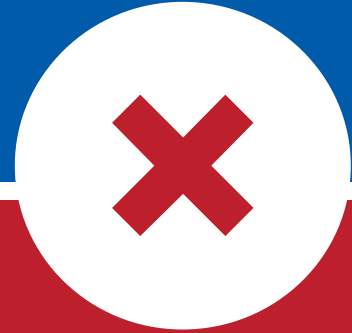
Clean out your medicine cabinet the **SAFE** way!

Help prevent prescription drug abuse, accidental poisoning and water contamination by depositing your expired or unused drugs in the disposal container provided here.



What you CAN dispose of here:

- Over-the-counter medications
- Prescription drugs
- Controlled prescription drugs
(Schedule II through Schedule V)

What we DON'T accept:

- Flammable liquids
- Illegal drugs
(e.g., heroin, cocaine, ecstasy, marijuana)
- Medical waste
- Medical equipment
- Mercury thermometers
- Inhalers
- Sharps
(e.g., needles, syringes, scalpels, lancets)

Please keep your medications in their original containers.

PLAN COMMISSION PROJECT TIMELINE

Project Name: 1614 W. Central Rd. Pharmacy LUV
PC Number: 16-017
Location: 1614 W. Central Road, Unit 207
Requested Action: Land Use Variation to allow a Pharmacy

	Date	# of Business Days
Preliminary Meeting	04/19/16	-
Plat and Sub Committee Meeting	04/27/16	6
Awaiting Petitioner PC Application	06/27/16	42
PC Application Submittal Date	06/27/16	-
1 st Round Department Comments	07/14/16	12
Petitioner's Response	07/20/16	4
PC Hearing*	07/27/16	21 days from application date
Village Board	08/15/16	13
Village Board Ordinance Adoption	09/06/16	15

Note:

*Legal notice; State Statute requires 15 to 30 days notice.



Item: Lexington Homes Subdivision - 900 W. Campbell St. - PC#16-004

Department: Planning & Community Development

BACKGROUND

— The Village Board approved the Preliminary Plat of Subdivision for Lexington Towne at Arlington Heights on July 5, 2016.

RECOMMENDATION

— A public hearing was held by the Plan Commission on July 13, 2016 where Commissioner Warskow moved and Commissioner Cherwin seconded:

A motion to recommend approval to the Village Board of Trustees of PC#16-004, the Final Plat of Subdivision to subdivide the existing zoning lots into 15 single family residential lots and one additional outlot for detention.

This approval shall be subject to the following conditions:

1. A maintenance fee for the stormwater detention area totaling \$88,245 is required. The fee shall be paid on a per lot basis at the time of the issuance of a building permit for each home in the amount of \$5,883 per home/lot.
2. The Village will not accept ownership and maintenance of the stormwater detention area until such time as the maintenance fee is paid in full and the detention area is established and acceptable to the Village.
3. Land contribution fees for the park, schools and library districts shall be determined in accordance with Chapter 29 of the Municipal Code.
4. The Petitioner shall comply with all federal, state and local policies, regulations and codes.

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

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Staff Memo

PC Minutes 7/13/16

Final Plat of Subdivision

Type

Memorandum

Minutes

Exhibits



Memorandum

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

CC: Jim Massarelli, Director of Engineering

Mike Pagones, Deputy Director of Engineering

From: Sam Hubbard, Development Planner

Date: 8/11/2016

Re: Final Plat of Subdivision – Lexington Homes, PC 16-004.

Background

On July 5th, 2016, the Village Board approved the Preliminary Plat of Subdivision for the Lexington Towne at Arlington Heights subdivision, a 15 lot single-family home development located southwest of the intersection of Kaspar Avenue and Campbell Street. Approval was subject to the following conditions:

1. The Petitioner shall receive final plat of resubdivision approval.
2. The developer shall pay a onetime upfront fee for each lot for detention maintenance to be determined as part of final plat of subdivision.
3. Land Contribution fees for the park, schools and library districts shall be determined in accordance with Chapter 29 of the Municipal Code.
4. The Petitioner shall comply with all Federal, State, and local policies, regulations and codes.

Submission of the Final Plat of Subdivision has been received and reviewed and is ready for approval. Therefore, condition number one above has been satisfied and is no longer applicable.

Of note, due to lingering concerns about stormwater runoff along the western edge of the development, the Engineering Department has asked the petitioner to provide additional topographical information on the lots and homes that abut the proposed subdivision to the west. The petitioner has provided this information, and Engineering has reviewed the grading plan and found that the overflow along the west property line is directed to the south and will eventually flow to Sigwalt Street. Therefore, the proposed subdivision should not create flooding problems for the existing single-family homes to the west.

In accordance with conditions number two, the developer has agreed to provide a onetime upfront fee for detention maintenance, which totals to \$88,245 and translates to \$5,883 per lot. The Resolution granting approval of the Final Plat of Subdivision contains a condition that reflects this specific amount.

Conditions number three and four are still applicable and are included within the Resolution granting approval.

On July 13th, the Plan Commission voted 7-0 to recommend approval of the Final Plat of Subdivision, subject to the following conditions:

1. A maintenance fee for the stormwater detention area totaling \$88,245 is required. The fee shall be paid on a per lot basis at the time of the issuance of a building permit for each home in the amount of \$5,883 per home/lot.
2. The Village will not accept ownership and maintenance of the stormwater detention area until such time as the maintenance fee is paid in full and the detention area is established and acceptable to the Village.
3. Land contribution fees for the park, school and library districts shall be determined in accordance with Chapter 29 of the Arlington Heights Municipal Code.
4. The Petitioner shall comply with all Federal, State and local policies, regulations and codes.

Recommendation

It is recommended that the Village Board concur with the Plan Commission's recommendation of approval and approve the Final Plat of Subdivision subject to the following conditions:

1. A maintenance fee for the stormwater detention area totaling \$88,245 is required. The fee shall be paid on a per lot basis at the time of the issuance of a building permit for each home in the amount of \$5,883 per home/lot.
2. The Village will not accept ownership and maintenance of the stormwater detention area until such time as the maintenance fee is paid in full and the detention area is established and acceptable to the Village.
3. Land contribution fees for the park, school and library districts shall be determined in accordance with Chapter 29 of the Arlington Heights Municipal Code.
4. The Petitioner shall comply with all Federal, State and local policies, regulations and codes.

APPROVED

PLAN

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

COMMISSION

RE: LEXINGTON HOMES SUBDIVISION - 900 WEST CAMPBELL STREET -
PC# 16-004
FINAL PLAT OF SUBDIVISION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 13th day of July, 2016, at the hour of 8:04 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner

APPROVED

CHAIRMAN LORENZINI: Okay, next item is, under other business, Lexington Homes Subdivision, PC# 16-004. Do we have a presentation on this?

MR. HUBBARD: No, we do have material here if the Plan Commission does have any questions. We do have someone from Lexington Homes here as well. So, if there are any specific questions, we're certainly prepared to provide that. But beyond that, I mean the final engineering plans conform to the original preliminary approval. There were only two additional conditions that Staff was recommending relating to the fee per lot for detention maintenance. The Petitioner is aware of those and we're supportive of this moving forward.

CHAIRMAN LORENZINI: Okay. Well, any final comments?
Commissioner Warskow?

COMMISSIONER WARSKOW: No. No questions or comments.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: As long as the Petitioner is fine with the additional changes, no.

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: I'm good.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: I'm fine.

CHAIRMAN LORENZINI: Commissioner Sigalos.

COMMISSIONER SIGALOS: No further questions.

CHAIRMAN LORENZINI: Commissioner Cherwin?

COMMISSIONER CHERWIN: I'm fine.

CHAIRMAN LORENZINI: I have nothing, so do we have a motion to approve this?

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

A motion to recommend to the Village Board of Trustees approval of PC #16-004, a Final Plat of Subdivision to subdivide the existing zoning lots into 15 single family residential lots and one additional outlot for detention.

This approval shall be subject to the following conditions:

- 1. A maintenance fee for the stormwater detention area totaling \$88,245 is required. The fee shall be paid on a per lot basis at the time of the issuance of a building permit for each home in the amount of \$5,883 per home/lot.**
- 2. The Village will not accept ownership and maintenance of the stormwater detention area until such time as the maintenance fee is paid in full and the detention area is established and acceptable to the Village.**
- 3. Land contribution fees for the park, schools and library districts shall be determined in accordance with Chapter 29 of the Municipal Code.**
- 4. The Petitioner shall comply with all federal, state and local policies, regulations and codes.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER CHERWIN: Second.

APPROVED

CHAIRMAN LORENZINI: Roll call vote please.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Okay, I do have a quick question. When do you expect to start construction? Could you please state your name and spell it?

MR. AGENLIAN: Good evening. Thank you very much. My name is John Agenlian, A-g-e-n-l-i-a-n. I'm director of land development for Lexington Homes.

As far as the start of construction, we have received final engineering approval, so now we've moved on to the permitting phase with the IEPA and the MWRD. So, as soon as those permits are on hand, we'll be able to start earth work on the project. I would estimate that to be about 60 to 75 days. So, middle of September, early October.

CHAIRMAN LORENZINI: Okay, great. Thank you.

MR. AGENLIAN: Thank you.

CHAIRMAN LORENZINI: Okay, anything else? Any other business, Sam, or Commissioners have? Is there a motion to adjourn?

COMMISSIONER SIGALOS: I'll make a --

COMMISSIONER WARSKOW: I'll make a motion to adjourn.

CHAIRMAN LORENZINI: Okay, I think Mary Jo got that one. Second?

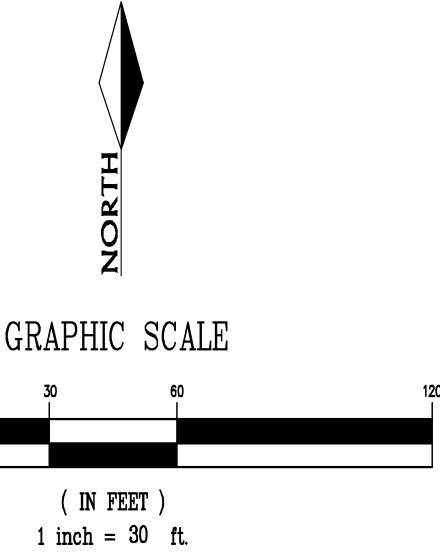
COMMISSIONER SIGALOS: Second.

CHAIRMAN LORENZINI: Okay, we're adjourned, thank you.

(Whereupon, the above-mentioned hearing was adjourned at 8:07 p.m.)

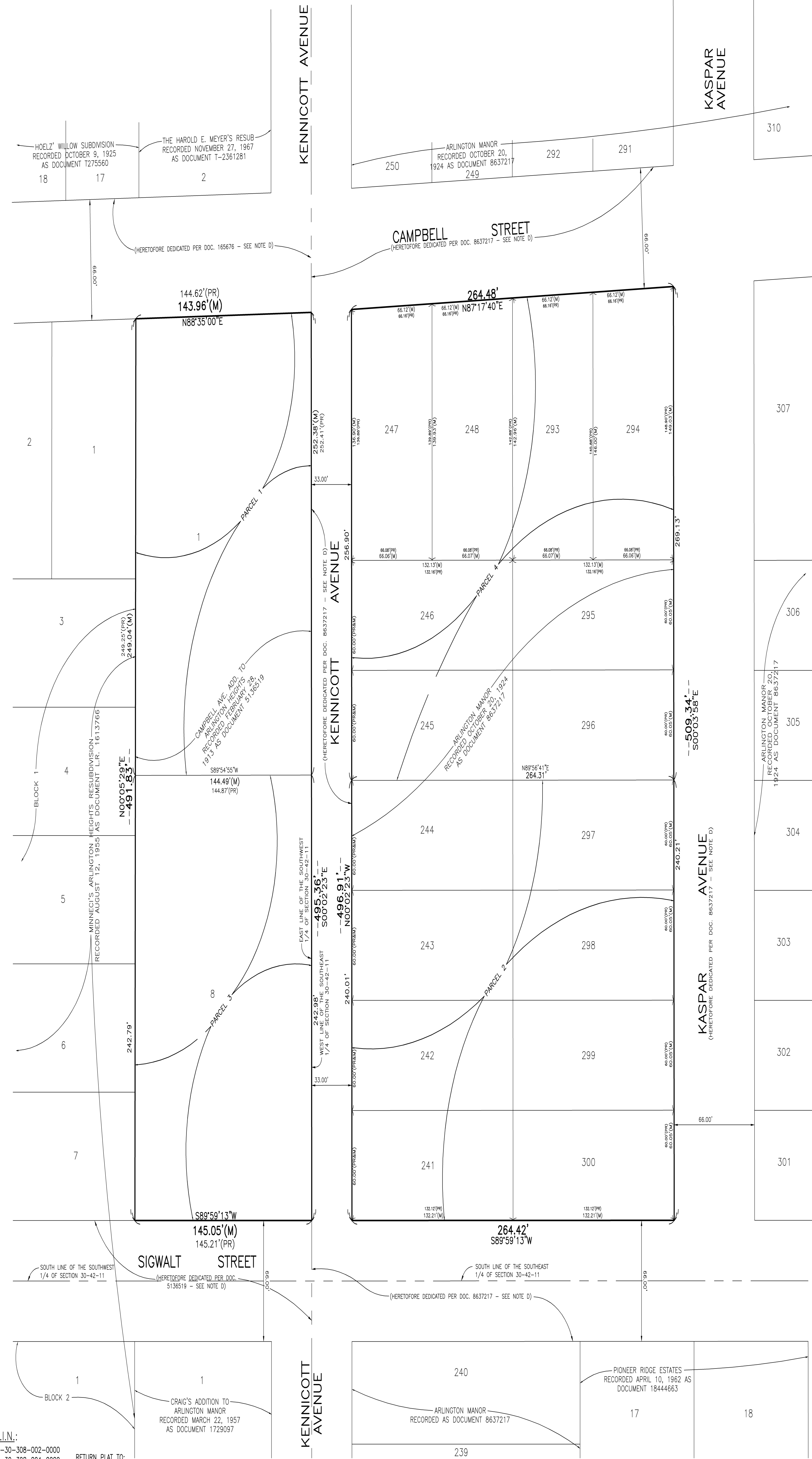
LEGEND
BL = BUILDING LINE
(M) = MEASURED
(PR) = PREVIOUSLY RECORDED
PUDE = PUBLIC UTILITY AND DRAINAGE EASEMENT

NOTE D:
STREET DEDICATIONS ARE SHOWN PER RECORDED PLAT OF SUBDIVISION. THE RECORD PLAT OF SUBDIVISIONS DO NOT SPECIFICALLY LABEL OF NOTE THE DEDICATION OF THE ROADWAY. A NORMAL STANDARD OF PRACTICE AT THE TIME OF RECORDING, WAS TO SHOW THE ROADWAY AND THE WIDTH. NO SPECIFIC NOTE ON DEDICATION WOULD BE INCLUDED.



FINAL PLAT OF
LEXINGTON TOWNE AT ARLINGTON HEIGHTS

BEING A RESUBDIVISION OF LOTS 1 AND 8 IN CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
— TOGETHER WITH —
LOTS 241, 242, 243, 244, 245, 246, 247, 248, 293, 294, 295, 296, 297, 298, 299 AND 300 IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 30, AND ALL OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.



AREA SUMMARY

PARCEL 1	36,154 SQ. FT. OR 0.8300 ACRES
PARCEL 2	63,477 SQ. FT. OR 1.4572 ACRES
PARCEL 3	35,162 SQ. FT. OR 0.8072 ACRES
PARCEL 4	69,503 SQ. FT. OR 1.5956 ACRES
TOTAL	204,296 SQ. FT. OR 4.6900 ACRES

BASIS OF BEARINGS:
BEARINGS BASED ON STATE PLANE COORDINATES.

P.I.N.:
03-30-308-002-0000
03-30-308-004-0000
03-30-420-001-0000
03-30-420-002-0000
03-30-420-003-0000
03-30-420-004-0000
03-30-420-005-0000
03-30-420-006-0000
03-30-420-007-0000
03-30-420-008-0000
03-30-420-009-0000
03-30-420-010-0000
03-30-420-011-0000
03-30-420-012-0000
03-30-420-013-0000
03-30-420-014-0000
03-30-420-015-0000
03-30-420-016-0000

RETURN PLAT TO:
VILLAGE OF ARLINGTON HEIGHTS
PLANNING & COMMUNITY DEVELOPEMENT
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

OWNER/DEVELOPER:
LEXINGTON HOMES
1731 N. MARCEY ST., STE. 200
CHICAGO, IL 60614

SEND TAX BILL TO:
LEXINGTON HOMES
1731 N. MARCEY ST., STE. 200
CHICAGO, IL 60614

REVISION: JUNE 17, 2016 (LOT 16 EASEMENTS)
REVISION: JUNE 15, 2016 (VILLAGE COMMENTS - ROUND 4)
DATE: APRIL 15, 2016
ORDER NO: 160331
PROJ. NO: 2101
FOR: LEXINGTON HOMES
PROJ. NAME: LEXINGTON TOWNE AT ARLINGTON HEIGHTS
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Professional Design Firm Registration #184-002763.

SHEET 1 OF 3

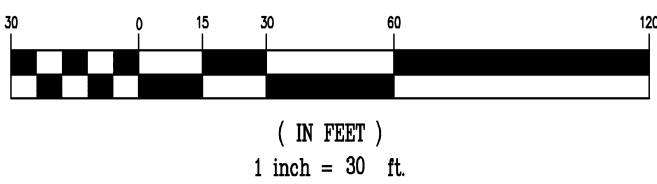
PREPARED BY:

TFW SURVEYING & MAPPING
LAND SURVEYING - TOPOGRAPHIC MAPPING - CONSTRUCTION LAYOUT
888 EAST BELVIDERE ROAD - SUITE 413 - GRAYSLAKE, ILLINOIS 60030
847-548-6600 FAX 548-6699
tfw@tfwsurvey.com www.tfwsurvey.com

LEGEND
BL = BUILDING LINE
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GRAPHIC SCALE



LEXINGTON TOWNE AT ARLINGTON HEIGHTS

BEING A RESUBDIVISION OF LOTS 1 AND 8 IN CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
-- TOGETHER WITH --

LOTS 241, 242, 243, 244, 245, 246, 247, 248, 293, 294, 295, 296, 297, 298, 299 AND 300 IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 30, AND ALL OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.



AREA SUMMARY

LOTS 1-16 187,963 SQ. FT. OR 4.3150 ACRES
DEDICATION 16,333 SQ. FT. OR 0.3750 ACRES

KENNICOTT AVENUE

TOTAL 204,296 SQ. FT. OR 4.6900 ACRES

BUILDING LINE NOTE:
ALL BUILDING LINES SHOWN HEREON ARE HEREBY CREATED, EXCEPT THOSE NOTED WITH RECORDING INFORMATION.

BASIS OF BEARINGS:
BEARINGS BASED ON STATE PLANE COORDINATES.

P.I.N.:

03-30-308-002-0000
03-30-308-004-0000
03-30-420-001-0000
03-30-420-002-0000
03-30-420-003-0000
03-30-420-004-0000
03-30-420-005-0000
03-30-420-006-0000
03-30-420-007-0000
03-30-420-008-0000
03-30-420-009-0000
03-30-420-010-0000
03-30-420-011-0000
03-30-420-012-0000
03-30-420-013-0000
03-30-420-014-0000
03-30-420-015-0000
03-30-420-016-0000

NOTE: NO PERMANENT STRUCTURES, INCLUDING BUT NOT LIMITED TO SHEDS, PLAYSETS, AND POOLS ARE ALLOWED WITHIN THE REAR PUBLIC UTILITY AND DRAINAGE EASEMENT.

ANY FENCES INSTALLED IN THE REAR PUBLIC UTILITY AND DRAINAGE EASEMENT ARE SUBJECT TO REMOVAL BY THE VILLAGE IN CASE OF REPAIR OF UTILITIES OR DRAINAGE. REPLACE OF THE FENCE WILL AT THE OWNERS EXPENSE.

NOTE:
IRON PIPES TO BE SET AT PROPERTY CORNERS AND CONCRETE MONUMENTS TO BE SET AS SHOWN.

REVISION: JUNE 17, 2016 (LOT 16 EASEMENTS)
REVISION: JUNE 15, 2016 (VILLAGE COMMENTS - ROUND 4)
DATE: APRIL 15, 2016
ORDER NO: 160331
PROJ. NO: 2101
FOR LEXINGTON HOMES
PROJ. NAME: LEXINGTON TOWNE AT ARLINGTON HEIGHTS
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Professional Design Firm Registration #184-002763.

SHEET 2 OF 3

PREPARED BY:

TFW SURVEYING & MAPPING
LAND SURVEYING · TOPOGRAPHIC MAPPING · CONSTRUCTION LAYOUT
888 EAST BELVIDERE ROAD · SUITE 413 · GRAYSLAKE, ILLINOIS 60030
847-548-6600 FAX 548-6699
tfw@tfwsurvey.com www.tfwsurvey.com

DATE	CHECKED BY	REVISION

OWNER'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF _____)

WE, THE UNDERSIGNED, LEXINGTON TOWNE, LLC, A LIMITED LIABILITY COMPANY IN THE STATE OF ILLINOIS, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS LEXINGTON TOWNE AT ARLINGTON HEIGHTS, AN ADDITION TO VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ALL STREETS AND ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THERE ARE STRIPS OF GROUND, AS SHOWN ON THIS PLAT AND MARKED PUBLIC UTILITY AND DRAINAGE EASEMENT RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

THE FOREGOING COVENANTS (OR RESTRICTIONS), ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2041, [25 YEAR PERIOD IS SUGGESTED], AT WHICH TIME SAID COVENANTS (OR RESTRICTIONS) SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS INDICATED OTHERWISE BY NEGATIVE VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS (OR RESTRICTIONS), IN WHOLE OR IN PART, WHICH SAID VOTE WILL BE EVIDENCED BY A PETITION IN WRITING SIGNED BY THE OWNERS AND DULY RECORDED. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS (OR RESTRICTIONS) BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER VARIOUS COVENANTS (OR RESTRICTIONS), WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED OR MAINTAINED IN VIOLATION, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

ADDITIONALLY, WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PROPERTY HEREON DESCRIBED IS LOCATED WITHIN THE BOUNDARIES OF:

ELEMENTARY SCHOOL DISTRICT: 25 HIGH SCHOOL DISTRICT: 214

DATED AT _____, ILLINOIS, THIS ____ DAY OF _____, A.D. 201____.

BY: _____ TITLE: _____

BY: _____ TITLE: _____

OWNER ADDRESS:
LEXINGTON TOWNE, LLC
1731 N. MARCEY ST., SUITE 200
CHICAGO, IL 60614

NOTARY CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN
AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
_____ AND _____ OF _____
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED
TO THE FOREGOING INSTRUMENT AS _____ AND _____,
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND
DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES
AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS
____ DAY OF _____, A.D. 201____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF _____)

_____, HEREBY CERTIFIES THAT AS MORTGAGEE OF THE PROPERTY
DESCRIBED HEREON UNDER MORTGAGE DATED _____ AND RECORDED
IN THE RECORDERS OFFICE OF _____ COUNTY, ILLINOIS ON _____
AS DOCUMENT NO. _____ IT CONSENTS TO THE DEDICATION AND
SUBDIVISION AS HEREON DRAWN.

DATED AT _____, ILLINOIS, THIS ____ DAY OF _____, A.D. 201____.

BY: _____ TITLE: _____

ATTEST: _____ TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN
AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
_____ AND _____ OF _____
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED
TO THE FOREGOING INSTRUMENT AS _____ AND _____,
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND
DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES
AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS
____ DAY OF _____, A.D. 201____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF LAKE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH RESUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL CHANGE, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREA AND/OR DRAINS WHICH THE DEVELOPER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE RESUBDIVISION.

ON THIS ____ DAY OF _____, 20____.

ILLINOIS PROFESSIONAL ENGINEER NO. _____
LICENSE EXPIRES _____

VILLAGE COLLECTOR

STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, _____, VILLAGE COLLECTOR FOR THE VILLAGE OF
ARLINGTON HEIGHTS, ILLINOIS, FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID
SPECIAL ASSESSMENTS DUE AGAINST ANY OF THE LAND INCLUDED IN THE ABOVE PLAT.
DATED THIS ____ DAY OF _____, A.D. 201____.

VILLAGE COLLECTOR

FINAL PLAT OF

LEXINGTON TOWNE AT ARLINGTON HEIGHTS

BEING A RESUBDIVISION OF LOTS 1 AND 8 IN CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH--
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VILLAGE PLAN COMMISSION & VILLAGE BOARD CERTIFICATE AND DIRECTOR OF ENGINEERING

STATE OF ILLINOIS) SS
COUNTY OF COOK)

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.
APPROVED BY THE PLAN COMMISSION AT A MEETING HELD

THIS ____ DAY OF _____, A.D. 201____.

CHAIRMAN

SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD

THIS ____ DAY OF _____, A.D. 201____.

PRESIDENT

VILLAGE CLERK

APPROVED BY THE DIRECTOR OF ENGINEERING

THIS ____ DAY OF _____, A.D. 201____.

DIRECTOR OF ENGINEERING

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS DO
HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND DESCRIBED ON THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS

THIS ____ OF _____, A.D. 201____.

COUNTY CLERK

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS) SS
COUNTY OF LAKE)

I, THOMAS F. WASILEWSKI, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY

DESIGNATE _____ OF VILLAGE CLERK'S OFFICE
IN THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS TO RECORD THIS SUBDIVISION PLAT WITH THE COOK COUNTY RECORDER OF DEEDS. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES. AS A CONDITION OF THIS GRANT, SAID DESIGNEE IS HEREBY REQUIRED TO PROVIDE TO THIS SURVEYOR, A CERTIFIED COPY OF SAID PLAT, IMMEDIATELY UPON RECORDING OF SAME. RECEIPT OF SAID CERTIFIED COPY WILL SERVE AS NOTICE TO THE SURVEYOR THAT THE PLAT HEREON DRAWN HAS BEEN RECORDED.
DATED THIS 15th DAY OF APRIL, A.D. 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515
LICENSE EXPIRES NOVEMBER 30, 2016

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS)
COUNTY OF LAKE)

I, THOMAS F. WASILEWSKI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

PARCEL 1: LOT 1 IN THE CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 241, 242, 243, 244, 297, 298, 299 AND 300 IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 30, AND ALL OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 8 IN THE CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 4: LOTS 245, 246, 247, 248, 293, 294, 295 AND 296 IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 30, AND ALL OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON FALLS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS PER MY REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NUMBER 17031C0203 J EFFECTIVE DATE AUGUST 19, 2008

I FURTHER CERTIFY THAT UPON RECORDDATION OF THIS PLAT, A MINIMUM OF TWO (2) CONCRETE MONUMENTS WILL BE SET IN PLACE. IN ADDITION, IRON PIPE SURVEY MONUMENTS WILL BE SET AT ALL SUBDIVISION UNIT EXTERIOR BOUNDARY CORNERS. LASTLY, WITHIN 12 MONTHS OF THE DATE OF RECORDING OF THIS PLAT, ALL INTERIOR LOT CORNERS WILL BE STAKED WITH IRON PIPE SURVEY MONUMENTS. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 15th DAY OF APRIL, A.D. 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515
LICENSE EXPIRES NOVEMBER 30, 2016



REVISION: JUNE 17, 2016 (LOT 16 EASEMENTS)
REVISION: JUNE 15, 2016 (VILLAGE COMMENTS - ROUND 4)
DATE: APRIL 15, 2016
ORDER NO: 140331
PROJ. NO: 2101
FOR: LEXINGTON HOMES
PROJ. NAME: LEXINGTON TOWNE AT ARLINGTON HEIGHTS
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Professional Design Firm Registration #164-002756



Item: Resolution - Final Plat of Resubdivision - Lexington Homes at Arlington Heights

Department: Planning/Legal

Resolution Approving a Final Plat of Resubdivision
(Lexington Homes at Arlington Heights, 900 W. Campbell Street)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Final Plat - Lexington Homes	Resolution

RESOLUTION APPROVING A
FINAL PLAT OF RESUBDIVISION

WHEREAS, on July 13, 2016, the Plan Commission of the Village of Arlington Heights conducted a public hearing in Petition Number 16-004 on a request by Lexington Homes to resubdivide the property located at 900 West Campbell Street, Arlington Heights, Illinois (the "Subject Property"); and

WHEREAS, the Plan Commission has found the final plat of resubdivision submitted for the Subject Property to be in full compliance with all applicable Village requirements as provided in Chapter 29 of the Arlington Heights Municipal Code and has approved the final plat; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that the approval of the final plat of resubdivision would be in the best interests of the Village of Arlington Heights,

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

SECTION ONE: The final plat of resubdivision for Lexington Towne at Arlington Heights, prepared by TFW Surveying & Mapping, Inc., Illinois registered land surveyors, dated April 15, 2016 with revisions through June 17, 2016, is hereby approved for the property legally described as follows:

Parcel 1:

Lot 1 in the Campbell Avenue Addition to Arlington Heights, being a subdivision of parts of Sections 30 and 31, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 241, 242, 243, 244, 297, 298, 299 and 300 in Arlington Manor, being a subdivision of part of the Southeast 1/4 of the Section 30, and all of the West ½ of

the Northeast $\frac{1}{4}$ of Section 31, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

Lot 8 in the Campbell Avenue Addition to Arlington Heights, being a subdivision of parts of Sections 30 and 31, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4:

Lots 245, 246, 247, 248, 293, 294, 295 and 296 in Arlington Manor, being a subdivision of part of the Southeast $\frac{1}{4}$ of Section 30, and all of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 03-30-308-002, -004; 03-30-420-001 through -016

commonly described as 900 W. Campbell Street, Arlington Heights, Illinois.

SECTION TWO: The approval of the Final Plat of Resubdivision granted by this Resolution is subject to the following conditions:

1. A maintenance fee for the stormwater detention area totaling \$88,245 is required. The fee shall be paid on a per lot basis at the time of the issuance of a building permit for each home in the amount of \$5,883 per home/lot.
2. The Village will not accept ownership and maintenance of the stormwater detention area until such time as the maintenance fee is paid in full and the detention area is established and acceptable to the Village.
3. Land contribution fees for the park, school and library districts shall be determined in accordance with Chapter 29 of the Arlington Heights Municipal Code.
4. The Petitioner shall comply with all Federal, State and local policies, regulations and codes.

SECTION THREE: The Village President and Village Clerk shall execute said final plat on behalf of the Village of Arlington Heights.

SECTION FOUR: The Village Clerk is hereby directed to cause the final plat to be recorded, together with this Resolution, in the Office of the Recorder of Cook County. In the event the final plat is not filed for recording within six months from the date hereof, the final plat shall then become null and void.

SECTION FIVE: 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, 2016.

Village President

ATTEST:

Village Clerk

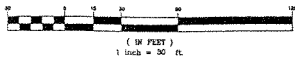
FINALPLAT:Lexington Towne at Arlington Heights Resubdivision

LEGEND

BL = BUILDING LINE
 (M) = MEASURED
 (PR) = PREVIOUSLY RECORDED
 PUBC = PUBLIC UTILITY AND DRAINAGE EASEMENT

NOTE D:
 STREET DEDICATIONS ARE SHOWN PER RECORDED PLAT OF SUBDIVISION. THE RECORD PLAT OF SUBDIVISIONS DO NOT SPECIFICALLY LABEL OF NOTE THE DEDICATION OF THE ROADWAY. A NORMAL STANDARD OF PRACTICE AT THE TIME OF RECORDING, WAS TO SHOW THE ROADWAY AND THE WIDTH. NO SPECIFIC NOTE ON DEDICATION WOULD BE INCLUDED.

GRAPHIC SCALE



FINAL PLAT OF LEXINGTON TOWNE AT ARLINGTON HEIGHTS

BEING A RESUBDIVISION OF LOTS 1 AND 8 IN CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH --
 LOTS 241, 242, 243, 244, 245, 246, 247, 248, 249, 294, 295, 296, 297, 298, 299 AND 300 IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 30, AND ALL OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.



PLN:

03-30-308-002-0000 RETURN PLAT TO:
 03-30-308-004-0000 VILLAGE OF ARLINGTON HEIGHTS
 03-30-420-001-0000 PLANNING & COMMUNITY DEVELOPMENT
 03-30-420-002-0000 315 S. ARLINGTON HEIGHTS ROAD
 03-30-420-003-0000 ARLINGTON HEIGHTS, IL 60005
 03-30-420-005-0000 OWNER/DEVELOPER:
 03-30-420-006-0000 LEXINGTON HOMES
 03-30-420-007-0000 1731 N. MARCEY ST., STE. 200
 03-30-420-008-0000 CHICAGO, IL 60614
 03-30-420-009-0000 SEND TAX BILL TO:
 03-30-420-010-0000 LEXINGTON HOMES
 03-30-420-011-0000 1731 N. MARCEY ST., STE. 200
 03-30-420-012-0000 CHICAGO, IL 60614
 03-30-420-013-0000
 03-30-420-014-0000
 03-30-420-015-0000
 03-30-420-016-0000

REVISION: JUNE 17, 2016 (LOT 16 EASEMENTS)
 REVISION: JUNE 15, 2016 (VILLAGE COMMENTS - ROUND 4)
 DATE: APRIL 15, 2016
 ORDER NO.: 160331
 PROJ. NO.: 2101
 FOR LEXINGTON HOMES
 PROJ. NAME: LEXINGTON TOWNE AT ARLINGTON HEIGHTS
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 Professional Design Firm Registration #116-000783

PREPARED BY:

TFW SURVEYING & MAPPING

LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
 888 EAST BELVIDERE ROAD, SUITE 413 • GRAYSLAKE, ILLINOIS 60030
 847-548-6600 FAX 848-6699
 tfw@tfwsurvey.com www.tfwsurvey.com

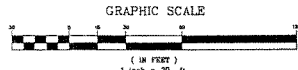
AREA SUMMARY	
PARCEL 1	36,154 SQ. FT. OR 0.8300 ACRES
PARCEL 2	63,477 SQ. FT. OR 1.4572 ACRES
PARCEL 3	35,162 SQ. FT. OR 0.8072 ACRES
PARCEL 4	69,503 SQ. FT. OR 1.5956 ACRES
TOTAL	204,296 SQ. FT. OR 4.6900 ACRES

BASIS OF BEARINGS:
 BEARINGS BASED ON STATE PLANE COORDINATES.

LEGEND

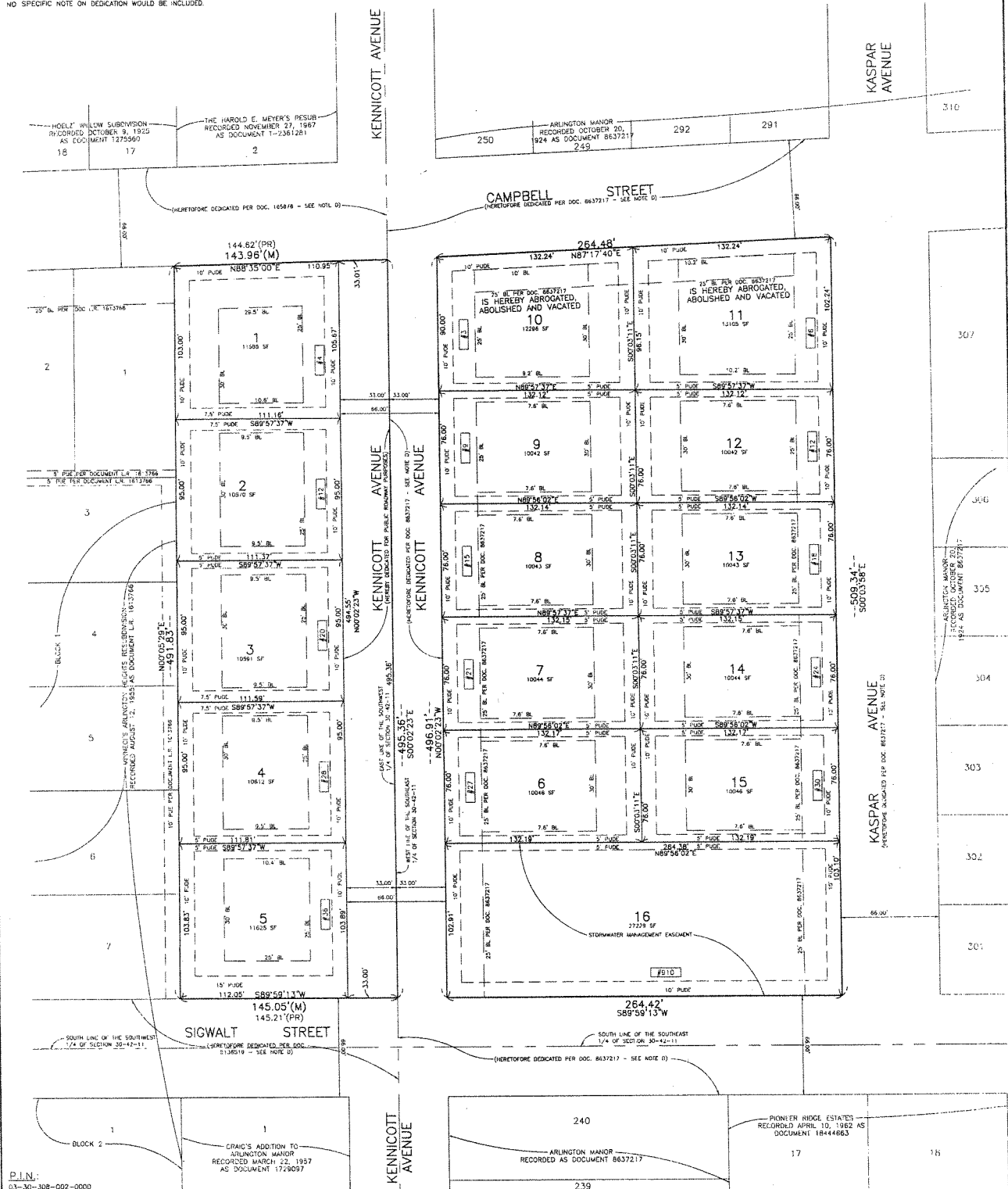
BL = BUILDING LINE
 M = MEASURED
 (PR) = PREVIOUSLY RECORDED
 P.U.D. = PUBLIC UTILITY AND DRAINAGE EASEMENT
 [---] = STREET ADDRESS

NOTE D:
 STREET DEDICATIONS ARE SHOWN PER RECORDED PLAT OF SUBDIVISION. THE RECORD PLAT OF SUBDIVISIONS DO NOT SPECIFICALLY LABEL OR NOTE THE DEDICATION OF THE ROADWAY. A NORMAL STANDARD OF PRACTICE AT THE TIME OF RECORDING, WAS TO SHOW THE ROADWAY AND THE WIDTH. NO SPECIFIC NOTE ON DEDICATION WOULD BE INCLUDED.



LEXINGTON TOWNE AT ARLINGTON HEIGHTS

BEING A RESUBDIVISION OF LOTS 1 AND 8 IN CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOTS 241, 242, 243, 244, 245, 246, 247, 248, 193, 294, 295, 296, 297, 298, 299 AND 300 IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 30, AND ALL OF THE WEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.



P.I.N.:

- 03-30-308-002-0000
- 03-30-308-004-0000
- 03-30-420-001-0000
- 03-30-420-002-0000
- 03-30-420-003-0000
- 03-30-420-004-0000
- 03-30-420-005-0000
- 03-30-420-006-0000
- 03-30-420-007-0000
- 03-30-420-008-0000
- 03-30-420-009-0000
- 03-30-420-010-0000
- 03-30-420-011-0000
- 03-30-420-012-0000
- 03-30-420-013-0000
- 03-30-420-014-0000
- 03-30-420-015-0000
- 03-30-420-016-0000

NOTE: NO PERMANENT STRUCTURES, INCLUDING BUT NOT LIMITED TO SHEDS, PLAYSETS, AND POOLS ARE ALLOWED WITHIN THE REAR PUBLIC UTILITY AND DRAINAGE EASEMENT.

ANY FENCES INSTALLED IN THE REAR PUBLIC UTILITY AND DRAINAGE EASEMENT ARE SUBJECT TO REMOVAL BY THE VILLAGE IN CASE OF REPAIR OF UTILITIES OR DRAINAGE. REPLACEMENT OF THE FENCE WILL BE AT THE OWNERS EXPENSE.

NOTE: IRON PIPES TO BE SET AT PROPERTY CORNERS AND CONCRETE MONUMENTS TO BE SET AS SHOWN.

AREA SUMMARY
 LOTS 1-16 187,963 SQ. FT. OR 4.3150 ACRES
 DEDICATION 16,333 SQ. FT. OR 0.3750 ACRES
 KENNICOTT AVENUE
 TOTAL 204,296 SQ. FT. OR 4.6900 ACRES

BUILDING LINE NOTE:
 ALL BUILDING LINES SHOWN HEREON ARE HEREBY CREATED, EXCEPT THOSE NOTED WITH RECORDING INFORMATION.

BASIS OF BEARINGS:
 BEARINGS BASED ON STATE PLANE COORDINATES.

REVISION: JUNE 17, 2016 (LOT 16 EASEMENTS)
 REVISION: JUNE 15, 2016 (VILLAGE COMMENTS - ROUND 4)
 DATE: APRIL 15, 2016
 ORDER NO: 16031
 PROJ. NO: 2101
 FOR: LEXINGTON HOMES
 PROJ. NAME: LEXINGTON TOWNE AT ARLINGTON HEIGHTS
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 Professional Stamp: [Blank]

SHEET 2 OF 3

PREPARED BY:

TFW SURVEYING & MAPPING
 LAND SURVEYING - TOPOGRAPHIC MAPPING - CONSTRUCTION LAYOUT
 888 EAST BELVIDERE ROAD, SUITE 413, GRAYSLAKE, ILLINOIS 60030
 847-488-6600 FAX 847-488-6609
 tfw@tfwsurvey.com www.tfwsurvey.com

DATE	CHECKED BY	REVISION

OWNER'S CERTIFICATESTATE OF ILLINOIS) SS
COUNTY OF _____)

WE, THE UNDERSIGNED, LEXINGTON TOWNE, LLC, A LIMITED LIABILITY COMPANY IN THE STATE OF ILLINOIS, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS LEXINGTON TOWNE AT ARLINGTON HEIGHTS, AN ADDITION TO VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY. ALL STREETS AND ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE, THERE ARE STRIPS OF GROUND, AS SHOWN ON THIS PLAT AND MARKED PUBLIC UTILITY AND DRAINAGE EASEMENT RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

THE FOREGOING COVENANTS (OR RESTRICTIONS), ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2041, (25 YEAR PERIOD) IS SUGGESTED, AT WHICH TIME SAID COVENANTS (OR RESTRICTIONS) SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS INDICATED OTHERWISE BY NEGATIVE VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS (OR RESTRICTIONS), IN WHOLE OR IN PART, WHICH SAID VOTE WILL BE EVIDENCED BY A PETITION IN WRITING SIGNED BY THE OWNERS AND DULY RECORDED. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS (OR RESTRICTIONS) BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER VARIOUS COVENANTS (OR RESTRICTIONS), WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED OR MAINTAINED IN VIOLATION IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

ADDITIONALLY, WE HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PROPERTY HEREON DESCRIBED IS LOCATED WITHIN THE BOUNDARIES OF:

ELEMENTARY SCHOOL DISTRICT: 25 HIGH SCHOOL DISTRICT: 214

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 201_____.

BY: _____ TITLE: _____

BY: _____ TITLE: _____

OWNER ADDRESS:
LEXINGTON TOWNE, LLC
1731 N. MARCEY ST., SUITE 200
CHICAGO, IL 60614**NOTARY CERTIFICATE**STATE OF ILLINOIS) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN _____ AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ OF _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS _____ APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 201_____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

MORTGAGEE'S CERTIFICATESTATE OF ILLINOIS) SS
COUNTY OF _____)

I, _____, HEREBY CERTIFIES THAT AS MORTGAGEE OF THE PROPERTY DESCRIBED HEREON UNDER MORTGAGE DATED _____ AND RECORDED IN THE RECORDERS OFFICE OF _____ COUNTY, ILLINOIS ON _____ AS DOCUMENT NO. _____ IT CONSENTS TO THE DEDICATION AND SUBDIVISION AS HEREON DRAWN.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 201_____.

BY: _____ TITLE: _____

ATTEST: _____ TITLE: _____

NOTARY CERTIFICATESTATE OF ILLINOIS) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN _____ AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ OF _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS _____ AND _____ APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH, GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 201_____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURFACE WATER DRAINAGE CERTIFICATESTATE OF ILLINOIS) SS
COUNTY OF LAKE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL CHANGE, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREA AND/OR DRAINS WHICH THE DEVELOPER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF SUBSTANTIAL DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

ON THIS _____ DAY OF _____, 20____.

ILLINOIS PROFESSIONAL ENGINEER NO. _____
LICENSE EXPIRES _____**VILLAGE COLLECTOR**STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, _____, VILLAGE COLLECTOR FOR THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST ANY OF THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS _____ DAY OF _____, A.D. 201_____.

VILLAGE COLLECTOR

**FINAL PLAT OF
LEXINGTON TOWNE AT ARLINGTON HEIGHTS**

BEING A RESUBDIVISION OF LOTS 1 AND 8 IN CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH:
LOTS 241, 242, 243, 244, 245, 246, 247, 248, 293, 294, 295, 296, 297, 298, 299 AND 300 IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 30, AND ALL OF THE WEST ¼ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

**VILLAGE PLAN COMMISSION & VILLAGE BOARD CERTIFICATE
AND DIRECTOR OF ENGINEERING**STATE OF ILLINOIS) SS
COUNTY OF COOK)

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11-12 AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.
APPROVED BY THE PLAN COMMISSION AT A MEETING HELD

THIS _____ DAY OF _____, A.D. 201_____.

CHAIRMAN

SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD

THIS _____ DAY OF _____, A.D. 201_____.

PRESIDENT

VILLAGE CLERK

APPROVED BY THE DIRECTOR OF ENGINEERING

THIS _____ DAY OF _____, A.D. 201_____.

DIRECTOR OF ENGINEERING

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND NATURAL GAS AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

AT&T, ILLINOIS BELL TELEPHONE CO. (AMERITECH), GRANTEE

APPROVED BY: _____

THIS _____ DAY OF _____, 20____.

TITLE: _____

COMMONWEALTH EDISON COMPANY

APPROVED BY: _____

THIS _____ DAY OF _____, 20____.

TITLE: _____

NORTHERN ILLINOIS GAS COMPANY (NICOR)

APPROVED BY: _____

THIS _____ DAY OF _____, 20____.

TITLE: _____

COMCAST

APPROVED BY: _____

THIS _____ DAY OF _____, 20____.

TITLE: _____

WIDE OPEN WEST

APPROVED BY: _____

THIS _____ DAY OF _____, 20____.

TITLE: _____

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY TO INSTALL, OPERATE, MAINTAIN, REPAIR, AND REMOVE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS AND NATURAL GAS IN, OVER, UNDER, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LITTED LINES ON THIS PLAT MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT", "COMMON AREA OR AREAS", AND STREETS AND ALLEYS WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESCRIBED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL, REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO CUT, TRIM, OR REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO TREES, BUSHES, ROOTS, AND FENCES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES, OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CH. 785 ILCS 805/2(c), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS/ PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THE PLAT BY OTHER TERMS.

PUBLIC UTILITY EASEMENTS PROVIDED, SHALL BE FOR THE USE OF MUNICIPAL SEWER AND WATER LINES, STORM DRAINAGE AND PUBLIC UTILITY LINES, LINES FOR ANY CABLE TELEVISION FRANCHISE, GRANTED BY THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, AND OTHER MUNICIPAL USES.

COUNTY CLERK'S CERTIFICATESTATE OF ILLINOIS) SS
COUNTY OF COOK)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND DESCRIBED ON THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS

THIS _____ OF _____, A.D. 201_____.

COUNTY CLERK

SURVEYOR'S DESIGNATION OF RECORDINGSTATE OF ILLINOIS) SS
COUNTY OF LAKE)

I, THOMAS F. WASILEWSKI, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY

DESIGNATE _____ OF VILLAGE CLERK'S OFFICE IN THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS TO RECORD THIS SUBDIVISION PLAT WITH THE COOK COUNTY RECORDER OF DEEDS. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES. AS A CONDITION OF THIS GRANT, SAID DESIGNEE IS HEREBY REQUIRED TO PROVIDE TO THIS SURVEYOR, A CERTIFIED COPY OF SAID PLAT, IMMEDIATELY UPON RECORDING OF SAME. RECEIPT OF SAID CERTIFIED COPY WILL SERVE AS NOTICE TO THE SURVEYOR THAT THE PLAT HEREON DRAWN HAS BEEN RECORDED.

DATED THIS 15TH DAY OF APRIL, A.D. 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515
LICENSE EXPIRES NOVEMBER 30, 2016**SURVEYOR'S CERTIFICATE**STATE OF ILLINOIS) SS
COUNTY OF LAKE)

I, THOMAS F. WASILEWSKI, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

PARCEL 1: LOT 1 IN THE CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PARCEL 2: LOTS 241, 242, 243, 244, 297, 298, 299 AND 300 IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 30, AND ALL OF THE WEST ¼ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 8 IN THE CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: LOTS 245, 246, 247, 248, 293, 294, 295 AND 296 IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 30, AND ALL OF THE WEST ¼ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON FALLS WITHIN ZONE "X" (AREAS) DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER MY REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP: COMMUNITY PANEL NUMBER 17031C0203 J EFFECTIVE DATE AUGUST 19, 2008.

I FURTHER CERTIFY THAT UPON RECORDATION OF THIS PLAT, A MINIMUM OF TWO (2) CONCRETE MONUMENTS WILL BE SET IN PLACE. IN ADDITION, IRON PIPE SURVEY MONUMENTS WILL BE SET AT ALL SUBDIVISION UNIT EXTERIOR BOUNDARY CORNERS. LASTLY, WITHIN 12 MONTHS OF THE DATE OF RECORDING OF THIS PLAT, ALL INTERIOR LOT CORNERS WILL BE STAKED WITH IRON PIPE SURVEY MONUMENTS.

THIS PROFESSIONAL SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 15TH DAY OF APRIL, A.D. 2016.



REVISION: JUNE 17, 2016 (LOT 16 EASEMENTS)
REVISION: JUNE 15, 2016 (VILLAGE COMMENTS: ROUND 4)
DATE: APRIL 15, 2016
OWNER NO. 143371
PLAT NO. 2101
FOR LEXINGTON TOWNE
PLAT NAME: LEXINGTON TOWNE AT ARLINGTON HEIGHTS
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LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
847-548-6600
tfw@tfwsurvey.com www.tfwsurvey.com

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2515
LICENSE EXPIRES NOVEMBER 30, 2016



Item: Ivy Hotel - 519 W. Algonquin Rd. - Early Review

Department: Planning & Community Development

Background

The subject property, located approximately 2,000 ft. west of the intersection of S. Arlington Heights Rd. and W. Algonquin Rd, is currently occupied by the European Crystal Banquet facility. This facility is 20,215 sq. ft. in size, and the applicant is proposing the removal of approximately 5,000 sq. feet of the banquet hall structure to allow the construction of a 10-story, 165 room hotel, which would be attached to the remaining 15,000 sq. ft. banquet hall building. Additional banquet/meeting rooms would be added as part of the proposed hotel.

Current Request

Land Use Variation to allow a 165 room hotel, parking Variation to reduce the off-street parking requirements from 461 spaces to 151 spaces.

Conclusion

It is recommended that the Village Board evaluate the conceptual site plan and preliminary information available at this time and provide preliminary feedback regarding the proposed development, specifically, as it relates to the proposed parking Variation.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Request Letter	Correspondence

Staff Memo

Aerial

Plans

Early Review Criteria

Staff Report - Plat & Sub

Plat & Sub Minutes

Correspondence

Exhibits

Exhibits

Exhibits

Board or Commission Report

Minutes

George T. Drost
Thomas W. Kivlahan
Patrick M. McMahon
John E. O'Connor III

Jody M. Segalla
Rhonda S. Jensen
Elizabeth S. O'Kelly
Richard E. Dessimoz



Joseph F. Delaney
Ernest L. Rose
Susan J. Kim
Christina B. Perez

Paralegals
Laura Garbacz
Alyssa Dodd
Lisa Jakubiak
Elizabeth Maher-Hladek

August 3, 2016

Via email: recklaus@vah.com

Randy Recklaus
Village Manager
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

**Re: Request for Early Review; Plan Commission No. 16-012
Petitioner -European Crystal Banquets (contact: James Cazares)
519 W. Algonquin Road, Arlington Heights, IL 60005**

Dear Randy:

I am sending this correspondence to you pursuant to my conversations today with Charles Witherington-Perkins and Sam Hubbard.

DKMO represents the petitioner in the above matter. Please consider this letter as a formal request to be included in a Village Board early review hearing on the petition. This project is appropriate for early review because of the unique nature of the hotel development and the petitioners likely request for a variation of the parking requirement by approximately 50%. Below is a link to the most recent version of the plans for the project.



The petitioner will be available for the Village Board meeting on August 15, 2016. At your convenience, please confirm the date of the early review hearing. Thank you for your consideration, and please call if you have any questions.

Sincerely,
Drost Kivlahan McMahon & O'Connor LLC

Patrick M. McMahon

Patrick M. McMahon

PMM

Cc: James Cazares: james@exploreivy.com,
Charles Witherington-Perkins: cperkins@vah.com
Sam Hubbard: shubbard@vah.com
John O'Connor: joconnor@dkmolaw.com



Memorandum

To: Randy Recklaus, Village Manager

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

From: Sam Hubbard, Development Planner

Date: 8/9/2016

Re: Early Review - Ivy Hotel, 519 W. Algonquin Rd. PC 16-012

Please find attached information regarding the Ivy Hotel as proposed by the European Crystal Banquet facility. Included is a letter from Patrick M. McMahon, who represents James Cazares of the European Crystal Banquet facility, dated August 3, 2016, requesting early review by the Village Board. Also included is a conceptual site plan and building elevations for the proposed Ivy Hotel 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 development proposals. It should be understood that the results of the Village Board Early Review do not commit the Village to approving or denying a development proposal if and when the proposal moves through the review process. It is simply an opportunity for a developer to obtain a degree of preliminary feedback from the Board.

Project Background:

The subject property, located approximately 2,000 ft. west of the intersection of S. Arlington Heights Rd. and W. Algonquin Rd, is currently occupied by the European Crystal Banquet facility. This facility is 20,215 sq. ft. in size, and the applicant is proposing the removal of approximately 5,000 sq. feet of the banquet hall structure to allow the construction of a 10-story, 165 room hotel, which would be attached to the remaining 15,000 sq. ft. banquet hall building. Additional banquet/meeting rooms would be added as part of the proposed hotel.

Because the property is zoned M-1, Research, Development, and Light Manufacturing District, a Land Use Variation is required for the proposed hotel use (a Land Use Variation to allow the banquet hall facility was approved in 2000). Additionally, certain variations from zoning code requirements are required for the proposed hotel, most notably a variation to reduce the number of off-street parking spaces. Due to the extent of the potential parking variation, the petitioner has asked for an Early Review with the Village Board. A Plan Commission application has been submitted and is under department review. The petitioner is seeking early review prior to spending additional funds on modifying their existing plans.

Parking Issues

A detailed breakdown of the existing and proposed parking relative to code requirements is attached in "Exhibit I". In sum, Village Code requires 461 off-street parking places for the combination of the banquet hall and hotel uses, however, the applicant has proposed 151 parking spaces, which creates a

309 space deficit (67%). It may be noted that the existing banquet hall site contains 168 spaces and is required by code to provide 171 spaces, which translates to a 3 space deficit (2%).

The petitioner has stated that the hotel will be busy Mondays through Thursdays primarily with business travelers and will not have a large number of guests Friday through Sunday. Conversely, the petitioner has stated that the banquet hall is busy on Friday through Sunday and therefore the two uses will not create demand for the parking lot at the same time.

Additionally, the petitioner would like to make arrangements with airlines companies to house their staff overnight on layovers from O'Hare. This population would get shuttled to and from the hotel and would therefore not require parking. The petitioner estimates that up to 20% of the rooms could be reserved for this type of arrangement.

The petitioner has made staff aware of ongoing negotiations with Pace, which is located across Algonquin Rd. to the north of the subject property. The petitioner is negotiating an agreement that would allow overflow parking on the Pace site during evening hours on certain days for events at the banquet hall. However, any such agreement would only count towards the required parking if it is made perpetual and cannot be terminated unless authorized by both parties. The petitioner may wish to explore additional options for permanent parking at other nearby properties south of Algonquin Rd.

Staff has researched previous parking reduction variation requests made by hotels within the last 25 years. A detailed breakdown of all requests (which were approved) in comparison to the current request is provided within "Exhibit II". The current request proposes to reduce the required parking to an extent greater than all previous requests.

Conclusion

It is recommended that the Village Board evaluate the conceptual site plan and preliminary information available at this time and provide preliminary feedback regarding the proposed development, specifically, as it relates to the proposed parking Variation.

Exhibit I – Code Required Parking Analysis

Required Parking – Existing European Crystal Banquet Facility

SPACE	PARKING CODE USE	GROSS SQUARE FOOTAGE	MAX OCCUPANCY	NUMBER OF ROOMS	PARKING RATIO	PARKING REQUIRED
Main Banquet Hall	Place of Assembly	5,654	377	-	30% of Occupancy	113
Front Banquet Hall	Place of Assembly	2,910	194	-	30% of Occupancy	58
Total Banquet		8,564	571			171
Total Parking Required						171
Total Parking Provided						168
Parking Surplus/(Deficit)						3

Required Parking – Proposed Ivy Hotel + European Crystal Banquet Facility

SPACE	PARKING CODE USE	GROSS SQUARE FOOTAGE	MAX OCCUPANCY	NUMBER OF ROOMS	PARKING RATIO	PARKING REQUIRED
Main Banquet Hall	Place of Assembly	5,654	377	-	30% of Occupancy	113
Parlor A	Place of Assembly	1,315	88	-	30% of Occupancy	26
Parlor B	Place of Assembly	1,315	88	-	30% of Occupancy	26
Parlor C	Place of Assembly	530	35	-	30% of Occupancy	11
Parlor D	Place of Assembly	540	36	-	30% of Occupancy	11
Total Banquet		9,354	624			187
1st Floor Bar/Lounge	Place of Assembly	1,760	117	-	30% of Occupancy	35
Rooftop Lounge/Bar/Exterior Patio	Place of Assembly	3,689	246	-	30% of Occupancy	74
Hotel	Hotel	-	-	165	1 Space per Room	165
Total Parking Required						461
Total Parking Provided						151
Parking Surplus/(Deficit)						309

Prepared by the Planning and Community Development Department
Date: 8/9/2016

Exhibit II – Past Hotel Parking Variations

	Ivy Hotel	Required Parking
Hotel Rooms	165	165
Banquet Spaces (in sq. ft.)	5,654	113
Meeting Rooms (in sq. ft.)	3,700	74
Restaurant (in sq. ft.)	5,449	109*
Total Required Parking		461
Parking Variation Granted in 1998		N/A
Parking Variation Granted in 1999		N/A
Landbanked Parking Spaces		N/A
Total Provided Parking		151

	Double Tree Hotel	Required Parking
	301	301
	4,900	98
	2,670	53
	4,876	108
		560
		448
		N/A
		-72
		376**

	Wingate Hotel	Required Parking
	80	80
	0	0
	836	17
	0	0
		97
		N/A
		89
		N/A
		89***

* Area was calculated as "Assembly Space" and not "Restaurant Space" for parking calculation purposes as the "restaurant" space is the 1st Flr. Lounge/Bar and the Rooftop Bar/Exterior Patio space, which are not traditional restaurant spaces.

** In addition to the 376 parking spaces provided on site (with 75 of the 376 spaces provided through a REA), 72 spaces are landbanked. If these landbanked spaces are converted to parking spaces, the site would provide 448 spaces.

*** A Variation to allow a reduction in parking space width was granted to Wingate, which allowed them to fit the 89 parking spaces on the site.

Parking Summary:

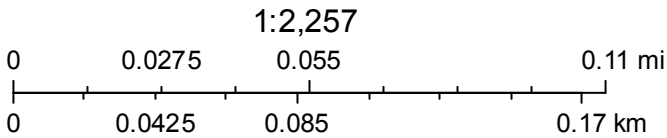
Ivy Hotel	151 Spaces	33% of required parking
Double Tree	376 Spaces	67% of required parking
	448 Spaces	80% of required parking
Wingate	89 Spaces	92% of required parking

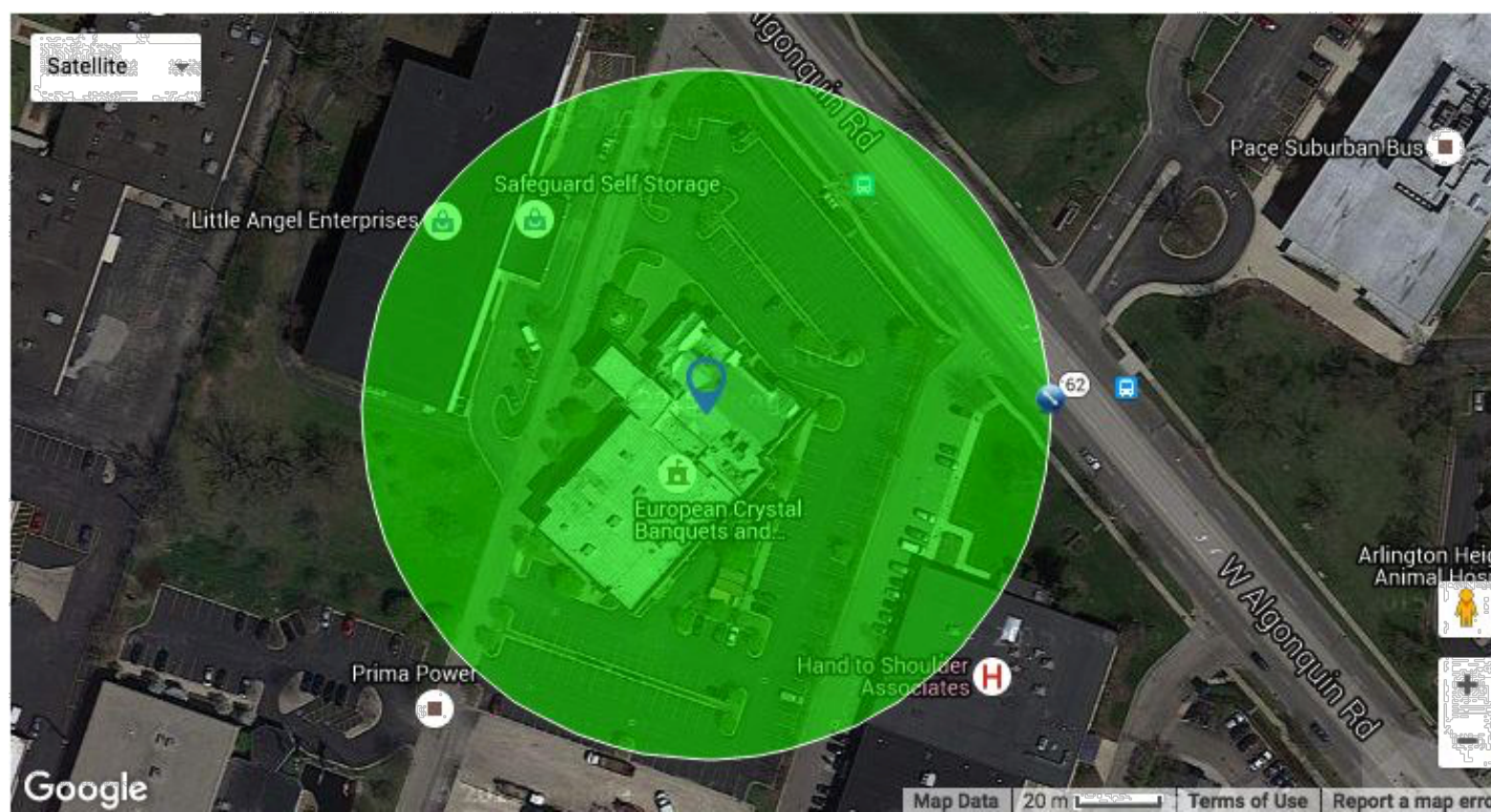
Prepared by the Planning & Community Development Department
Date: 8/9/2016

Aerial



July 29, 2016





AREA MAP
SCALE: N.T.S.

SITE INFORMATION:

LOT AREA: 11,881 SQ. FT.
EXISTING FAR: 20,218 SQ. FT.
PROPOSED NEW HOTEL: 101,378 SQ. FT.
EXISTING BANQUET HALL: 15,005 SQ. FT.
TOTAL PROPOSED FAR: 116,383 SQ. FT.
PROPOSED HEIGHT: 10 STORES / 15'-0"
EXISTING PARKING: 151 STALLS (6 ADA STALLS)
TOTAL ROOMS: 180 TOTAL
(20 / FL X 9 FLOORS (2-9))

BUILDING INFORMATION:

CONSTRUCTION TYPE: 3B (EXIST'G BANQUET HALL)
HEIGHT / AREA LIMITS: 15 CONSTRUCTION
REQUIRED: HEIGHT: 15'-0" / 11 STORIES
AREA: UNLIMITED
PROVIDED: 10,436 SF
2ND FLOOR: 10,436 SF (75,502 SF)
ROOF: 4,832 SF
TOTAL: 101,378 SF

HOTEL OCCUPANCY: A-2 & R-1

BASEMENT (100 SF / PERSON) (A-2 OCCUPANCY)
LAUNDRY RM: 2,435 SF / 100 = 24 PERSONS (44.35)
ELECT. ROOM: 304 SF / 100 = 3 PERSONS (4.24)
CONFERENCE RM: 145 SF / 100 = 1 PERSON (1.49)
BEACH RM: 519 SF / 50 = 10 PERSONS (10.38)
HOTEL OFFICE: 345 SF / 100 = 3 PERSONS (3.45)
ACCOUNTING: 45 SF / 100 = 0 PERSONS (0.45)
MANAGER OFF: 105 SF / 100 = 1 PERSON (1.05)
TOTAL: 48 PERSONS (44.35)

GROUND FLOOR: (15 SF / PERSON) (A-2 OCCUPANCY)
PARLOR (A): 1,316 SF / 15 = 88 PERSONS (87.87)
PARLOR (B): 1,316 SF / 15 = 88 PERSONS (87.87)
PARLOR (C): 1,316 SF / 15 = 88 PERSONS (87.87)
PARLOR (D): 1,316 SF / 15 = 88 PERSONS (87.87)
BAR LOUNGE: 1,750 SF / 15 = 117 PERSONS (117.33)
LOBBY: 760 SF / 15 = 51 PERSONS (50.77)
COAT ROOM: 15 SF / 100 = 0 PERSONS (0.15)
TOTAL: 476 PERSONS

2ND FLOOR: (200 SF / PERSON) (R-1 OCCUPANCY)
ROOM 1: 571 SF / 200 = 2 PERSONS (1.93)
ROOM 2: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 3: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 4: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 5: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 6: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 7: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 8: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 9: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 10: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 11: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 12: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 13: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 14: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 15: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 16: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 17: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 18: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 19: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 20: 416 SF / 200 = 2 PERSONS (1.93)
TOTAL: 48 PERSONS

3RD - 9TH FLOORS: (200 SF / PERSON) (R-1 OCCUPANCY)
ROOM 1: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 2: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 3: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 4: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 5: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 6: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 7: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 8: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 9: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 10: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 11: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 12: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 13: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 14: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 15: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 16: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 17: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 18: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 19: 416 SF / 200 = 2 PERSONS (1.93)
ROOM 20: 416 SF / 200 = 2 PERSONS (1.93)
TOTAL: 48 PERSONS

ROOF: (15 SF / PERSON) (A-2 OCCUPANCY)
IN / OUT LOUNGE: 3,689 SF / 15 = 246 PERSONS (245.93)

TOTAL BUILDING MAX OCCUPANCY: 1,214 PERSONS

EGRESS: (FULLY SPRINKLERED)

HOTEL:
BASEMENT: 79 PERSONS TOTAL
EXIT CORRIDORS: 79 X 2 = 15.8 REQUIRED EXIT WIDTH
PROVIDED MIN 56" EXIT CORRIDORS
EXIT STAIRS: 79 / 2 = 39.5 PERSONS PER STAIR
40 X 2 = 8 REQUIRED EXIT WIDTH
PROVIDED 48" CLEAR BETWEEN HANDRAILS
EXIT DOORS: 40 X 15 = 14.4 REQUIRED EXIT WIDTH
PROVIDED 36" DOORS TO STAIRWELLS

GROUND FLOOR: 476 PERSONS TOTAL
EXIT CORRIDORS: 476 X 2 = 95.2 REQUIRED EXIT WIDTH
PROVIDED MIN 96" HALLWAYS
EXIT DOORS: 476 / 4 = 119 PERSONS / DOOR
18 X 15 = 17.5 REQUIRED EXIT WIDTH
PROVIDED (3) 36" DOORS & (1) 6'-0" DOUBLE DOOR

2ND FLOOR: 48 PERSONS TOTAL
EXIT CORRIDORS: 48 X 2 = 9.6 REQUIRED EXIT WIDTH
PROVIDED MIN 60" CORRIDOR EXIT WIDTH
EXIT STAIRS: 48 / 2 = 24 PERSONS PER STAIR
25 X 2 = 5 REQUIRED EXIT WIDTH
PROVIDED 48" CLEAR BETWEEN HANDRAILS
EXIT DOORS: 25 PERSONS X 15 = 3.8 REQUIRED EXIT WIDTH
PROVIDED 36" DOORS TO STAIRWELLS

3RD - 9TH FLOORS: 52 PERSONS TOTAL
EXIT CORRIDORS: 52 X 2 = 10.4 REQUIRED EXIT WIDTH
PROVIDED MIN 60" CORRIDOR EXIT WIDTH
EXIT STAIRS: 52 / 2 = 26 PERSONS PER STAIR
25 X 2 = 5 REQUIRED EXIT WIDTH
PROVIDED 48" CLEAR BETWEEN HANDRAILS
EXIT DOORS: 26 PERSONS X 15 = 3.9 REQUIRED EXIT WIDTH
PROVIDED 36" DOORS TO STAIRWELLS

ROOF: 246 PERSONS TOTAL
EXIT CORRIDORS: 246 X 2 = 49.2 REQUIRED EXIT WIDTH
PROVIDED MIN 66" CORRIDOR EXIT WIDTH
EXIT STAIRS: 246 / 2 = 123 PERSONS PER STAIR
123 X 2 = 24.6 REQUIRED EXIT WIDTH
PROVIDED 48" CLEAR BETWEEN HANDRAILS
EXIT DOORS: 246 / 2 = 123 PERSONS PER STAIR
123 X 2 = 24.6 REQUIRED EXIT WIDTH
PROVIDED 36" EXIT DOORS

DISCHARGE AT BOTTOM OF STAIRS:
TOTAL OCCUPANCY ENT'G BUILDING (FLOORS 2-ROOF & BASEMENT) 738 PERSONS
738 PERSONS / 2 STAIRWELLS = 369 PERSONS PER ENT' AT BASE OF STAIRS
369 PERSONS X 15 = 55.35 EXIT WIDTH REQUIRED AT DOORS
PROVIDED (1) 72" DOUBLE DOOR

NEW 10 STORY HOTEL ADDITION TO EXIST'G 1 1 STORY BANQUET HALL

LOCATION: 519 ALGONQUIN ROAD
ARLINGTON HEIGHTS, IL

TRASH ENCLOSURE
(EXIST'G)

OWNER:

ARCHITECT: LASZLO SIMOVIC, ARCHITECTS, L.L.C.

6512 N. ARTESIAN AVE
CHICAGO, IL 60645

JUNE 22, 2016

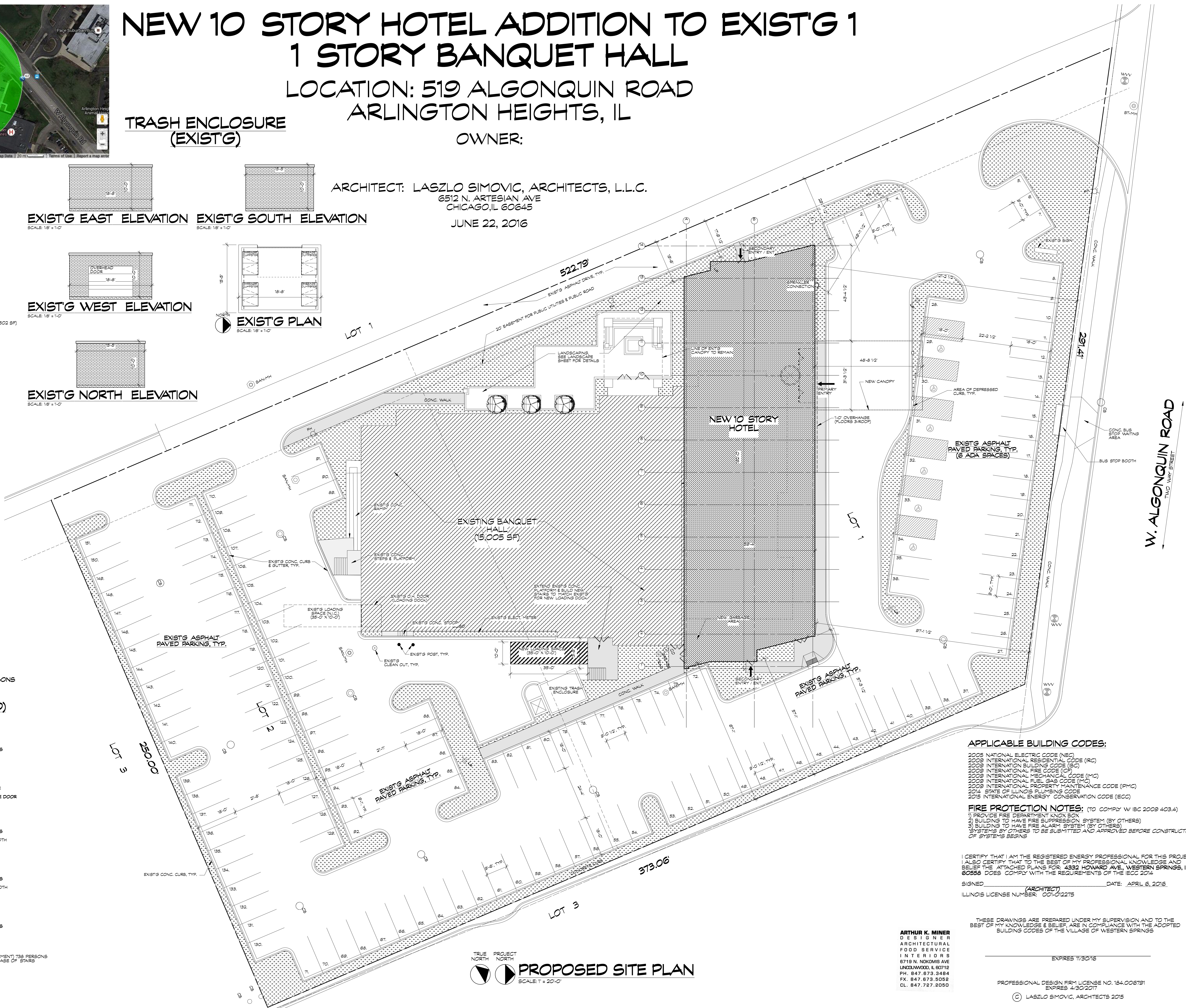
EXIST'G EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXIST'G SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXIST'G WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXIST'G PLAN
SCALE: 1/8" = 1'-0"

EXIST'G NORTH ELEVATION
SCALE: 1/8" = 1'-0"



APPLICABLE BUILDING CODES:

2005 NATIONAL ELECTRIC CODE (NEC)
2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
2009 INTERNATIONAL BUILDING CODE (IBC)
2009 INTERNATIONAL FIRE CODE (IFC)
2009 INTERNATIONAL MECHANICAL CODE (IMC)
2009 INTERNATIONAL FUEL GAS CODE (IFGC)
2009 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
2014 STATE OF ILLINOIS PLUMBING CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

FIRE PROTECTION NOTES:

1) PROVIDE FIRE DEPARTMENT KNOX BOX
2) BUILDING TO HAVE FIRE SUPPRESSION SYSTEM (BY OTHERS)
3) BUILDING TO HAVE FIRE ALARM SYSTEM (BY OTHERS)
SYSTEMS BY OTHERS TO BE SUBMITTED AND APPROVED BEFORE CONSTRUCTION OF SYSTEMS BEGINS

I CERTIFY THAT I AM THE REGISTERED ENERGY PROFESSIONAL FOR THIS PROJECT.
ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND
BELIEF THE ATTACHED PLANS FOR: 4332 HOWARD AVE., WESTERN SPRINGS, IL
60558 DOES COMPLY WITH THE REQUIREMENTS OF THE IECC 2014.

SIGNED: (ARCHITECT) DATE: APRIL 6, 2016
ILLINOIS LICENSE NUMBER: 001-012275

THESE DRAWINGS ARE PREPARED UNDER MY SUPERVISION AND TO THE
BEST OF MY KNOWLEDGE & BELIEF ARE IN COMPLIANCE WITH THE ADOPTED
BUILDING CODES OF THE VILLAGE OF WESTERN SPRINGS

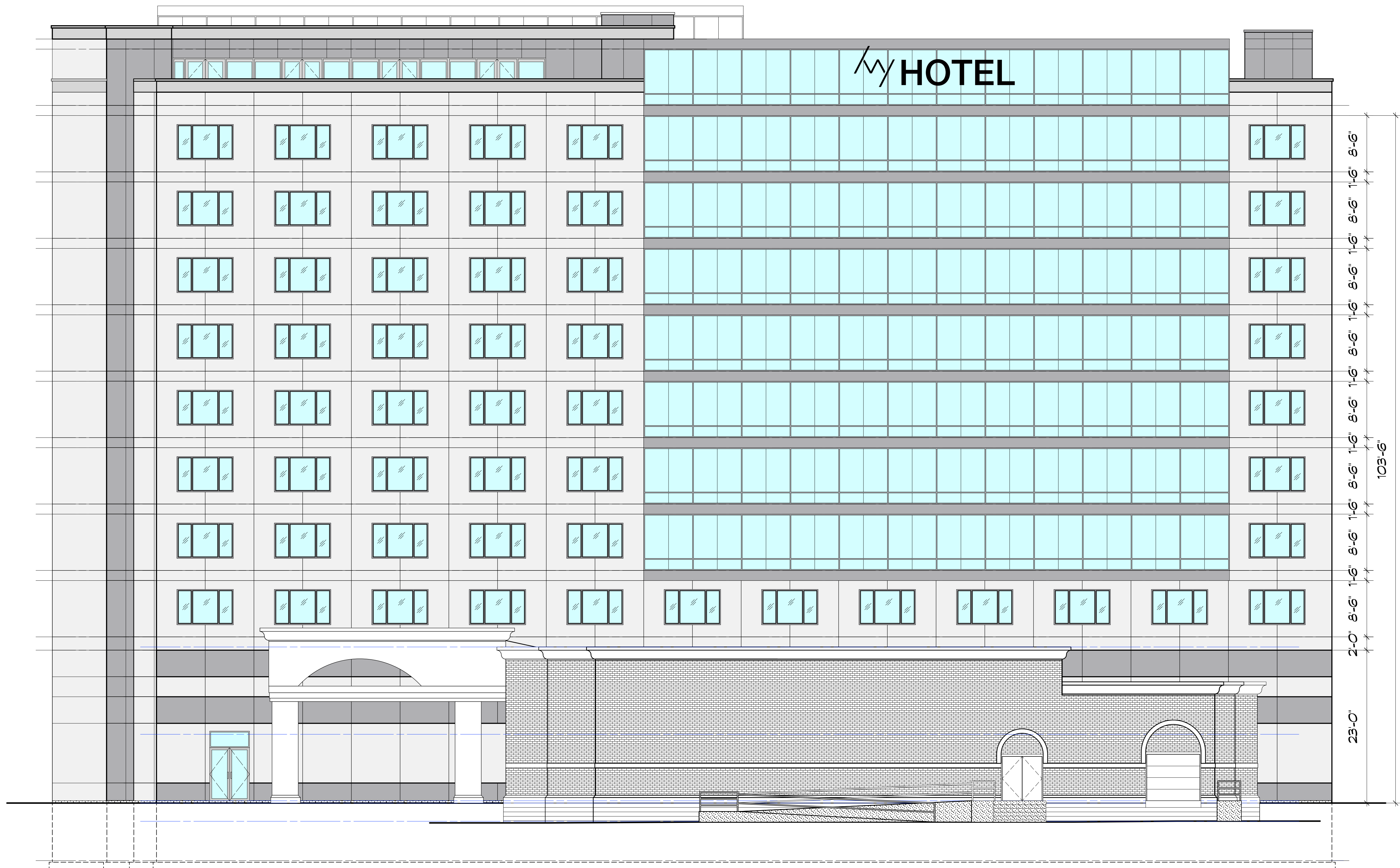
EXPIRES 11/30/16

PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006791
EXPIRES 4/30/2017

© LASZLO SIMOVIC, ARCHITECTS 2015

TRUE NORTH PROJECT NORTH
PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

ARTHUR K. MINER
DESIGNER
ARCHITECTURAL
FOOD SERVICE
INTERIORS
6719 N. NOKOMIS AVE
LINCOLNWOOD, IL 60470
PH: 847.873.3484
FX: 847.873.8088
CL: 847.787.2050



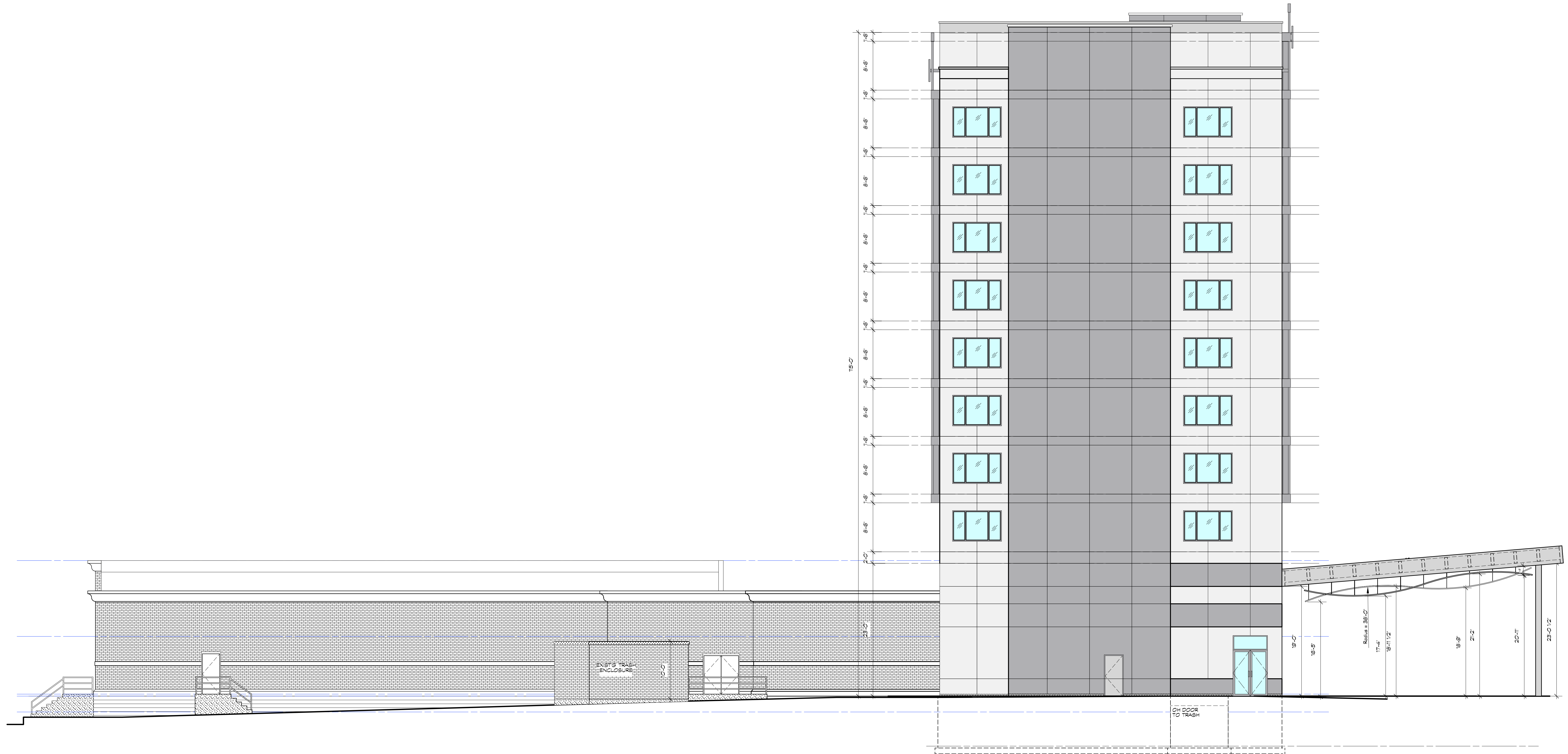
PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



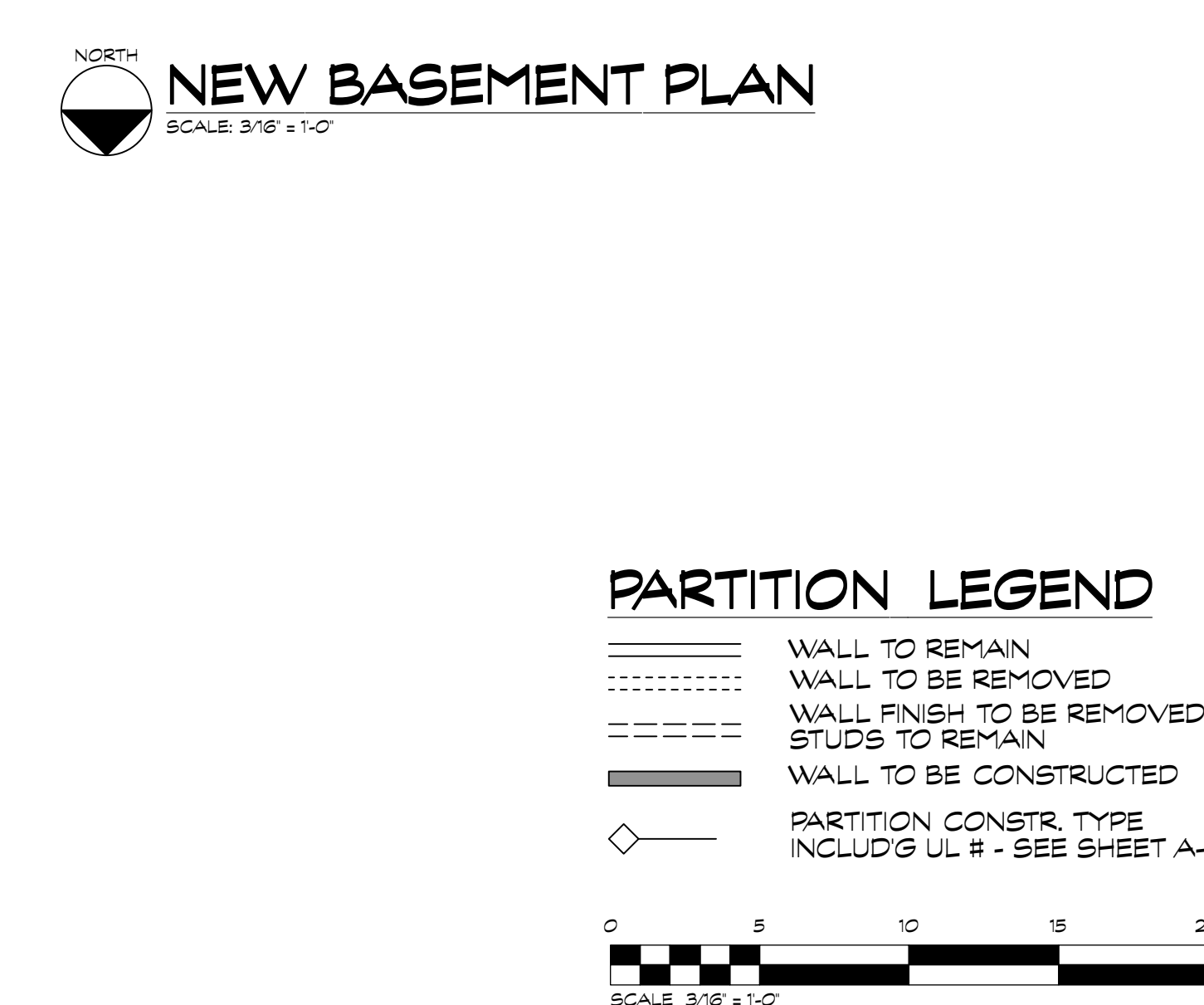
PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

OWNER: PROJECT: 3766 SCALE: AS NOTED DATE: 6/7/2016	PROJECT: NEW 10 STORY HOTEL ADDITION 210 ALCONQUI ROAD, ARLINGTON HEIGHTS, IL	PROGRESS PENDING	NO.	DESCRIPTION	DATE
LASZLO SIMOVIC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO, IL 60646-5538 PHONE: 773-336-2226 FAX: 773-336-2225 FAX: 773-336-2225					
ARTHUR K. MINER ARCHITECTURAL FOOD SERVICE INTERIORS 1000 W. 10TH STREET LINCOLNWOOD, IL 60466 PH: 847.673.3484 PK: 847.673.5056 CL: 847.757.8530					

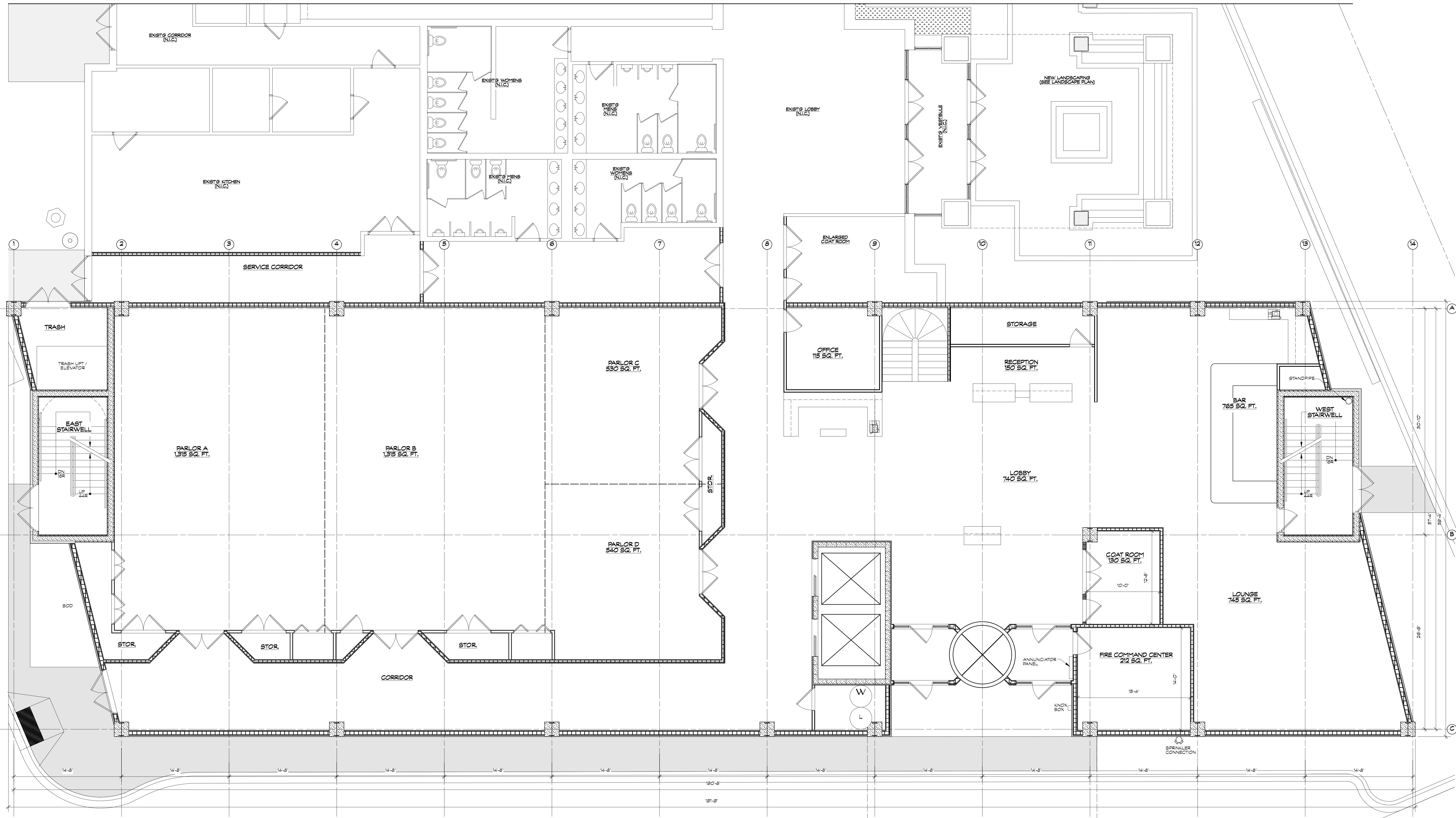




PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

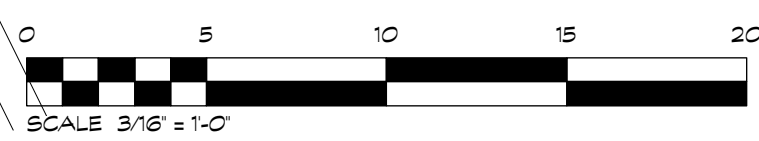
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FOR REMAINDER OF BUILDING, REFER TO SHEET A-3, DEMO 1ST FL. PLAN



NEW GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"

- PARTITION LEGEND**
- WALL TO REMAIN
 - WALL TO BE REMOVED
 - WALL FINISH TO BE REMOVED
 - STUDS TO REMAIN
 - WALL TO BE CONSTRUCTED
 - PARTITION CONSTR. TYPE INCLDG UL # - SEE SHEET A-1



OWNER: NEW 10 STORY HOTEL ADDITION ALCONQUIN ROAD ARLINGTON HEIGHTS, IL	PROJECT: 3766 SCALE: AS NOTED DATE: 6/7/2016	OWNER: LASZLO SIMOVIC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO, IL 60646-5538 FAX: 773-336-2226 TEL: 773-338-2225	ARCHITECT: ARTHUR K. MINER ARCHITECTURAL FOOD SERVICE INTERIORS 1000 WOOD LANE CHICAGO, IL 60614 PH: 847-873-3484 PK: 847-873-5058 CL: 847-727-8530	
				PROGRESS PRINTING
				REVISIONS
				NO. DESCRIPTION DATE
PROJECT: 3766 NEW 10 STORY HOTEL ADDITION ALCONQUIN ROAD ARLINGTON HEIGHTS, IL		PROJECT: 3766 NEW 10 STORY HOTEL ADDITION ALCONQUIN ROAD ARLINGTON HEIGHTS, IL		
PROJECT: 3766 NEW 10 STORY HOTEL ADDITION ALCONQUIN ROAD ARLINGTON HEIGHTS, IL		PROJECT: 3766 NEW 10 STORY HOTEL ADDITION ALCONQUIN ROAD ARLINGTON HEIGHTS, IL		
PROJECT: 3766 NEW 10 STORY HOTEL ADDITION ALCONQUIN ROAD ARLINGTON HEIGHTS, IL		PROJECT: 3766 NEW 10 STORY HOTEL ADDITION ALCONQUIN ROAD ARLINGTON HEIGHTS, IL		

Architectural floor plan of a building wing, showing 20 rooms, corridors, stairs, and an elevator lobby. The plan includes room numbers, types, and square footages. It also shows existing roof pitches, rubber roof, and roof top units.

Room Schedule:

Room Number	Room Type	Area (sq. ft.)
ROOM 1	D	565
ROOM 2	D	355
ROOM 3	K	355
ROOM 4	K	355
ROOM 5	K	355
ROOM 6	K	355
ROOM 7	K	355
ROOM 8	K	355
ROOM 9	K	355
ROOM 10	D	355
ROOM 11	D	355
ROOM 12	D SUITE	565
ROOM 13	D	355
ROOM 14	K	355
ROOM 15	K	355
ROOM 16	K	355
ROOM 17	K	355
ROOM 18	D	415
ROOM 19	D	415
ROOM 20	SUITE	685

Other Areas:

- ELEVATOR LOBBY: 350 sq. ft.
- HOUSE KEEPING STORAGE
- STAIR #1
- STAIR #2
- CORRIDOR

Notes:

- EXIST'G RUBBER ROOF, TYP. (N.I.C.)
- LOCATION OF NEW ROOF TOP UNITS (RTU) & MAKE UP AIR UNITS (MAU)
- EXIST'G ROOF PITCH (N.I.P.)
- EXIST'G R.D.

EXIST'G RUBBER
ROOF, TYP. (N.I.C.)

ROOM 1 - D
565 SQ. FT.

ROOM 12 - D
SUITE
565 SQ. FT.

ROOM 13 - D
355 SQ. FT.

ROOM 14 -
355 SQ. FT.

ROOM 15 - K
355 SQ. FT.

ROOM 16 - K
355 SQ. FT.

ROOM 17 - H
355 SQ. FT.

HOUSE KEEP
STORAG

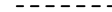
ELEVATOR
LOBBY
350 SQ. FT.

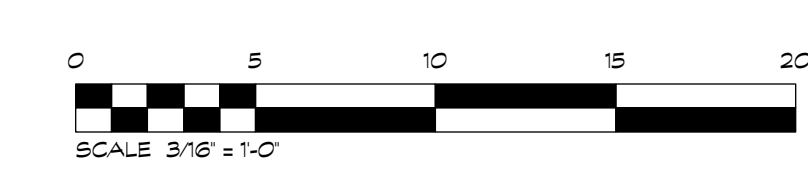
ROOM 18 -
415 SQ. FT.

ROOM 19
415 SQ.

**ROOM 20
SUITE
665 SQ. FT.**

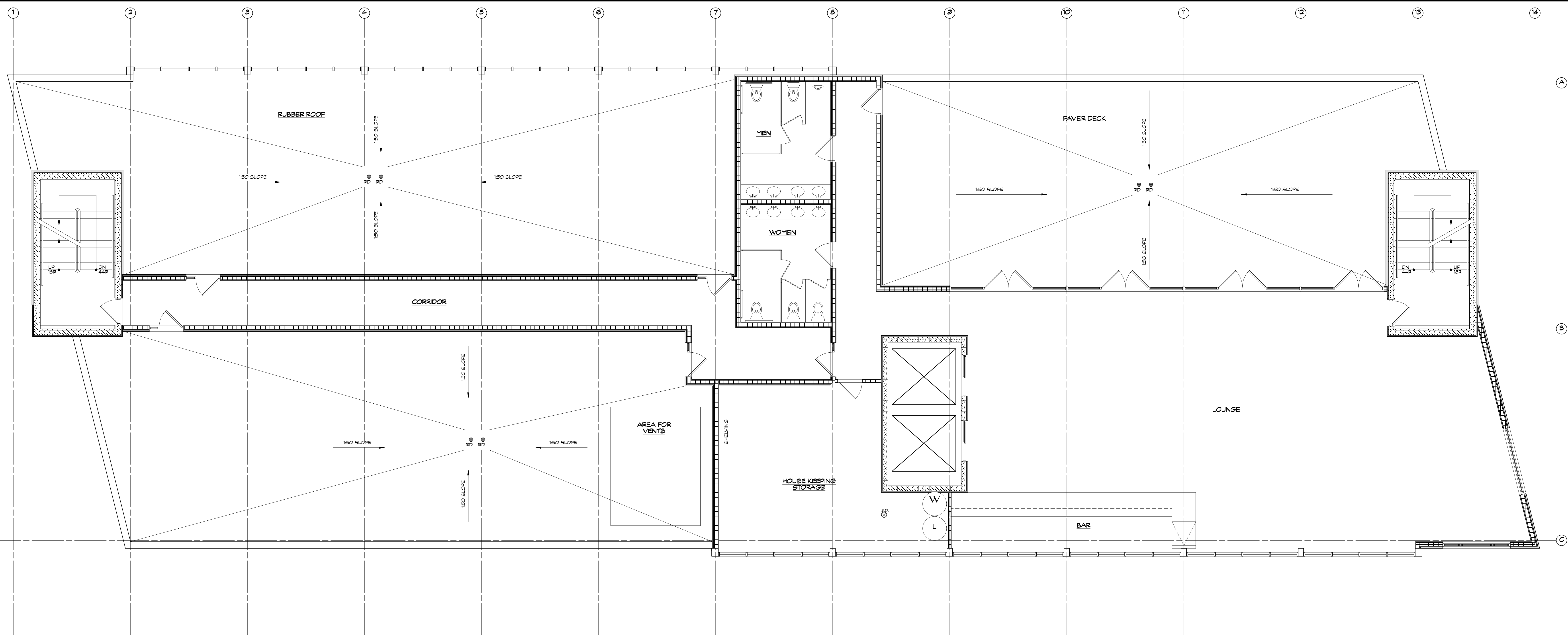
 **NEW 2ND FLOOR PLAN**
SCALE: 3/16" = 1'-0"

	WALL TO REMAIN
	WALL TO BE REMOVED
	WALL FINISH TO BE REMOVED
	STUDS TO REMAIN
	WALL TO BE CONSTRUCTED
	PARTITION CONSTR. TYPE
	INCLUDE UL # - SEE SHEET A-1



A-8

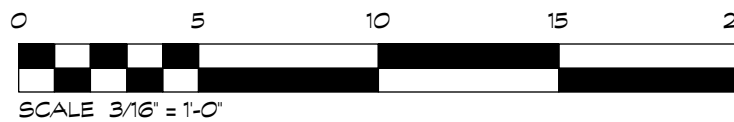
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NORTH
NEW 10TH FLOOR PLAN
SCALE: 3/16" = 1'-0"

PARTITION LEGEND

- WALL TO REMAIN
- WALL TO BE REMOVED
- WALL FINISH TO BE REMOVED
- STUDS TO REMAIN
- WALL TO BE CONSTRUCTED
- PARTITION CONSTR. TYPE
INCLUDE UL # - SEE SHEET A-1



OWNER:	PROJECT:	PROJECT: 3766 SCALE: AS NOTED DATE: 6/7/2016	SHEET NAME: NEW ROOF PLAN	ARTUR K. MINER ARCHITECTURAL FOOD SERVICE INTERIORS 1100 N. LAKE STREET CHICAGO, IL 60642-5538 PH: 847.873.3484 FAX: 847.873.5058 CELL: 847.757.8530
	PROJECT: 3766 NEW 9 STORY HOTEL ADDITION 210 ALCONQUE ROAD ARLINGTON HEIGHTS, IL			
NO. DESCRIPTION	PROGRESS PENDING			LASZLO SIMOVIC, ARCHITECTS, L.L.C. 6512 N. ARTESIAN AVE. CHICAGO, IL 60642-5538 FAX: 773-336-2226 TEL: 773-338-2225
	SERIALIZED FOR REVIEW	8/7/16	08/07/2016	
	SERIALIZED FOR REVIEW		08/07/2016	





Guidelines for Early Review of Development Proposals by Village Board of Trustees

The following are guidelines for appearing before the Village Board as part of an early review process for development proposals. The guidelines suggested are as follows:

1. Development proposals which are not consistent with the Village of Arlington Heights Comprehensive Plan Land Use Map.
2. Planned Unit Developments in the Central Business District.
3. Land Use Variations pertaining to uses.
4. Planned Unit Developments and rezonings (of 10 or more dwelling units for residential proposals) which seek variations of 25% or greater to the allowed density (measured by FAR and/or dwelling units allowed) and/or height requirements.
5. Development recommended for denial by Staff Development Committee.
6. Any other projects as the Village Managers deems unique enough to warrant early review by the Village Board.

Developers seeking early review must at least meet one of the above guidelines.

Developers must request early review, in writing, to the Village Manager, stating the nature of the development proposal and how it meets one or more of the guidelines. The Village Manager shall, at his/her discretion, determine if and when the development proposal shall be presented to the Village Board for early review.

It should be understood by all that the results of the Village Boards early review do not commit the Village to approving or denying a development proposal if and when the proposal moves through the review process.

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plat and Subdivision Committee
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: March 23, 2016
Date Prepared: March 18, 2016
Project Title: Ivy Hotel
Address: 519 W Algonquin Road

BACKGROUND INFORMATION

Petitioner: James Cazares
 233 E Ontario
 Chicago, IL 60611

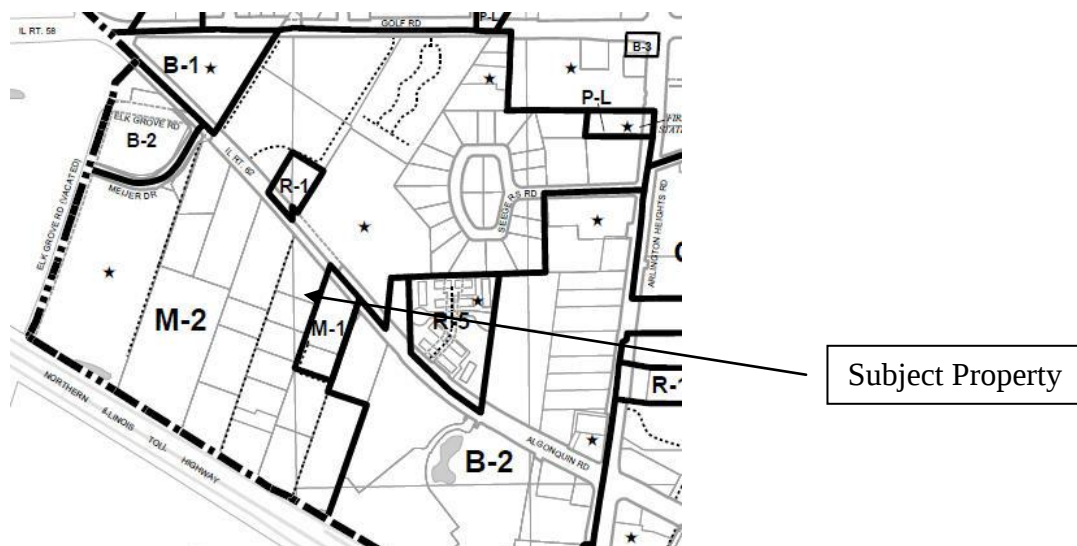
Existing Zoning: M-2 District

Requested Action:

- A Land Use Variation to allow a 165 room hotel in the M-2 zoning district.

Variations Identified:

- Chapter 28, Section 11.4 Parking to allow 177 parking spaces whereas 341 are required, a variation of 164 spaces (Note that these figures do not include the proposed second floor conference rooms which will need to be calculated once the dimensions of the conference rooms are provided, thus increasing the required parking)

**Surrounding Properties**

Direction	Zoning	Existing Use	Comprehensive Plan
North	M-2 Limited Heavy Manufacturing	RDMW	RDMW
South	M-2 Limited Heavy Manufacturing	RDMW	RDMW
East	M-1 Research Development and Light Manufacturing	RDMW	RDMW
West	M-2 Limited Heavy Manufacturing	RDMW	RDMW

*RDMW: Research Development Manufacturing Warehousing

Background:

The subject site is approximately 112,000 square feet or 2.6 acres and includes the existing European Crystal Banquet Hall. The banquet hall required a Land Use Variation which was approved in Ordinance 00-012. The current facility requires 176 parking spaces and there are 178 on site. The proposal is to add a 165 room 8 floor hotel at the north end of the building, which will include conference rooms on the second floor. The petitioner has provided a market study and parking study both of which are included in this packet. While staff is supportive of the hotel use, issues related to parking, market need, architectural design, and site improvements such as detention and landscaping, will need to be further analyzed in order to determine if the site can support this scale of development.

Zoning and Comprehensive Plan

The current M-2 zoning does not permit a hotel, which is permitted as a Special Use in the B zoning districts. Therefore a Land Use Variation will be required for the proposed hotel. As part of the formal review process, the Petitioner must provide a written response to the following criteria:

- **The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and**
- **The plight of the owner is due to unique circumstances; and**
- **The variation, if granted, will not alter the essential character of the locality.**

The Comprehensive Plan designates the site as Research Development Manufacturing and Warehousing. Hotels would typically locate in Commercial areas as designated on the Comprehensive Plan, however given the location of the property along Algonquin Road near the I90 interchange, and the multiple hotels in the vicinity of the site, the location is good for a hotel subject to addressing the issues identified in this report and during the formal review process.

The petitioner has provided a market study which indicates a demand need for this hotel. Staff is in the process of evaluating the market study.

The maximum Floor Area Ratio for M-2 is 250% meaning the total square footage of floor space allowed on the site is 2.5 times the land square footage. The petitioner shall provide details on the total square feet of the hotel and banquet hall to determine if a variation is necessary.

Site Plan, Building and Landscaping

Design Commission review shall be required. It is suggested that the petitioner meet on a preliminary basis to discuss the current architectural elevations in order to obtain input early on from the Design Commission members. Given the proposed scale of the hotel at approximately 120 feet height, this building will be very visible to I90 and the surrounding areas, therefore design of the building will be a critical component of the overall project and it's compatibility with the area. Foundation landscaping for the hotel will also be important to the design of the building. In addition all site landscaping shall conform with code.

The building footprint does not adequately integrate with the existing site layout and parking/drive areas. There is little or no areas around the base of the building for landscaping as the drive aisles are adjacent to the building in certain areas. Site modifications to the parking areas and drive aisles in the front of the building will need to be evaluated for a more efficient layout with two way aisles and drive aisles that are consistent in width and not narrowing down from 30 feet to 17 feet as depicted.

Also, on site detention shall be required to meet current Village and MWRD standards, therefore site engineering plans shall be required as part of the Plan Commission process.

Traffic & Parking

A variation for parking is required as the components of the project parking requirements exceed the parking provided as illustrated below:

	<u>Parking Required by Code</u>	<u>Parking Required</u>	<u>Parking Provided</u>	<u>Deficit</u>
Banquet Hall/Restaurant	1:45 and 30% of occupancy	176		
Hotel Rooms	1 per room	165		
Hotel Conference Rooms	30% of occupancy	not known		
Total		341 + conference rooms	177	164*

* need to include conference rooms in deficit once floor space known

The petitioner has provided a parking study from KLOA which provides an analysis of parking needed for the site. Staff has concerns with the parking variation and is evaluating the study and at a minimum will require many more than one parking count as provided in the study. Multiple parking counts will need to be provided to fully understand the existing parking required for the banquet hall as that is a critical aspect of the project feasibility. Other similar hotels shall be evaluated as well in order to determine parking demand.

Also there is a shared driveway along the west portion of the site which also provides access to other adjacent properties. The petitioner shall need to explore if there is an existing cross access shared drive easement on the site. Also the petitioner shall provide any documentation of existing shared parking agreements with adjacent properties, if any exist.

RECOMMENDATION

The Staff Development Committee reviewed the proposed request on March 8, 2016 and generally supports the concept of a hotel at this location, however prior to a recommendation on the project, there are several significant issues that must be evaluated during the formal review process including but not limited to the following:

1. The parking study must include more parking counts over multiple days for the existing facility.
2. On site detention shall be required to meet current standards of the Village and MWRD.
3. The petitioner shall explore shared parking agreements with adjacent properties for evening and weekend parking, and provide copies of any existing parking agreements.
4. Design Commission review shall be required for the hotel. It is recommended that the petitioner seek a preliminary meeting of the Design Commission to obtain feedback from the Design Commission.
5. The market feasibility study shall be further evaluated.
6. The petitioner must provide a written response to the following Land Use Variation criteria:
 - The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and
 - The plight of the owner is due to unique circumstances; and
 - The variation, if granted, will not alter the essential character of the locality.
7. A Plan Commission application shall be submitted with all required documents and plans. The process includes a public hearing of the Plan Commission and Village Board approval.
8. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

March 18, 2016

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

**REPORT OF THE PROCEEDINGS OF
THE PLAT & SUBDIVISION COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION**

HELD AT VILLAGE HALL ON:

March 23, 2015

Project Title: Ivy Hotel
Address: 519 W. Algonquin Road
Petitioner: James Cazares
Address: 233 E. Ontario
Chicago, IL 60611

Requested Action:

- A Land Use Variation to allow a 165 room hotel in the M-2 zoning district.

Variations Identified:

- Chapter 28, Section 11.4 Parking to allow 177 parking spaces whereas 341 are required, a variation of 164 spaces (Note that these figures do not include the proposed second floor conference rooms which will need to be calculated once the dimensions of the conference rooms are provided, thus increasing the required parking)

Attendees:

James Cazares, Petitioner
Bruce Green, Plan Commissioner
Jay Cherwin, Plan Commissioner
John Sigalos, Plan Commissioner
Bill Enright, Deputy Director of Planning & Community Service
Sam Hubbard, Development Planner

Project Summary

The subject site is approximately 112,000 square feet or 2.6 acres and includes the existing European Crystal Banquet Hall. The banquet hall required a Land Use Variation which was approved in Ordinance 00-012. The current facility requires 176 parking spaces and there are 178 on site. The proposal is to add a 165 room 8 floor hotel at the north end of the building, which will include conference rooms on the second floor. The petitioner has provided a market study and parking study both of which are included in this packet. While staff is supportive of the hotel use, issues related to parking, market need, architectural design, and site improvements such as detention and landscaping, will need to be further analyzed in order to determine if the site can support this scale of development.

Meeting Discussion:

Mr. Cazares passed out an informational flyer on the existing Ivy Hotel located in downtown Chicago.

The Petitioners and Plat and Subdivision Committee members introduced themselves.

Mr. Cazares explained that the petitioners own a boutique hotel in downtown Chicago, as well as the European Crystal Banquet Hall located on the subject property, and they have been in the hospitality business for over 30 years. The European Crystal Banquet Hall has been open for about 15-16 years and is now in need of renovations to update the facility. Mr. Cazares gave background information on the existing hotel in downtown Chicago, and discussed the hotel market in the downtown Chicago area and the hotel market in the northwest suburban area, particularly around O'Hare airport. Due to the need to renovate the banquet hall, the petitioners have begun analyzing the banquet hall's strengths and weaknesses. One of these weaknesses is that the banquet hall has around 70% to 73% vacancy on weekdays. Given that the suburban hotel market has low vacancies during the week and higher vacancies during the weekend, the petitioners believe that a hotel would be a good pairing with the existing banquet hall facility.

Mr. Enright said that the Staff Development Committee has looked at this proposal on a preliminary basis and believe that

a hotel makes sense in this location. Although the current zoning does not allow the hotel use, there are several hotels in the area and the location has good proximity to the expressway and to O'Hare airport.

Mr. Enright outlined some of the areas of concern; staff would like to perform a more detailed analysis of the market study to determine if there is a market for this type of hotel at this location and the impact that this hotel may have on other hotels in the area. Parking is something that staff needs to closely analyze, particularly in relation to the addition of a hotel to the existing banquet hall, and staff would like to gather data on similar hotels in suburban environments to understand the potential parking needs for this type of facility. Mr. Enright explained that the existing parking data did not include the conference rooms proposed for the 2nd floor of the hotel, and that this would need to be factored into the parking calculations. Design of the hotel would be important during review of this proposal as the proposed height, at somewhere between 90 and 115 feet, would mean that this building would be highly visible. However, the proposed height of the building was not viewed as a major issue at this location. Additionally, staff was recommending a preliminary review with the Design Commission to provide early feedback and initiate a dialogue on design. The site layout will need some work and adjustments given the changes to the parking and circulation with the new building added to the site. Staff would also like to get a better understanding of existing parking agreements with neighboring property owners. However, by and large the Dept. Heads very much liked the idea pending the resolution of these issues.

Commissioner Cherwin stated that he tends to agree with staff and is supportive of the use at this location. He believes that parking will need to be addressed as the petitioner moves forward in the process, and stormwater will also need to be addressed. With regards to parking, the neighboring should be analyzed to determine if there is potential for shared parking at times when neighboring properties are not heavily used and the subject property has a high parking demand. Commissioner Cherwin asked if the weekday or the weekend would be the peak in hotel usage.

Mr. Cazares responded that the suburban hotel market sees peak usage between Sunday and Thursday, and Friday and Saturday has low usage. The market analyst used 8 years worth of hotel data to understand hotel usage in the Arlington Heights market area.

Commissioner Cherwin stated that this usage corresponded with typical peak uses on neighboring industrial properties, and so maybe shared parking with them would not be viable, but possibly those properties had excess parking capacity. Commissioner Cherwin questioned if platform parking had been discussed.

Mr. Cazares answered that they were not proposing any platform parking and that peak usage for the banquet hall corresponded with low usage for the hotel. However, if the hotel would be full during the weekday, the banquet hall would likely not be in use. Furthermore, they are looking into reducing the total room count by 8 rooms to accommodate for suites, as often times wedding parties prefer the suites.

Commissioner Cherwin reiterated that generally he likes the look of the proposal and didn't have any major concerns.

Commissioner Sigalos said he thought it was a great concept to fill in the vacancies that existed at the banquet hall. However, he shares the same concerns as expressed earlier and that it was tough to tell from the conceptual site plan how everything could be fit on the site with the required stormwater detention, but he was confident that it could be worked out. Commissioner Sigalos asked about the projected 20% of rooms to be used by pilots and flight attendants, considering that there are many hotels much closer to O'Hare airport.

Mr. Cazares responded that yes the airlines would send their staff to an Arlington Heights hotel and cited the DoubleTree, which had agreements with three airlines to house personnel at the DoubleTree. Additionally, hotels closer to O'Hare are more aggressive with respect to room rates, and therefore a hotel in Arlington Heights offering a lower rate may be more attractive to an airline company.

Commissioner Sigalos asked if the proposed hotel would be more upscale than the DoubleTree or Holiday Inn.

Mr. Cazares answered that yes, the proposed hotel would be 4.5 stars and would be a luxury hotel, and outlined the

required amenities in order to achieve a 4.5 star rating. Furthermore, the petitioner was exploring the option of having their Arlington Heights hotel join a preferred hotel group in order to achieve better visibility in the market. The hotel would still be called the Ivy Hotel, but there may be some branding involved in the name.

Commissioner Sigalos asked if the hotel would be 4.5 stars and more of an upscale hotel.

Mr. Cazares confirmed that it would be a 4.5 star hotel, comparable to the Renaissance Hotel in Schaumburg.

Commissioner Green commented that his only concern was the parking. He recommended that the parking be resolved, and that he believed it was a fantastic concept. Commissioner Green asked if any parking was proposed for under the building.

Mr. Cazares responded that their architect had proposed that, but that they were against because they wanted to provide usable space in the basement as opposed to parking. Additionally, the budget for this project started at around 5 million dollars, and now with the decision for an 8 or 9 story hotel, the budget appears more like 12 million dollars. A reasonable return on investment is required.

Commissioner Green said that he believed that the petitioner was getting a positive response from the Committee and recommended that the petitioner resolve the parking issues and move forward.

Mr. Cazares stated that he was aware that parking would be an issue, and that he had touched base with his architect. He thinks that they may end up redesigning the entire front parking lot area.

RECOMMENDATION

Plat & Sub Committee agreed that the feedback was positive and encouraged the petitioner to move forward with the project.

Bruce Green, Chair
PLAT & SUBDIVISION COMMITTEE
Sam Hubbard, Recorder