



AGENDA
President and Board of Trustees
Village of Arlington Heights
Virtual Meeting

In response to the COVID-19 pandemic, the Board meeting is closed to in-person, public attendance. The public will have an opportunity to fully participate in the virtual Board meeting via their computers or phones.

Please follow these instructions to participate in the virtual meeting. Residents can also view the meeting live online or on our cable access channels (6 for WOW, 17 for Comcast or for AT&T UVerse, find our access channel through the menu on your remote).

Questions or comments of 200 words or less may be also be emailed in advance of the Village Board meeting to rhume@vah.com by 3 p.m. Monday, August 3. These emails will be read at the Board Meeting.

August 3, 2020
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 07/13/2020
- B. Village Board 07/20/2020

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 07/30/2020

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

- A. Report of Committee of the Whole Meeting of August 3, 2020

Interview of Roberto Cataldo for Appointment to the Fire and Police Commission - term ending 4/30/21

- B. Report of Committee of the Whole Meeting of August 3, 2020

Interview of Jennifer Sweis for Appointment to the Housing Commission - term ending 4/30/23

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. Stryker Power-Pro Hydraulic Ambulance Cots

CONSENT LEGAL

- A. An Ordinance Designating Two-Way Stop Streets
(Pioneer Park)
- B. An Ordinance Amending Chapter 7 of the Arlington Heights
Municipal Code
(Inclusionary Housing Ordinance)
- C. A Resolution Accepting an Illinois Justice Information Authority
Grant
(CARE Program Funding)

CONSENT PETITIONS AND COMMUNICATIONS

- A. Hickory Kensington Apartments - Request for Extension - PC#18-005
Request for Extension

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Mariano's Gas Station - 406 E. Northwest Hwy. - PC#20-009
Special Use Permit for Auto Service Station, Variations

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

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.



**Village Board
8/3/2020**

Item: Committee of the Whole 07/13/2020

Department: Village Clerk

ATTACHMENTS:

Description	Type
Committee of the Whole 07/13/2020	Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Virtual Meeting
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 13, 2020
7:00 PM

I. CALL TO ORDER

- A. **In response to the COVID-19 pandemic, this Committee-of-the-Whole meeting is closed to in-person, public attendance. The meeting will be held virtually, which permits the public to fully participate via their computers or by using their phones.**

To participate in the virtual meeting, please review these instructions.

If members of the public prefer, they can comment or ask a question pertaining to the meeting by emailing rhume@vah.com by 3 p.m. on the day of the meeting, July 13. Please limit your email to 200 words and if your question relates to a specific Agenda item, please note that in the email. Emails will be read at the meeting.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

President Hayes and the following Trustees responded to roll: Baldino, Canty, LaBedz, Rosenberg, Tinaglia, Scaletta, Schwingbeck, and Padovani.

Also present were: Randy Recklaus, Nick Pecora, Robin Ward, Charles Perkins and Becky Hume.

IV. NEW BUSINESS

- A. Adult Use Cannabis Discussion

President Hayes explained that the focus tonight would be on the changed circumstances on the issue. Adult cannabis was discussed in great detail last fall. The issue has come up again because the world had changed as a result of the Covid-19 pandemic and at the request of a local business. The majority of the Board wanted to revisit the issue because of the economic impacts.

Mr. Recklaus explained the Illinois Cannabis Regulation and Tax Act regarding consumption, use and sales. The municipal role is to prohibit sales, tax sales and to prevent underage sales and use. Staff is looking for direction from the Board on whether it wants to sustain the current prohibition on adult use cannabis, reconsider the zoning rules to permit dispensaries or seek additional information prior to making a decision.

A Police Department work group was established to track data on the impact of changes to cannabis laws. To date, of the 46 people arrested for DUI's, three were charged with drug offenses. In comparison, in 2019 for the same time period, 59 people were charged with DUI's and 7 of those were charged with drug offenses. Five 911 calls were related to cannabis, and four regarded odors in multifamily buildings. Since VeriLife established their dispensary, two calls regarding suspicious cars were received, all other calls were because of false alarm system warnings. In speaking with Police Departments regarding issues they may have encountered at Adult Sale dispensaries, parking was the most cited problem as the demand was very high when they first opened. One location noted a fight while people were waiting in line.

In looking at the seven Adult Dispensaries in the suburbs, three cited parking as an issue. When dispensaries are in industrial locations, the parking lots are often times not sufficient. These sites tend to have lower on-site parking than comparable retail sites. Peak times appear to be during noon hours and evenings. A ratio of 1 space per 200 square feet with a minimum of 20 spaces is recommended. The current location of VeriLife has a surplus of 24 spaces in their portion of the parking lot. If you include the Jewel parking lot, there is a surplus of 108 spaces.

From a financial standpoint, the Village could realize a gain of almost \$500,000 in tax revenues. Mr. Recklaus outlined the possible directions the Board could take.

1. Do nothing-current ban on adult use cannabis sales remains in effect
2. Direct staff to bring originally proposed ordinances forward-allowing up to 3 dispensaries-to the Village Board for a final vote
3. Direct staff to amend the original ordinance to change the number of dispensaries -or other conditions
4. Direct staff to develop a pilot program with the existing medical marijuana dispensary to allow adult use sales exclusively at that location for a period of time
5. Direct staff to conduct further research as needed on these issues

President Hayes said he believes there is a difference between marijuana and gambling/alcohol which have been allowed for the past 100 years. Marijuana was legalized last year in the State. He has observed parking problems and lines outside the door at Adult Dispensaries. He has no objections to medical marijuana sales. He said he cannot imagine the inconvenience at Golf Road if adult sales were allowed. He has not changed his opinion in not allowing recreational sales. The denial of recreational sales has been an enhancement to the Village's reputation as being a family oriented community. If we believe something is wrong, and we look the other way because of money, what example do we set for our children?

Trustee Tinaglia asked how large the VeriLife space was. Mr. Perkins said there were three suites comprising approximately 6,000 square feet. They have 24 parking spaces right now. They have a surplus of 24 spaces in their parking pod. Trustee Tinaglia asked if there was a price difference between medical and recreational marijuana.

Trustee Rosenberg said the prices for medical marijuana are lower than for recreational material. He noted VeriLife facility is beautiful and people have private spaces for counseling.

Trustee Schwingbeck asked if there were violations would the State handle them? Mr. Recklaus said the Village cannot revoke their license, but there can be local consequences if the business is selling to underage users. In 2019 two arrests were for cannabis, and one for cannabis and oxycodone. Trustee Schwingbeck asked if option three were chosen, would the petitioner have to come before the Board? Ms. Ward said if the zoning were approved, the dispensary would not have to come before the Board if they met the zoning requirements. Only three dispensaries would be allowed in the Village and only in those permitted areas. Restrictions could be written into the code so it is not a subjective process. Option 4 allows VeriLife to operate to see how it works out and it could be renewed if it was going well. The Board could expand it at a later date. If the Board allowed for three dispensaries, it is unreasonable to have them all be pilot programs. Trustee Schwingbeck said he was primarily concerned with the health and safety of the residents.

Trustee Rosenberg asked if the ordinance could be more restrictive on parking. Mr. Perkins said yes, it would need to be codified for the use. Trustee Rosenberg asked if VeriLife was expecting to expand its space. Trustee Rosenberg asked what is the vetting process for new sites or operators. Ms. Ward said the Village does not have the right to vet the operators. The State controls the vetting process. The Board can only control zoning and codify any concerns to eliminate subjectivity. Trustee Rosenberg wanted to make sure they approve something that has enough parking at the outset. The financial projection was based on one site in the Village. Trustee Rosenberg asked Chief Pecora his opinion. Chief Pecora said this year has been anything but normal. His contemporaries have said nothing that would make him reconsider as far as negative impacts to law enforcement. He said

it would not be appropriate to express an opinion, he only presented facts in his report. There are no reliable field testing kit to determine impairment.

Trustee LaBedz asked if people were waiting in the lot of the Rolling Meadows dispensary because the numbers are limited in the store. Mr. Recklaus said initially there was a big rush, then things normalized. Now people need to make an appointment to go into the store. People may be waiting outdoors because of Covid. Trustee LaBedz said the revenues are worth considering. Covid has impacted the Village's businesses. She said she was one of the Trustees who asked for this issue to be revisited because she has a fiduciary responsibility to the residents to keep the tax burden low. Many people who have contacted her were initially opposed to adult sales, but now are okay with it. She asked if there was an impact in multi family buildings from smoke. Chief Pecora said there were 5 calls for service for an unpleasant odor related to cannabis. It is up to the management company or the landlord if it is permissible or not.

Trustee Padovani noted the VeriLife was in Schaumburg before it was here. It is very professional and more of a clinical setting. The other Chiefs of Police said management and the police departments have good working relationships. If other dispensaries were authorized, they might be just retail, without the medical element. He wants to ensure there are no problems in a pure retail setting and asked if there were information about this situation. Mr. Recklaus said staff will do additional research on retail only outlets.

Trustee Tinaglia expressed his discomfort in allowing 3 dispensaries without having control of who they are. He said he was okay with having VeriLife approved, and make the ordinance so that the parking was well in excess of what is required. Then the next person might have to come before the Board for a parking variance. He wants to make it very specific and strict to allow for Board control. Mr. Recklaus said you have to be careful why you are denying someone. You can't deny them because you don't like the way they operate. You can make parking standards very strict. Trustee Rosenberg agreed with having strict parking requirements.

Trusty Canty asked if the Board could include social justice issues into the ordinance in an attempt to ensure diverse ownership. Mr. Recklaus said the Village does not have the ability to license operators. Ms. Ward said she didn't think so, as the Village is limited to those who are interested. A lot of the social justice piece is controlled by who receives licenses. Trustee Canty said she would like to bake controls in as it might take time for the next proprietor to get set up.

Resident Comments

1. My name is Amy Somary. I have been a resident of Arlington Heights for 27 years, living in two different homes with my husband and four sons. While I don't condone the use of underage drug or alcohol use, I think the

Village should permit a dispensary in our town. There are many different opinions about marijuana. It is legal in our state. I suggest allowing a dispensary in the Northeast corner of Golf and Arlington Heights Road, which has been abandoned for decades. That location is far from schools and the center of town. The tax proceeds would benefit our citizens and maintain the outstanding amenities and programming offered in Arlington Heights.

2. The Trustee's previous decision to prohibit the sale of adult-use cannabis was a bad decision, at the time and even more so now with the benefit of hindsight. It is not often that we are given an opportunity to rectify past mistakes. I strongly urge the Village Trustees to exercise sound judgement this time based on data and facts (tax revenues, lack of crime increases, etc.), rather than outdated and misguided beliefs informed largely by 1950s-era school textbooks. Please correct the error in your previous decision by now approving the sale of adult-use cannabis. The sales figures, and more specifically state tax revenues, appear to be more than double what was budgeted for the first six months, proving the demand and tax revenue available, and those numbers are increasing month-over-month with June showing the highest sales figures yet. Please take this opportunity to approve the sale of adult use cannabis, at least in the existing medical use dispensary already in town, as proposed 6 months ago by Trustee Canty, leaving open the option to readdress in the future if needed. Michael Thompson

3. I support the addition of Adult Use Cannabis shops within Arlington Heights with the specific exception that these shops be restricted to a commercial zoning location outside of a one half mile radius from downtown Arlington Heights; with consideration of "downtown" being the intersection of Vail and Campbell. Maintaining this boundary will ensure our downtown area upholds the Family Friendly atmosphere that Arlington Heights works so hard to sustain in the heart of our Village, and the hearts of our neighbors. Philip Goski

4. I strongly urge the Village Trustees to exercise sound judgement and to please correct the error in your previous decision by now approving the sale of adult-use cannabis. The sales figures, and more specifically state tax revenues, appear to be more than double what was budgeted for the first six months, proving the demand and tax revenue available, and those numbers are increasing month-over-month with June showing the highest sales figures yet. Please take this opportunity to approve the sale of adult use cannabis, at least in the existing medical use dispensary already in town, as proposed 6 months ago by Trustee Canty, leaving open the option to readdress in the future if needed. Gregory McGrath

5. Please reconsider the ordinance to allow cannabis sales in Arlington Heights. Many neighboring communities will be reaping the economic benefits of dispensaries. Having a dispensary in Schaumburg or Mount Prospect but keeping them out of AH isn't going to keep pot out of the hands of kids. That is the job of parents. Kids aren't going to go to a dispensary

anyway. I am not and have never been a user or proponent of cannabis, but even I recognize that not allowing cannabis sales is just puritanical and ridiculous at this point. Thank you, Ann Vogel

6. My name is Mary Lou Olhava. Rahm Emanuel said "Never let a serious crisis go to waste." With the pandemic and the shut-in and shut down of most businesses recreational marijuana was left open as an "essential." The State of Illinois recorded in May \$44 million transactions for recreational marijuana surpassing the \$39 million in January. Knowing how attractive this figure looks to some of you board members who voted against the ban and one or two on the fence it is an opportunity to take advantage of this crisis. After months of meetings and speakers last Fall on this issue there is no reason to reiterate again the cons on the effect on school age children. I leave you with 'CHILDREN'S LIVES MATTER.'

7. I was under the impression that we were going to wait one year before again bringing up the issue. One year hasn't passed and additionally, due to the Covid virus, we are not able to have significant resident input. During the hearings last year residents spoke about Arlington Heights' brand as a great place to raise a family. That reputation was built over many years, is one to cherish, and to not take lightly. We do not want to destroy it. I urge you to at least wait the agreed upon year to vote upon this issue. And even more fairly, wait until we can attend our board meetings in person. Ilene Templer

8. I do not believe a cannabis dispensary will better our community, in fact I strongly believe it will have a negative effect. It would not align with the good reputation of our city. There are other dispensaries in the surrounding area for those who are in search of their products. Maria Fragias

9. I'm writing to express support and encouragement of the reversal of the decision to prohibit the sale of adult-use cannabis in the Village of Arlington Heights. Among other benefits, the top would be the additional tax revenue to the Village of Arlington Heights - revenue currently being received by surrounding communities. State tax revenues currently appear to be more than double what was budgeted for the first 6 months of 2020. Please base your conversation and decision on the tax revenue lift for the Village and on data showing a lack of crime increase in surrounding locations that allow the sale of adult-use cannabis. Please take this opportunity to approve the sale of adult use cannabis, at least in the existing medical use dispensary already in town, as proposed 6 months ago by Trustee Canty. Thank you, Talicia Bashford

10. I am writing this today in hopes for our community to not allow cannabis dispensary facilities. Our community would not benefit from increased cannabis use knowing how much is already going on in surrounding communities. I feel it would hurt our community and it's population. Thank you for taking the time to read this. Angela Ninis

11. Arlington heights is a community with high core values. What makes us unique is our ability to continue to adhere to our standards of family living. It is a compliment to us when other towns and suburbs try to mimic the character of our village to theirs. This villages reputation has been built on trust and respect for each other and our commitments. It was agreed upon at the meeting in December that the topic of recreational marijuana would be taken back up in a year. Six months later and the topic is being brought up again. Other than monetary reasons for this business, is there an advantage for Arl Hts to discuss this now? The climate today is one of upheaval. Covid-19 has our undivided attention in our everyday lives. The State of Illinois has postponed handing out marijuana licenses. This will not be started up again until late August. They want to make sure that minority businesses get considered for licenses first. I feel that this topic to be brought up at this time is very inappropriate. It is very frustrating when a business or individuals take advantage of a situation or time to further their own goals. Thank you very much, Laurie Taylor

12. I write in support of the Village's consideration of authorizing the retail sale of adult use cannabis in Arlington Heights. At this juncture, we all can agree that any public health concerns (if they truly exist) are not affected by opting-out. With dispensaries literally right across the street from the Village limits, and with the ability of anyone over the age of 21 to possess and consume cannabis within the Village, this Board's consideration has nothing to do with public health, because these perceived risks do not recognize city limits. Instead, it's about revenue versus the "brand" of Arlington Heights. On one hand, the Village could generate \$600,000 to \$1M in revenue that residents won't have to pay in property taxes. On the other, is the perpetuation of archaic, biased thinking that considers horse-racing, gambling, alcohol, and sex shops to be consistent with the "brand" of Arlington Heights, but can't fathom the notion of the regulated sale of a substance that's been legalized by the state legislature, and is, by all accounts, less harmful to the public than alcohol abuse and gambling addiction, and is intended to displace the unregulated, illicit market. Unfortunately, what's lost in this tired debate is the fact that the Illinois adult-use law is designed to bring career advancement opportunities to disproportionately-impacted persons who have borne the brunt of the War on Drugs. In light of this, the persistence of the Board's current NIMBY mindset seems to be the worst form of tone-deafness at a time when the Board should be finding ways to reach out to persons and communities of color, not reject them. JEREMY UNRUH , Pharmcann

13. As an Arlington Heights resident I would like to voice my opinion on the topic of new cannabis business. I do not believe a cannabis dispensary will better our community, in fact I strongly believe it will have a negative affect. It would not align with the good reputation of our city. There are other dispensaries in the surrounding area for those who are in search of those products. Thank you, Maria Fragias

14. We as residents of Arlington Heights with a teenage child we disapprove

of the use of cannabis for adults in the community. I know that kids are able to get cannabis from anywhere, but that doesn't make it right to have it at our door step. We strongly disapprove of any part of it for the safety of all the residents young and old. The quality of life in Arlington heights will diminish and crime will rise because of it. Thank you. Sincerely, Molina Family

15. It is strange that Staff is already prepared to submit findings on adult use of cannabis through observation and research, when such a report was scheduled for presentation after a year from when the Board voted to prohibit its sale. My question is why? Has one or more Arlington Heights Trustee or group or organization persuaded the Board to take the topic up early? Whoever is responsible, apparently, has considerable influence over this Board in order for it to violate its commitment and break its word to its constituents. In the past, Boards followed through with their promises. Each did what it said it was going to do. Residents had confidence in the integrity of the Arlington Heights Board. What happened to the 2019-2020 Board? The continuation of the ban is not a hardship for our community as the product is readily available nearby, and Arlington Heights can proudly protect its most vulnerable. Priscilla Hagglund

16. Hi I'm Debbie a resident of Arlington Heights, which I feel is important to note as my philosophy towards this subject directly impacts me and my neighborhood. I moved to Arlington Heights years ago because I wanted to be part of a community that is one of the best in the Chicago-land area. Just like all of you... family is important to me. I'm also a good person with high morals, values and ethics. I pride myself on doing the right thing, helping those in need, and paying it forward. This is the type of person who comes before you today... a person who strongly supports the legal sale of adult-use cannabis in our Village. We are already aware that it has scientifically proven medicinal qualities. We are now discussing cannabis for adult recreation, just as alcohol is. As we know, our town sells alcohol, along with tobacco and has an internationally renowned gambling institution since 1927- our racetrack. Adult use cannabis falls under these same regulations. I feel so strongly about this, that I felt I must contact you today. I have heard claims touting recommendations that do not support selling cannabis for adult use. I encourage you to do your research on why these groups have this particular agenda. Most (if not all) of these claims are totally false and without merit, even some that doctors have proclaimed. This is not about judgement, but it is about doing the right thing for Arlington Heights and not believing the myths, the fallacies. With our health at top of mind, particularly in this pandemic, we should be even more open to ensuring adults obtain quality products. We're able to choose clean non-gmo and organic foods- we now must allow legal adult cannabis with high quality ingredients as well. One of the top priorities you, our leadership team, are focusing on is being fiscally responsible. You have a duty to our families and our village to reap the excise taxes. I strongly urge you all to move forward with Ordinances B or C...as it is the right thing to do. We have elected you, our Village Board, to oversee the city budget, establish strategic priorities and

set policies. This policy decision will help achieve another meaningful improvement to our community. I'm fully confident that you will allow and regulate this industry in Arlington Heights, in a respectful, impartial and balanced manner. Debbie Ruttenberg

17. The Trustee's previous decision to prohibit the sale of adult-use cannabis was a poor decision. Now is our chance to fix this. All surrounding suburbs have capitalized on our failure and opened up Dispensaries surrounding us and taking in our missed Tax Revenue. Putting more burden on the residents of Arlington Heights doesn't make us better than the other neighboring suburbs. It doesn't make us an elite suburb. It makes us look like we missed out on bettering every aspect of our village and stepping into the current era. Please look at all of the data and sales figures and not the propaganda brought forth from Non-Residents. Our Village needs to be restored to the leading edge as it once was. Please at minimum back Trustee Canty and allow existing medical use dispensaries in Arlington Heights to now sell for Adult use as well. This is a safe stepping stone towards our financial future. Thank you! Joe Jacob

18. I feel that we need to act now and approve the sale of adult use cannabis. We missed our original opportunity and have missed out on tax revenue over the past 6 plus months. Our neighboring towns/villages have jumped on this and are placing their dispensaries all around our village; effectively attempting to box us out of the game. They are also reaping the rewards of taking decisive action. Hopefully we can still enter the market quickly at this point using the existing medical use dispensary that is already in town; which I believe was already proposed by Trustee Canty. Joe Jacob

President Hayes said Mt. Prospect does not allow recreational sales and followed Arlington Heights' lead. The Board did not formally provide for a certain time frame to revisit the issue. It was not a twelve month requirement. Circumstances have certainly changed to allow the discussion of the issue again. There are not sex shops in Arlington Heights and is not part of the Village's Brand. He asked for comments to be truthful and accurate. Nothing tonight will affect the medical dispensary in town.

Zoom Comments from Residents

19. Scott Lietzow said recreational marijuana is here to stay in Illinois. He would like the Village to reap the financial rewards. Having a store in the Village will not tarnish the brand. The people make the brand. He said he did not want taxes to be raised without seeing revenues from marijuana first.

20. Keith Moens said he was glad the Board was revisiting the issue. The Village is losing money every day that recreational cannabis is not sanctioned. Reduced taxes are very important to him. Marijuana is recession proof and a viable interest. He would like the Board to reconsider paid sick leave and minimum wage also.

21. Mike DeBlauw said Smart Asset website rated Arlington Heights as one of the best cities to live in. None of the metrics include recreational cannabis as an issue. He doesn't think it will hurt the reputation of the Village. As a business, he thought other tenants would like the foot traffic the business would bring. VeriLife might leave if they are not allowed to have recreational sales too.

22. Jason Goch said the tax impact is .3 % of the budget. The risk is not worth the reward. If a lot of rif raf come in, there is no way to regulate the business. There are other ways to raise money. He said it's a slippery slope. There is no reliable test for driving under the influence for marijuana. He did not want additional accidents and deaths on the road. Recent studies show brain abnormalities in those who use marijuana who are under 30 years old. He said alcohol is not as harmful.

23. Dave Divito wanted the Board to make sure the restrictions on locations were not cumulative. He said is better to compare revenue rates from the dispensaries who are closest to us. If someone is buying, they will go to the closest dispensary, cannibalizing the sales of the nearest site. He cited the pandemic as calling into question the data cited by police from a traffic situation, he thought additional data should be collected. He asked if the other towns needed additional patrols in those locations.

24. Hugo Dubovoy said the decision will affect our families and children. Additional revenue is at stake, but the cost will be paid by our families and children and community. It will hurt them more than it will help them. He cited a sad case that derailed a young woman's life from occasional use of marijuana.

25. Emma Bonifield's fiance (audio cut out as his name was announced) said he had personal experience with gambling and alcohol addiction. These are not more family value oriented than marijuana. He didn't understand the issue with parking. Other issues are more important. If parking is the hardest thing, you can make it work.

26. Kelly Petersen said any additional tax revenue should be looked at. She suggested more food shops might open as a result of adding marijuana. She said people don't need medical alcohol cards like they do medical marijuana cards.

27. Steven Brunet has lived in states where marijuana has been legal. He said \$500,000 is not enough money to ease people's property taxes. He is in support of medical marijuana, but recreational marijuana is detrimental and far worse than alcohol.

28. Brandon Nemec is a government and regulatory affairs officer for VeriLife. They hope to build upon their established relationship here. He wants to bring more jobs and revenue to the Village. They have proposed a temporary pilot program in order to study the impacts. He said VeriLife is

seeking to maintain its existing space and believe it is well equipped to handle recreational sales.

29. Eric Siegel said there is demand not being met which is why there are parking issues at the other locations. Assuming there will be parking issues at every location is missing the point. People who use cannabis are not necessarily bad parents. He said alcohol is more disruptive to family life. He was wondering the number of domestic assault cases which involved alcohol.

Board Discussion

President Hayes said VeriLife indicated they would need an additional 30 employees at their dispensary, which adds to his parking concerns. He said other businesses might resent the lack of parking spaces for their costumers. There may be an impact on residential neighborhoods as well. Without any revenue from marijuana sales, the forecast is to keep the property tax at zero percent as it was last year. He said he would not sacrifice his beliefs for any amount of money.

Trustee Baldino supports adult use cannabis sales in the Village. Many of the questions from the fall have been answered. The revenue projections are exceeding expectations. The policing issues have not materialized. He said he suspected VeriLife's employees would not all be working at the same time. He said a dispensary is proposed for the corner of Thomas and Rand in Prospect Heights, which backs up to an Arlington Heights neighborhood. It will be perceived as being in Arlington Heights even though it is not. Residents are split on whether this should be allowed, however no one is in favor of increased property taxes. Many projects were cut this year in order to keep the tax rate at a zero increase. These cuts will not be sustainable moving forward. It's incumbent on the Board to generate new revenue. He did not want to sacrifice infrastructure or services. He preferred option 4.

Trustee Scaletta said he wanted to see how this played out before the Village addressed it and many of his concerns have been allayed. He said other town's images which have recreational marijuana have not been diminished. He said the dispensaries now create a queue system, so there aren't lines anymore. Trustee Scaletta pointed out that the Thornton's, Aldi and Nikko's are all in Prospect Heights even though they have Arlington Heights addresses. He said the Village may as well take the tax revenue when people think these entities are in our jurisdiction already. Trustee Scaletta gave an example from the movie industry of how the sales may not meet expectations reasoning the State may flood the market with licenses. He recommended any monies from the dispensaries be put into reserves to make sure it isn't spent before it is received. He asked about the signage. Mr. Perkins said the number of signs are limited to one wall sign for street frontage. Their name could be on a multi tenant ground sign. Ms. Ward said signs are limited by the State and they can't have an image of a cannabis plant in any form or appeal to minors. Trustee Scaletta said there needs to

be enough parking. If property taxes were raised 1.5% that equals approximately \$500,000. The Board does not want to raise property taxes. He said the Board never agreed to a year before this would be discussed again. He said he is supportive of sales in the Village. He said it should be south of Central and north of Thomas. Two dispensaries might be enough.

President Hayes said the Prospect Heights location is proposed and going before their board this evening. It will probably be approved. Many Village residents are very upset by this location. He communicated with Mayor Heilmer his dismay with this location and asked for Prospect Heights' assistance in keeping lines and overflow of traffic out of Arlington Heights.

Trustee Canty gave her support on options 2-4. Based on her reading of the feedback online, residents wish to keep taxes low.

Trustee Padovani said he communicated with people who were against the issue in the fall. Many have changed their minds based on the Police report and the hope of increased revenues. Some people are still very much against it but he believes there has been a changing of minds in the community. Parents cited their focus on teaching their children about marijuana and alcohol. He said virtually everyone was concerned with the economics of the Village and the additional revenues help. He is in favor of option 4 to see how recreational sales work here. He would like to have information on the shops that are purely recreational without the medical background.

President Hayes asked if there was anyone besides him who wished to continue the ban on recreational marijuana sales. No one responded.

Trustee Baldino moved to direct staff to develop option 4, to work with the existing medical marijuana dispensary to allow recreational sales exclusively at this location for some period of time. Trustee Canty seconded the motion.

Trustee Rosenberg said parking needs to be addressed along with a study for the pilot program. The shopping center lease needs to be checked as well as part of the use. A length of time would need to be determined and conditions for continuance.

Mr. Recklaus said staff will explore the limits of this potential pilot program. Temporary revenue and parking would be included. Staff will talk to the incumbent.

Trustee Tinaglia said he will go along with this. He reiterated that he wanted the pilot program to be as strict as possible so the Village can have control down the road. The next operator might not be as easy to work with.

Trustee LaBedz agreed with the motion. She said parking is discussed in this detail because on many projects, parking is the one of the biggest concerns and one of the things that the Board receives the most complaints about.

**Ayes: Baldino, Canty, LaBedz, Rosenberg, Tinaglia, Scaletta,
Schwingbeck, Padovani**

Nayes: Hayes

The Motion: Passed

V. OTHER BUSINESS

Dear Council Members, We are writing to express our concern regarding street racing near Heritage Park. We live opposite Heritage Park and have frequently observed individuals street racing on Fernandez Ave. This is a serious safety issue in the neighborhood as there are numerous young children that live and play along Fernandez Ave. as well as children (and adults) that use Heritage Park. Through conversations with neighbors we have learned that they have also witnessed racing on other streets near the park and are concerned for the safety of their children as well.

We contacted the Arlington Heights Police Department with a car description and plate number of one frequent offender and were advised that unless the street racers were caught in the act or, God forbid, someone were hurt, there was little that could be done. We find this response wholly unacceptable as we should not have to tolerate individuals driving at highway speed through our neighborhood with no recourse until a child is hurt or killed.

Our ask is that the city counsel seriously consider this issue and what action can be taken to make our neighborhood safe. At a minimum, we would request increased policing near the park to deter (or even catch) would-be street racers.

Thank you for your time and consideration. Best regards, Jeff & Erin Lonard

Mr. Recklaus said any kind of traffic issue is a concern. The Police Department is aware of the issue. It is patrolled regularly. The Village needs help of the residents and they should call 911 immediately. Chief Pecora said the Traffic Bureau Chief will follow up with the Lonards.

Mr. Recklaus said the Library has not made a determination whether they can keep a zero percent increase on their tax levy. Mr. Recklaus said he mistakenly spoke on this topic at the last meeting.

VI. ADJOURNMENT

Trustee Scaletta moved to adjourn the meeting at 9:40 p.m. Trustee Rosenberg seconded the motion.

**Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta,
Schwingbeck, Tinaglia**

The Motion: Passed



**Village Board
8/3/2020**

Item: Village Board 07/20/2020

Department: Village Clerk

ATTACHMENTS:

Description	Type
Village Board 07/20/2020	Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights

Virtual Meeting

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005

July 20, 2020

7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Rosenberg, Scaletta, LaBedz, Padovani, Canty, Baldino and Schwingbeck. Trustee Tinaglia was absent.

Also present were: Randy Recklaus, Charles Perkins, Robin Ward, Nora Boyer and Becky Hume

IV. APPROVAL OF MINUTES

A. Committee of the Whole 06/15/2020 Approved

Trustee Bert Rosenberg moved to approve. Trustee Tom Schwingbeck
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta,
Schwingbeck

Absent: Tinaglia

B. 07/06/2020 Village Board Approved

Trustee Mary Beth Canty moved to approve. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Schwingbeck

Abstain: Scaletta
Absent: Tinaglia

V. APPROVAL OF ACCOUNTS PAYABLE

A. 07/15/2020 Warrant Register Approved

Trustee Bert Rosenberg moved to approve in the amount of \$1,210,561.63.
Trustee John Scaletta Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta,
Schwingbeck

Absent: Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

Trustee Robin LaBedz moved to open the Public Hearing. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta,
Schwingbeck

Absent: Tinaglia

A. 2020- 2024 Consolidated Plan including the 2020 Annual Action Plan and CDBG Budget Approved

Trustee John Scaletta moved to close the Public Hearing. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta,
Schwingbeck

Absent: Tinaglia

VIII. CITIZENS TO BE HEARD

On June 29th, I came to the village with concern over loud music affecting residents that occupy the Metrolofts building in downtown. Following that meeting, I was invited to attend a conference call between residents and businesses to amicably discuss how to troubleshoot this issue. Thank you for your timely attention to this matter. During the meeting, residents were encouraged to continue to work with the businesses directly. The businesses on the call were Hey Nonny, Coco and Blu, and The Piano Bar.

I've made three calls to Coco and Blu asking them to turn down their outside music. Each time they responded politely and made the adjustments. However, I do not believe this to be a long term solution without guidance from the village. I'd like to ask these businesses to move their music inside where their patrons can enjoy it. This will restore the balance between business needs and residential needs. Thank you for your attention to this matter. Matthew Cohan

Recently we have all heard about a lot of negativity toward police. Sometimes, unfortunately it has gone beyond rhetoric and some uniformed men and women have been violently assaulted while trying to fulfill their sworn duty to serve and protect. Reportedly the morale of officers has been impacted. How specifically has the Village of Arlington Heights shown its support for and appreciation of our police officers? Linda Koch

President Hayes said the Village seriously supports our the Police and Fire Departments. Residents have expressed support for the Police in peaceful and respectful manner as evidenced by the recent the protests. There was no violence, no confrontations, nothing against our Department. These actions or lack thereof speak volumes about our community and our officers. We support them 100% and thank them daily.

Mr. Recklaus said a civil call between businesses and residents occurred on noise. The Alfresco concept was in response to an economic crisis. It's a balancing act and Mr. Recklaus wants everyone to be heard. The number of complaints on noise is relatively few. The business community has responded every time we have shared complaints. Staff will follow up with Coco and Blu. The Alfresco concept has overwhelmingly positive responses from the residents.

President Hayes said good government requires the ability to compromise. The Board is trying its best to compromise and settle the issues for everyone.

Dominique Sawko said the noise issue is still unresolved. She thanked the restaurants who have turned their music down. There are a few who have not. Music can be heard music even when the windows are closed. There is loud music all days of the week and it feels like a music festival. She cited the Ordinances for Metropolis' development which stated "No loud music shall be permitted to flow outside of the units." She asked the Village to enforce the ordinances and its own plans for Alfresco. She asked businesses to remove speakers from streets and sidewalks. She asked for businesses to turn down the music so Metrolofts residents can enjoy their homes.

President Hayes replied that the Village will continue to enforce the requirement on noise and work toward cooperation.

Marilyn Smith said every time we have noise issues, its the resident's responsibility to call the establishments to turn the music down. Why is it

our problem to notify them? The venues should take it upon themselves to be good neighbors. She said she can't watch TV or read in her own home. It should not be incumbent on the residents to complain.

President Hayes agreed 100%. Residents should not need to complain. Businesses should be compliant. The Village is being proactive and will continue to be.

Geri Wasserman said police reform is needed on state local and national level. She has sent questions to Chief Pecora, but has had no response as of yet. She said having education helps us and leads us in a good direction.

President Hayes answered that Chief Pecora is very responsive to public inquiries and will respond in short order. There was a presentation by the Chief and a review of policies and programs a few weeks ago at the Village Board meeting.

Chip Brooks of Hey Nonny said he would love to move things in side, but the public wants to be outside because of the pandemic. People don't want to buy tickets for inside. When we can move inside, we will. The businesses have done a tremendous amount to try and reduce volumes a great deal.

Trustee Padovani asked if there was some way to monitor noise levels. He sees valid points on both sides. For Hey Nonny and the Piano Bar, music is critical for their success. Metrolofts needs to be able to live without noise. Might the noise increase as it goes higher?

Mr. Recklaus said the nuisance ordinance comes into effect which means the noise has to be consistent and be a reasonable sound that people would find objectionable. Staff is happy to meet and continue to discuss this issue. When we get complaints, the businesses get a phone call. He would be happy to go to someone's condo to experience the noise to help understand the issues.

Trustee Scaletta said he hopes the Board votes to continue Alfresco through September, but we need harmony in the downtown. He asked for everyone to get together and make it work. Alfresco is to provide outside dining, not entertainment.

Trustee Rosenberg asked if there were sound measuring devices. The answer was no.

IX. OLD BUSINESS

X. CONSENT AGENDA

CONSENT OLD BUSINESS

A. Pavement Management Services 2020 Approved

B. Police Pursuit Utility Vehicles Purchase 2020 Approved

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck

Absent: Tinaglia

- C. An Ordinance Designating Two-Way Stop Streets (Scarsdale Neighborhood) Approved

Trustee Greg Padovani moved to approve 2020-023. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck

Absent: Tinaglia

CONSENT REPORT OF THE VILLAGE MANAGER

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Inclusionary Housing Ordinance / Affordable Housing Approved

Mr. Perkins explained the formal process over the past year that led up to tonight's proposed Ordinance. The Village has had affordable housing guidelines for inclusion of affordable units in multi-unit developments or for a fee-in-lieu since 2008 (for sale) and 2010 (rental). After discussion of the Arlington 425 development in 2019, the Board asked staff to refine the guidelines and include input from the development community, interested parties, the Housing Commission, staff and the Village Board.

The Inclusionary Housing Ordinance being presented tonight has the following key elements:

- Removal of Senior Residential Community definition and requirements.
- Removal of linkage fee requirements for single family additions of 50% or more.
- Modification of the multifamily linkage fee for developments containing 9 or fewer units from \$7,500 to \$3,500
- Modification of the linkage fee for multi-family for sale developments containing 9 or fewer units from \$7,500 to \$3,500.
- Alternative contributions based on the value of the unit be included for 10% of units with a cap of \$75,000
- If a developer received a permit fee waiver and is non-compliant with the inclusionary housing ordinance, penalties pursuant to the Code's general penalty provisions could be enforced.

Only seven other communities in the Chicago area have ordinances regarding affordable housing. The previous guidelines were deemed unrealistic and unenforceable, with developers negotiating the number units and fees down. The proposed ordinance tries to walk the line that encourages development while still creating affordable units.

It is hoped that this Ordinance helps meet the Board's goal to continue to explore and encourage affordable private housing. The Village's affordable housing goals predate the State laws enacted in 2003 which set a 10% minimum standard. The Village has an interest in being compliant with the State's standards, but has goals and policies over and above the Affordable Housing Planning and Appeals Act.

The new Ordinance would require developments of 9 units or more to provide affordable units. In the downtown, 7.5% of the units should be affordable with a minimum of 5% while paying the other 2.5% as a \$25,000 fee-in-lieu per unit. Developments outside of the downtown need 5% of the units to be affordable. Developments with public assistance are required to have 10%.

Trustee Schwingbeck said he was glad there will be room for discussion. If we see developers walk away or not come to the village and going to other towns, we will have to monitor this closely. He hopes developers don't walk away.

Trustee Scaletta asked if the HUD number of 30% includes real estate taxes. Ms. Boyer said yes. It's a total percentage of cost as relates to income. Trustee Scaletta noted that taxes are sometimes the unreasonable part, since they are not under Village control, how can the Village ensure a property + taxes will sell as an affordable unit? Mr. Perkins said this example is a large reason staff is not recommending "for sale" product be required to have affordable.

Staff is only recommending that rental developments include affordable units. Timber Courts, a "for sale" product has been problematic. When Timber Courts owners want to sell, they are deed restricted the units can't appreciate. Many are now rented out because the owners can't sell them. Ms. Boyer said there used to be lenders for deed restricted units, but since the recession they have diminished. Trustee Scaletta said that while affordable housing is a great policy, he didn't want it to get in the way of development.

Trustee Canty was concerned that the linkage fee amount was too low. She doesn't want the Village to lose a lot of affordable housing stock. Some residents have raised concerns requiring a minimum of 5% in downtown thinking that over time, when we need 10% we will start running out of units. She asked if the Village's 19% was accurate. Ms. Boyer said 5 years ago the Village was at 13%. The measurement is done by Illinois Housing Authority which uses one standard. In calculating of housing costs,

association dues are not included. Some condos are over counted as affordable. Trustee Canty said she was glad the preferences were in a place that were more easily changed.

Trustee Baldino expressed concern on sustaining a 5% requirement for units. He hopes development is coming but it may dilute our percentages. It's possible the Village will lose the 10% goal. He asked how a tear down is determined administratively. Mr. Perkins said through Design Commission process the designation is identified. When only one wall is remaining in a "remodel" that is a tear down. The definition is stated in administrative guidelines, but there is interpretation. If there is disagreement, it would come before the Village Board. No one wants to charge a fee to existing homeowners. Trustee Baldino said the linkage fee may not be helpful at only .3% of the list price. The profit margin is of more interest. Mr. Recklaus said it's a good thing in our community that we have market tailwinds that allow us to improve housing stock and houses don't go into disrepair. We don't want to have an unchecked market where you lose all your affordable housing. The \$3,500 is a start. If it is too high or low we can change direction.

Resident Comments

1. Dear Arlington Heights Mayor and Board of Trustees, As a person of faith attending Southminster Presbyterian Church I support the Affordable Housing Ordinance. I believe that offering affordable housing to the village's service and restaurant industry workers, health and essential workers, etc. in Arlington Heights is a visible sign of the town's efforts to equalize availability of new housing that ALL can afford. Living in the community these workers serve provides them with new, quality housing and the amenities this village provides its residents. Arlington Heights needs all these workers to keep our local economy strong! This relationship is of fundamental importance to all. However, I see that the alternative provisions have still allowed developers an opportunity to opt out. As seen in past history, the Fund that collects these opt-out fees continues to grow, bypassing the village's commitment to equal housing for all especially during current times when minorities are asking for equal opportunities in many areas. Sincerely, Linda Waycie, Southminster Presbyterian Church member

2. I am writing regarding the proposed affordable housing ordinance. While I am pleased the Village Board is considering an affordable housing ordinance, I urge the Board to consider a 10% affordable housing inclusion rate in all new private rental developments and an affordability rate of 12.5% or greater in order to better serve the needs of our community, particularly in light of economic challenges impacted by COVID-19. Thank you for your consideration. Christine Organ, 14 W. Euclid Ave., Arlington Heights, IL 60004

3. Dear AHBOT, If I weren't attending the Senior Citizens Commission meeting now, I would be addressing you in person. Lack of AH Affordable

Housing persists as a major concern as documented most recently in our AARP Age-Friendly Community survey. This despite the voluminous work that's been done, including the new inclusionary housing ordinance - all of which I have read through and which to the un-enlightened (like myself) tends to obfuscate the problem. I ask: What are the real issues? Definition? Zoning? Costs? Other factors? What projected needs are we trying to meet? How will this new ordinance really help in the big picture? I think we need more public education/transparency and discussion here.

Also, on a similar note, what is the timetable for moving forward on your stated goals of Diversity and Inclusion? I think the community discussion groups that I understand are in the works are immensely exciting. With all the change going on we need to be part of the solution or we will continue to be part of the problem. Thank you, George S. Motto, M.D.

4. I am writing in regards to the affordable housing requirements that are on the agenda to be voted on tonight. There are 3 areas that I would like to comment on in the new proposed requirements.

1. Section 7-1707 (b) 1 Downtown (B-5 District) The 7.5% affordability requirement is too low and should be pegged to the 10% guideline for inclusive units within a community. The 10% rate will help keep our community at an equitable level of affordable housing. However, if the level remains below 10%, the fee-in-lieu should be at least \$100,000 here to encourage included units.

2. Section 7-1712 Alternative Contributions. I do not agree with reinstating the alternative contributions as recommended by the Housing Commission on 2/4. My concern is the possibility of creating affordable housing buildings and/or affordable housing neighborhoods that are separate and distinct. I realize that this is not the intent of the Housing Commission, but I think it's a real possibility.

3. Section 7-1704 Covered Development Projects. I live in downtown Arlington Heights. While I can't quote the number, I see a number of older, smaller, houses being torn-down to create quite larger new buildings. This is going to affect the number of affordable houses available. I'd like to see the fee imposed to be larger than \$3500. I don't think this will deter those that want the high priced new homes, but it will help create a fund for more affordable housing.

Thank you for the opportunity to comment. Lorri Grainawi, 227 S Vail Arlington Heights, IL, Co-President, Housing Task Force, Wheeling, IL

5. Keith Moens encouraged Board to be bold and put forth an inclusive ordinance to set an example for the rest of the area. He doesn't think developers will run away. He agreed that 5% is too low, 10% would be better. Teardowns have had a devastating effect on some of the neighborhoods like Hasbrook and Virginia Terrace. In TIF districts, rental units are 10%, owner occupied units should be held to the same standard.

6. Wendy Dunnington said she approved of a 10% inclusion rate. It would

make the Village a leader in the Northwest Suburbs.

7. Geri Wasserman asked if there was evidence that developers have walked away. The goal is to have as many affordable units as we can. 25% of Village residents meet the requirement. With Covid, the number has to have increased. She would like teardown fees to be increased. She asked the Board to make a strong statement on inclusivity. She would like to see the 10% all over town, including downtown.

President Hayes said there are very few ordinances like this in any community in the region, and the Village is certainly being a leader.

Trustee Scaletta asked which towns have Affordable Housing Ordinances or Policies. The answer: Highland Park, Evanston, Lake Forest, Oak Park, Crystal Lake, and St. Charles. Two developers have walked because of this condition. One from the Molon Motors site and one on South Arlington Heights Road and Seegers. Mr. Perkins said the he knows it doesn't go far enough for some and too far for developers. We don't want to scare development away, but are trying to allow for affordable housing and gain fees for other nonprofit developments.

Trustee Rosenberg agreed with Mr. Perkins. The Village needs to be cognizant of bringing developers to the table. We need some flexibility and adaptability. Lenders look at revenue, the affordability of financing has to be considered. He said he was looking forward to seeing how the funds will be put to use. He suggested a committee should be created for fund oversight next.

Trustee Padovani said the funds will be an opportunity for the future. The proposed Ordinance is a starting point but we need to continue to monitor the environment. He said he didn't see this as set in stone, but a starting point.

President Hayes agreed. It's hard to determine what is right, but it's a good starting point to jump off from and see what the impact is.

Trustee LaBedz said it's a good start even if it's not perfect. She asked if the development on Hickory agreed to affordable units. Mr. Perkins said they did in their second phase. Their first phase paid a fee in lieu. The Village asked them go to 10% because it's a TIF district. The project has not moved forward. Four North Hickory has asked for a 12 month extension.

President Hayes said Arlington Heights has taken a leadership position on affordable housing. This action is another step in codifying our programs. Very few communities have done this, making our community more welcoming to any/all who want to live here.

Trustee Richard Baldino moved to approve. Trustee Mary Beth Canty
Seconded the Motion.
The Motion: Passed
Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta,
Schwingbeck

Absent: Tinaglia

- B. Report of Committee of the Whole Meeting from Approved
July 13, 2020
Adult Use Cannabis Discussion
Trustee Baldino moved, seconded by Trustee
Canty, to direct Staff to develop Option 4, which
is to work with the existing medical marijuana
dispensary to allow recreational sales exclusively
at its location for some period of time. Motion
passed.

President Hayes said he is opposed to sales of recreational marijuana and
clearly stated his reasons why at the Committee of the Whole meeting of
July 13th, 2020 and the Village Board meeting of November 3, 2019.

Staff is hoping to bring the Ordinance before the Board in August or
September for a vote after working out the issues with the operator.

Trustee Richard Baldino moved to direct staff to develop a pilot program
with the existing medial marijuana dispensary to allow adult use sales
exclusively at that location for a period of time. Trustee Mary Beth Canty
Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck
Nays: Hayes

Absent: Tinaglia

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

- A. 2020- 2024 Consolidated Plan including the 2020 Annual Action Plan and CDBG Budget Approved

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

- A. Request for Closed Session per 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) (11) litigation, when an action against, affecting or on behalf of the Village has been filed and is pending before a court or administrative tribunal, or when the Board finds that an action is probable or imminent

XVII. ADJOURNMENT

Trustee Greg Padovani moved to adjourn to Closed Session at 8:54.

Trustee John Scaletta Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Canty, Hayes, LaBedz, Padovani, Rosenberg, Scaletta, Schwingbeck

Absent: Tinaglia



**Village Board
8/3/2020**

Item: Warrant Register 07/30/2020

Department: Village Clerk

ATTACHMENTS:

Description

Warrant Register 07/30/2020

Type

Warrant Register



**VILLAGE OF ARLINGTON
HEIGHTS**
WARRANT REGISTER FOR
CHECK DATE: 7-30-2020

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$268,431.13
211	Motor Fuel Tax Fund	\$232,791.88
215	CDBG Fund	\$122,509.30
227	Foreign Fire Ins Tax Fund	\$8,012.41
231	Criminal Investigation Fd	\$287.71
235	Municipal Parkg Opr Fund	\$183,536.38
401	Capital Projects Fund	\$224,295.76
426	Storm Water Control Fund	\$144,563.26
505	Water and Sewer Fund	\$533,951.44
515	Arts,Entert & Events Fund	\$1,310.90
605	Health Insurance Fund	\$30,588.55
615	Workers Compensation Ins	\$169.98
621	Fleet Operations Fund	\$27,159.87
625	Technology Fund	\$23,171.70
715	Guaranty Deposits Fund	\$200.00
TOTAL ALL FUNDS		\$1,800,980.27

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224575	101-0000-433.14-00	ADVOCATE HEALTH CENTER	REFUND AMBULANCE CLAIM	\$210.80	\$210.80
224597	101-0000-433.14-00	BLUE CROSS BLUE SHIELD	REFUND AMBULANCE CLAIM	\$99.38	\$2,425.19
			REFUND AMBULANCE CLAIM	\$885.01	
			REFUND AMBULANCE CLAIM	\$1,440.80	
224598	101-0000-433.14-00	BLUE CROSS COMMUNITY OPTIONS	REFUND AMBULANCE CLAIM	\$5.60	\$61.60
			REFUND AMBULANCE CLAIM	\$5.60	
			REFUND AMBULANCE CLAIM	\$5.60	
			REFUND AMBULANCE CLAIM	\$5.60	
			REFUND AMBULANCE CLAIM	\$5.60	
			REFUND AMBULANCE CLAIM	\$5.60	
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			REFUND AMBULANCE CLAIM	\$5.60	
			REFUND AMBULANCE CLAIM	\$5.60	
			REFUND AMBULANCE CLAIM	\$5.60	
			REFUND AMBULANCE CLAIM	\$5.60	
224607	101-0000-140.51-00	CANON SOLUTIONS AMERICA	COPIER MAINTENANCE	\$406.03	\$416.03
			COPIER MAINTENANCE	\$10.00	
224628	235-0000-435.65-02	SHARI EMME	REFUND PARKING PERMIT	\$40.00	\$40.00
224635	715-0000-220.93-00	GARY SHEFFERT 20 758	BOND REFUND	\$200.00	\$200.00
224646	101-0000-433.14-00	CYNTHIA HEIMSOTH	REFUND AMBULANCE CLAIM	\$100.00	\$100.00
224666	505-0000-452.42-00	DAN KLOES	REFUND WATER BILL	\$670.98	\$670.98
224681	101-0000-433.14-00	MEDICARE B ILLINOIS	REFUND AMBULANCE CLAIM	\$389.57	\$389.57
224689	101-0000-421.99-00	NEW COSMOS USA INC.	LICENSE REFUND	\$60.00	\$60.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224725	101-0000-433.14-00	STATE FARM INSURANCE AUTO ONLY	REFUND AMBULANCE CLAIM	\$1,555.20	\$1,555.20
224745	101-0000-211.06-00	VISION SERVICE PLAN	PREMIER VISION PREMIUM	\$3,387.36	\$4,554.70
			BASE VISION PREMIUM	\$1,167.34	
224746	101-0000-422.15-00	DAREK WASILEWSKI	REFUND PERMIT FEES	\$65.00	\$65.00
901595	101-0000-210.81-00	DEARBORN LIFE INS CO	SHORT TERM DISABILITY VLG	\$6,099.02	\$6,099.02
901596	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL	\$3,755.40	\$3,755.40
	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE	\$284.00	\$284.00
901598	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL	\$2,049.45	\$2,049.45
	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE	\$96.15	\$96.15
Division 0 Total					\$23,033.09
Department 0 Total					\$23,033.09

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224671	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	SERVICE MISCELLANEOUS	\$400.00	\$9,900.00
			SERVICE MISCELLANEOUS	\$5,000.00	
			SERVICE MISCELLANEOUS	\$4,500.00	
Division 1 Total				\$9,900.00	
Department 1 Total				\$9,900.00	

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224607	101-0201-502.22-15	CANON SOLUTIONS AMERICA	PAPER, OFFICE, MAILROOM	\$11.70	\$11.70
				Division 1 Total	\$11.70
				Department 2 Total	\$11.70

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2221	605-0301-552.42-75	DEPARTMENT OF THE TREASURY	PECORI FEE FOR HEALTH PLN	\$1,908.00	\$1,908.00
224596	605-0301-552.20-55	BENISTAR/HARTFORD - 6795	RETIREE CASH OUT	\$7,737.78	\$7,737.78
224637	605-0301-552.20-05	GOVHR USA LLC	RECRUITMENT FEE	\$3,500.00	\$3,500.00
224648	615-0301-552.30-01	HR DIRECT	COMPLIANCE POSTER RENEWAL	\$84.99	\$169.98
			COMPLIANCE POSTER RENEWAL	\$84.99	
224692	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	\$1,042.00	\$9,502.00
			SERVICE HEALTH TESTING	\$144.00	
			SERVICE HEALTH TESTING	\$419.00	
			SERVICE HEALTH TESTING	\$3,307.00	
			SERVICE HEALTH TESTING	\$2,279.00	
			SERVICE HEALTH TESTING	\$1,951.00	
			SERVICE HEALTH TESTING	\$360.00	
901595	605-0301-552.20-65	DEARBORN LIFE INS CO	VILLAGE BASIC LIFE	\$3,108.60	\$6,553.77
			VILLAGE SUPPL LIFE	\$3,157.70	
			DIRECTORS BASIC LIFE	\$287.47	
	605-0301-552.20-66	DEARBORN LIFE INS CO	LIBRARY BASIC LIFE	\$675.10	\$766.50
			LIBRARY SUPPL LIFE	\$91.40	
901597	605-0301-552.20-44	EMPLOYEE BENEFITS CORP	EBC FLEX FEES	\$620.50	\$620.50
Division 1 Total					\$30,758.53
Department 3 Total					\$30,758.53

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224614	101-0401-503.20-20	CLARK BAIRD SMITH LLP	SERVICE PROFESSIONAL	\$11,640.00	\$11,640.00
224622	101-0401-503.21-65	COOK COUNTY RECORDER OF DEEDS	RECORDING FEES	\$186.00	\$186.00
224629	101-0401-503.20-15	ERNEST R BLOMQUIST PC	RETAINER	\$4,170.00	\$10,387.50
			LEGAL SERVICES	\$6,217.50	
224630	101-0401-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$34.67	\$34.67
224753	101-0401-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$140.90	\$140.90
Division 1 Total					\$22,389.07
Department 4 Total					\$22,389.07

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224586	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	SERVICE FINANCIAL	\$5,933.26	\$5,933.26
224642	101-0501-503.22-03	HARRIS TRUST & SAVINGS BANK	GOVERNMENT FINANCE OFF	\$100.00	\$100.00
	101-0501-503.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM MV1AI6560	\$13.13	\$13.13
224696	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$13.39	\$13.39
224714	505-0501-503.21-65	SEBIS DIRECT INC	SERVICE PRINTING	\$238.86	\$238.86
	505-0501-503.22-10	SEBIS DIRECT INC	SERVICE PRINTING	\$886.83	\$886.83
224717	101-0501-503.20-05	SIKICH LLP	SERVICE PROFESSIONAL	\$525.00	\$525.00
				Division 1 Total	\$7,710.47
				Department 5 Total	\$7,710.47

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224620	625-0601-553.21-65	COMCAST PROCESSING CENTER	ACCT 907065060	\$5,076.49	\$5,076.49
224630	625-0601-553.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$76.59	\$76.59
224642	625-0601-553.21-02	HARRIS TRUST & SAVINGS BANK	NEARMAP US INC	\$5,000.00	\$5,000.00
	625-0601-553.33-05	HARRIS TRUST & SAVINGS BANK	ZOOM.US	\$8.00	\$168.00
			ZOOM.US	\$160.00	
	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US MJ3CW4XV1	\$17.18	\$3,324.31
			DMI DELL HLTHCR/PTR	\$2,998.11	
			IDU INSIGHT PUBLIC SEC	\$309.02	
224713	625-0601-553.33-05	SEAMLESS DOCS	COMPUTERS,DP & WORD PROC.	\$8,500.00	\$8,500.00
224721	625-0601-572.50-10	SOUTHERN COMPUTER WAREHOUSE	PRINTER REPLACEMENT	\$500.50	\$500.50
224743	625-0601-553.21-65	VERIZON WIRELESS	ACCT 78036610800001	\$413.84	\$413.84
224750	625-0601-553.21-65	WOW BUSINESS	ACCT 014753641	\$111.97	\$111.97
Division 1 Total					\$23,171.70
Department 6 Total					\$23,171.70

WARRANT REGISTER - GM0002**Department: 10 Boards & Commissions****Division: 22**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224642	101-1022-502.33-05	HARRIS TRUST & SAVINGS BANK	PAYPAL THE MILL	\$56.11	\$56.11
				Division 22 Total	\$56.11
				Department 10 Total	\$56.11

WARRANT REGISTER - GM0002**Department: 20 Special Events****Division: 5**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224642	515-2005-525.50-55	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US MJ2FZ2PZ0	\$926.34	\$1,310.90
			OUTWATER PLASTICS IND	\$224.60	
			AMZN MKTP US MV2G80GA2	\$159.96	
Division 5 Total				\$1,310.90	
Department 20 Total				\$1,310.90	

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224593	401-3001-572.50-15	AXON ENTERPRISE INC	POLICE EQUIPMENT & SUPPLY	\$12,780.00	\$16,752.00
			SERVICE MISCELLANEOUS	\$3,972.00	
224606	101-3001-511.21-65	CAMIC JOHNSON LTD	SERVICE PROFESSIONAL	\$350.00	\$350.00
224619	101-3001-511.21-65	COMCAST PROCESSING CENTER	SERVICE PROFESSIONAL	\$100.55	\$100.55
224642	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	CIT INTERNATIONAL	\$100.00	\$400.00
			PAYPAL ANIMALCONTR	\$300.00	
	101-3001-511.33-05	HARRIS TRUST & SAVINGS BANK	TORTORICES PIZZA	\$72.15	\$72.15
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	DOJES COM	\$279.43	\$2,642.27
			HC WAREHOUSE/BUCKSTAFF	\$210.00	
			AMAZON.COM MJ5PX76H0	\$31.74	
			FASTENAL COMPANY 01ILW	\$205.34	
			TACTICAL MED SOLUTIONS	\$1,915.76	
	401-3001-572.50-15	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US MJ0GP7G20	\$19.98	\$516.17
			PROTECT COVERS	\$14.95	
			PROTECT COVERS	\$481.24	
224651	101-3001-511.22-02	IL LAW ENFORCEMENT ALARM SYSTEM	DUES	\$360.00	\$360.00
224667	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	\$15.11	\$131.23
			OFFICE MACHINES & ACCESS	\$83.22	
			OFFICE MACHINES & ACCESS	\$32.90	
224674	101-3001-511.22-10	M RUGGED MOBILE TECHNOLOGY	SUPPLIES	\$790.81	\$790.81
224685	101-3001-511.21-65	MINUTEMAN SECURITY TECHNOLOGIES	GENETEC SOFTWARE RENEWAL	\$5,512.00	\$5,512.00
224696	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$295.76	\$295.76
224702	101-3001-511.30-05	PETTY CASH/POLICE	CALEA SUPPLIES	\$40.67	\$55.66

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224702	101-3001-511.30-05	PETTY CASH/POLICE	OFFICE SUPPLIES	\$14.99	\$55.66
224706	101-3001-511.30-35	RAY O'HERRON	CLOTHING REIMBURSEMENT	\$80.00	\$219.99
			CLOTHING REIMBURSEMENT	\$139.99	
224715	101-3001-511.33-25	SHERWIN ACE HARDWARE	POLICE EQUIPMENT & SUPPLY	\$1.06	\$1.06
224728	101-3001-511.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	\$204.00	\$204.00
224736	101-3001-511.21-65	TYLER TECHNOLOGIES INC	SOFTWARE RENEWAL	\$1,220.05	\$1,220.05
224737	401-3001-572.50-10	ULINE INC	OUTDOOR FURNITURE	\$2,437.92	\$2,437.92
Division 1 Total					\$32,061.62

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224698	231-3003-511.40-01	PARTNERS & PAWS VETERINARY SERVICES	SUPPLIES	\$65.00	\$65.00
224712	231-3003-511.40-01	SCIENTIFIC ANIMAL FEEDS AND NEEDS	CANINE UNIT PROGRAM	\$46.17	\$115.76
			CANINE UNIT PROGRAM	\$69.59	
224738	231-3003-511.40-01	ULTRA STROBE COMMUNICATIONS INC	EQUIPMENT	\$106.95	\$106.95
Division 3 Total					\$287.71
Department 30 Total					\$32,349.33

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224599	101-3501-512.33-50	BOUND TREE MEDICAL LLC	THERMOMETERS	\$239.68	\$239.68
224612	101-3501-512.22-03	CITY OF CRYSTAL LAKE	TRAINING	\$120.00	\$120.00
224640	101-3501-512.31-85	HALLORAN POWER EQUIPMENT INC	SMALL TOOLS	\$67.33	\$67.33
224642	101-3501-512.22-02	HARRIS TRUST & SAVINGS BANK	USPS PO BOXES ONLINE	\$106.00	\$106.00
	101-3501-512.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US MJ3MX53O1	\$9.99	\$49.97
			AMZN MKTP US MS4Q73Y21	\$39.98	
	101-3501-512.30-35	HARRIS TRUST & SAVINGS BANK	BULWARK COM	(\$86.70)	(\$86.70)
	101-3501-512.31-65	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US MS7KX9IU2	\$14.99	\$63.98
			WALMART.COM	\$48.99	
	101-3501-512.33-05	HARRIS TRUST & SAVINGS BANK	SONANCE, INC.	\$505.10	\$505.10
224647	101-3501-512.33-50	HENRY SCHEIN MATRX MEDICAL	PPE SUPPLIES	\$1,815.88	\$1,815.88
224649	101-3501-512.22-02	IL DEPT OF PUBLIC HEALTH	LICENSE RENEWAL FEE	\$20.00	\$20.00
224661	101-3501-512.31-85	KAMAN FLUID POWER	HARDWARE SUPPLIES	\$8.20	\$8.20
224691	101-3501-512.22-03	NORTHEASTERN IL PUBLIC SAFETY	TRAINING	\$168.75	\$168.75
224696	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$227.79	\$227.79
224705	101-3501-512.31-60	R H MEDICAL	MEDICAL OXYGEN	\$230.50	\$230.50
224732	101-3501-512.30-35	THREADWORKS	CLOTHING & APPAREL	\$60.00	\$60.00
224740	101-3501-512.22-05	UPS STORE #1051	SHIPPING/DELIVERY SERVICE	\$14.59	\$14.59
224744	101-3501-512.30-35	VISION MARKETING	ACCOUNTABILITY TAGS	\$467.15	\$467.15
224751	101-3501-512.31-85	WS DARLEY & CO	HARDWARE SUPPLIES	\$48.07	\$48.07
224753	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$26.00	\$104.00
			OFFICE MACHINES & ACCESS	\$26.00	
			OFFICE MACHINES & ACCESS	\$26.00	

Check Date: 7-30-2020

Wednesday, July 29, 2020

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224753	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$26.00	\$104.00
				Division 1 Total	\$4,230.29
				Department 35 Total	\$4,230.29

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224610	227-3701-512.22-03	ROSS CHAPMAN	TEXTBOOK REIMBURSEMENT	\$51.70	\$51.70
224634	227-3701-512.22-03	ALEXANDER GABRIELSEN	CLASS REIMBURSEMENT	\$50.00	\$50.00
224669	227-3701-512.50-15	KUHN STUART J	KITCHEN SUPPLIES	\$72.46	\$72.46
224694	227-3701-512.50-15	NORTHWEST METALCRAFT	FURNITURE, NON OFFICE	\$7,494.20	\$7,693.20
			SHIPPING/DELIVERY SERVICE	\$199.00	
224742	227-3701-512.22-03	SCOTT VASICEK	TRAVEL REIMBURSEMENT	\$145.05	\$145.05
Division 1 Total					\$8,012.41
Department 37 Total					\$8,012.41

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224624	101-4001-521.22-01	DAILY HERALD	ADVERTISING	\$118.80	\$118.80
224642	101-4001-521.21-65	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	\$0.99	\$6.17
			APPLE.COM/BILL	\$2.19	
			APPLE.COM/BILL	\$2.99	
	101-4001-521.22-02	HARRIS TRUST & SAVINGS BANK	AMERICAN PLANNING A	(\$865.00)	(\$865.00)
224662	401-4001-571.50-30	KANE MC KENNA & ASSOCIATES	SERVICE PROFESSIONAL	\$3,187.80	\$3,187.80
				Division 1 Total	\$2,447.77
				Department 40 Total	\$2,447.77

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2220	215-4101-522.41-01	ARROW APPRAISAL GROUP LLC	APPRASIAL SERVICES	\$350.00	\$350.00
224603	215-4101-522.41-76	BUILDERS PAVING LLC	SERVICE CONSTRUCTION	\$106,055.50	\$106,055.50
224700	215-4101-522.41-01	PERMA SEAL	CDBG PROGRAM	\$16,103.80	\$16,103.80
				Division 1 Total	\$122,509.30
				Department 41 Total	\$122,509.30

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224607	101-4501-523.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	\$16.05	\$16.05
224731	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	\$588.00	\$626.00
			SERVICE BLDG MAINT	\$38.00	
224753	101-4501-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$26.00	\$52.00
			OFFICE MACHINES & ACCESS	\$26.00	
Division 1 Total					\$694.05
Department 45 Total					\$694.05

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224577	101-7001-541.20-25	ALEXIAN BROS CENTER MENTAL HEALTH	COUNSELING	\$130.00	\$130.00
224584	101-7001-541.22-40	AMERICAN TAXI DISPATCH	SENIOR TAXI SERVICE	\$57.00	\$57.00
224589	101-7001-541.20-25	ARLINGTON CENTER FOR RECOVERY	COUNSELING	\$1,000.00	\$1,000.00
224602	101-7001-541.20-25	BRIGHTSIDE CLINIC	COUNSELING	\$592.50	\$592.50
224623	101-7001-541.33-05	CUSTOM DATA PROCESSING	ANNUAL SOFTWARE RENEWAL	\$10,100.00	\$10,100.00
224632	101-7001-541.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	\$85.00	\$255.00
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$85.00	
224642	101-7001-541.21-65	HARRIS TRUST & SAVINGS BANK	SFAX	\$29.00	\$29.00
	101-7001-541.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM MJ5U50PK1	\$36.99	\$36.99
	101-7001-541.40-53	HARRIS TRUST & SAVINGS BANK	MOTEL 6 ARLINGTON HEIGHTS	\$104.14	\$541.39
			COMFORT INN IL464	(\$77.48)	
			COMFORT INN IL464	\$77.48	
			COMM ED RESI PMT	\$159.43	
			COMM ED RESI PMT	\$277.82	
224663	101-7001-541.20-25	KATOR LCSW, ANNE	COUNSELING	\$600.00	\$900.00
			COUNSELING	\$300.00	
224676	101-7001-541.20-25	MADRIGAL CONSULTING & COUNSELING	COUNSELING	\$2,177.50	\$2,177.50
224677	101-7001-541.40-60	GEORGE MATHAI	RHAP PROGRAM	\$1,400.00	\$1,400.00
224679	101-7001-541.33-10	MC KESSON MEDICAL SURGICAL	CLINIC SUPPLIES	\$13.50	\$548.26
			CLINIC SUPPLIES	\$430.02	
			CLINIC SUPPLIES	\$104.74	
224753	101-7001-541.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Division 1 Total	\$17,852.64

Division: 7

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224642	101-7007-541.21-65	HARRIS TRUST & SAVINGS BANK	WWW.VOLGISTICS.COM	\$61.00	\$61.00
	101-7007-541.22-02	HARRIS TRUST & SAVINGS BANK	NATL COUNC NISC MEMBERSHI	\$145.00	\$145.00
	101-7007-541.30-05	HARRIS TRUST & SAVINGS BANK	BESTBUYCOM806219277893	\$29.99	\$621.50
			BESTBUYCOM806219277893	\$49.99	
			FASTSIGNS ARLINGTON	\$286.19	
			AMZN MKTP US MJ7HC4Z92	\$168.81	
			AMZN MKTP US MJ8BS36V1	\$55.64	
			BESTBUYCOM806219277893	(\$29.99)	
			BESTBUYCOM806219277893	\$29.99	
			MIDLAND RADIO CORPORATION	\$30.88	
	101-7007-541.31-65	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US MS8US5H80	\$126.76	\$692.52
			STICKER GENIUS	\$565.76	
224682	101-7007-541.21-65	METROPOLIS PERFORMING ARTS CENTRE	PROGRAM INSTRUCTIONAL FEES	\$1,918.33	\$1,918.33
224753	101-7007-541.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$18.60	\$18.60
				Division 7 Total	\$3,456.95
				Department 70 Total	\$21,309.59

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224572	401-7101-571.50-30	A LAMP CONCRETE	SERVICE CONSTRUCTION	\$32,998.37	\$32,998.37
	426-7101-571.50-25	A LAMP CONCRETE	SERVICE CONSTRUCTION	\$122,727.79	\$122,727.79
224573	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL EQUIP/SUPPLY	\$585.00	\$585.00
224574	101-7101-531.31-55	ADDISON BUILDING MATERIAL CO	SERVICE BLDG MAINT	\$48.26	\$48.26
224578	101-7101-531.21-11	ALL WINDOW CLEANING SERV INC	WINDOW CLEANING	\$2,855.00	\$2,855.00
224580	101-7101-531.21-02	ALLEGIAN FIRE PROTECTION	ANNUAL FIRE PUMP TESTING	\$465.00	\$465.00
224581	101-7101-531.21-11	ALPHA BUILDING MAINTENANCE SRVS	SERVICE BLDG MAINT	\$2,989.00	\$2,989.00
224583	101-7101-531.21-11	AMERICAN DOOR & DOCK	SERVICE BLDG MAINT	\$620.83	\$620.83
224587	101-7101-531.21-55	APEX LANDSCAPING INC	LANDSCAPING	\$13,933.00	\$13,933.00
224588	101-7101-531.22-02	APWA	MEMBERSHIP DUES	\$2,625.00	\$2,625.00
224590	101-7101-531.22-70	AT & T	ACCT 84725535058159	\$1,656.62	\$1,656.62
224591	101-7101-531.22-70	AT & T	ACCT 84725331203952	\$12,941.88	\$12,941.88
224592	101-7101-531.22-70	AT & T LONG DISTANCE	CORP ID 2147713	\$1,228.46	\$1,228.46
224594	101-7101-531.31-65	BATTERIES PLUS BULBS #842	BATTERIES	\$248.40	\$248.40
224595	101-7101-531.20-05	BAXTER & WOODMAN	PROFESSIONAL SERVICES	\$795.00	\$795.00
224600	401-7101-571.50-30	CATHY BRANCATO	SIDEWALK REIMBURSEMENT	\$997.50	\$997.50
224603	211-7101-571.50-40	BUILDERS PAVING LLC	SERVICE CONSTRUCTION	\$232,791.88	\$232,791.88
	401-7101-571.50-30	BUILDERS PAVING LLC	SERVICE CONSTRUCTION	\$61,137.41	\$122,981.50
			SERVICE CONSTRUCTION	\$61,844.09	
224611	426-7101-571.50-25	CHRISTOPHER B BURKE LTD	WETLAND MAINTENANCE	\$792.29	\$1,835.47
			WETLAND MAINTENANCE	\$436.59	
			WETLAND MAINTENANCE	\$606.59	
224615	101-7101-531.21-55	CLEAN CUT TREE SERVICE INC	LANDSCAPING	\$9,595.00	\$9,595.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224617	401-7101-571.50-30	KEVIN COLEMAN	RESIDENT REIMBURSEMENT	\$635.00	\$635.00
224618	101-7101-531.22-70	COMCAST CABLE	ACCT 8771 10 072 0901436	\$39.20	\$39.20
224621	101-7101-531.21-11	COMPLETE CLEANING CO INC	SERVICE BLDG MAINT	\$5,211.07	\$5,211.07
224625	401-7101-571.50-30	KARYN DALLASTA	RESIDENT REIMBURSEMENT	\$838.75	\$838.75
224627	101-7101-531.31-45	EMERGENT SAFETY	JANITORIAL SUPPLIES	\$388.69	\$388.69
224631	101-7101-531.31-45	FERGUSON FACILITIES SUPPLY HP#3400	JANITORIAL SUPPLIES	\$639.92	\$2,289.09
			JANITORIAL SUPPLIES	\$609.30	
			JANITORIAL SUPPLIES	\$1,039.87	
224632	101-7101-531.21-55	FLECKS LANDSCAPING	SERVICE MISCELLANEOUS	\$5,770.00	\$27,392.40
			SERVICE MISCELLANEOUS	\$21,622.40	
224633	101-7101-531.21-02	FOUNTAIN TECHNOLOGIES LTD	FOUNTAIN MAINTENANCE	\$1,004.00	\$1,004.00
224636	101-7101-531.30-39	GAS DEPOT INC	FUEL,OIL,GREASE, & LUBES	\$787.54	\$15,341.82
			FUEL,OIL,GREASE, & LUBES	\$14,554.28	
224638	101-7101-531.31-55	GRAINGER W W INC	HVAC EQUIPMENT SUPPLIES	\$113.38	\$171.42
			HVAC EQUIPMENT SUPPLIES	\$14.60	
			HVAC EQUIPMENT SUPPLIES	\$43.44	
	101-7101-531.31-85	GRAINGER W W INC	HVAC EQUIPMENT SUPPLIES	\$19.42	\$19.42
224639	101-7101-531.22-02	GRAVES MICHAEL	CDL REIMBURSEMENT	\$50.00	\$50.00
224641	401-7101-571.50-30	HAMPTON LENZINI & RENWICK INC	SERVICE CONSULTING	\$42,419.50	\$42,419.50
224642	101-7101-531.30-01	HARRIS TRUST & SAVINGS BANK	BNP MEDIA, INC.	\$60.00	\$60.00
	101-7101-531.31-55	HARRIS TRUST & SAVINGS BANK	MIDWEST PARTS DISTRIBUTIO	\$454.31	\$454.31
	101-7101-531.31-65	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	\$0.99	\$422.53
			APPLE.COM/BILL	\$0.99	
			APPLE.COM/BILL	\$0.99	
			APPLE.COM/BILL	\$0.99	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224642	101-7101-531.31-65	HARRIS TRUST & SAVINGS BANK	DROPBOX YM495Z49DHNQ	\$59.94	\$422.53
			MIDWEST PARTS DISTRIBUTIO	\$49.37	
			MIDWEST PARTS DISTRIBUTIO	\$109.51	
			SUBLIME WEAR USA	\$65.42	
			U.S. WIPING MATERIALS	\$101.25	
			ZOOM.US 888-799-9666	\$16.54	
			ZOOM.US 888-799-9666	\$16.54	
224643	101-7101-531.21-02	HASTINGS AIR ENERGY CONTROL	HVAC MAINTENANCE	\$1,933.07	\$2,214.84
			HVAC MAINTENANCE	\$281.77	
224644	101-7101-531.21-02	HAYES MECHANICAL	AIR LINE UPGRADES	\$2,069.35	\$21,829.14
			AIR LINE UPGRADES	\$2,407.24	
			AIR LINE UPGRADES	\$2,564.25	
			AIR LINE UPGRADES	\$2,220.13	
			AIR LINE UPGRADES	\$2,386.68	
			AIR LINE UPGRADES	\$951.12	
			AIR LINE UPGRADES	\$590.46	
			AIR LINE UPGRADES	\$947.13	
			AIR LINE UPGRADES	\$1,435.89	
			HVAC MAINTENANCE	\$1,184.91	
			HVAC MAINTENANCE	\$900.71	
			HVAC MAINTENANCE	\$847.31	
			HVAC MAINTENANCE	\$539.01	
			HVAC MAINTENANCE	\$291.17	
			HVAC MAINTENANCE	\$464.46	
			HVAC MAINTENANCE	\$1,232.80	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224644	101-7101-531.21-02	HAYES MECHANICAL	HVAC MAINTENANCE	\$796.52	\$21,829.14
224650	426-7101-571.50-25	IL EPA	SERVICE CONSULTING	\$20,000.00	\$20,000.00
224658	101-7101-531.21-11	INTL EXTERMINATORS INC	PEST CONTROL	\$60.00	\$120.00
			PEST CONTROL	\$60.00	
224659	235-7101-571.50-25	J GILL & COMPANY	SERVICE CONSTRUCTION	\$180,180.00	\$180,180.00
224660	101-7101-531.21-65	JOHNSON CONTROLS SECURITY SOLUTIONS	QUARTERLY MONITORING	\$106.43	\$507.78
			QUARTERLY MONITORING	\$143.00	
			QUARTERLY MONITORING	\$258.35	
224668	401-7101-571.50-30	VENKAT KRISHNAMOORTHY	RESIDENT REIMBURSEMENT	\$260.00	\$260.00
224670	101-7101-531.30-39	LEAHY WOLF CO	FUEL,OIL,GREASE & LUBES	\$1,107.09	\$1,107.09
224672	101-7101-531.31-45	LOWES COMMERCIAL SERVICES	JANITORIAL SUPPLIES	\$42.40	\$82.65
			JANITORIAL SUPPLIES	\$40.25	
	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	(\$44.39)	(\$56.31)
			HARDWARE SUPPLIES	(\$74.96)	
			HARDWARE SUPPLIES	\$31.30	
			HARDWARE SUPPLIES	\$18.47	
			HARDWARE SUPPLIES	\$13.27	
224673	101-7101-531.31-40	LURVEY LANDSCAPE SUPPLY	LANDSCAPING	\$3,099.76	\$3,099.76
224683	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	ELEVATOR MAINTENANCE	\$1,418.21	\$1,418.21
224687	101-7101-531.31-90	MULTIPLE CONCRETE ACCESSORIES	STREETS SUPPLIES	\$290.40	\$290.40
224690	101-7101-531.21-50	NICOR	ACCT 01701843946	\$396.58	\$396.58
224693	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	SERVICE BLDG MAINT	\$246.17	\$246.17
224697	101-7101-531.31-90	OZINGA READY MIX CONCRETE INC	ASPHALT	\$1,914.80	\$1,914.80
224701	101-7101-531.31-40	PESCHES FLOWER SHOP	LANDSCAPING	\$185.36	\$289.34
			LANDSCAPING	\$103.98	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224703	101-7101-531.21-15	POTHOLE PROS INC	SERVICE CONSTRUCTION	\$3,392.00	\$6,572.00
			SERVICE CONSTRUCTION	\$3,180.00	
224704	101-7101-531.31-65	PRO SAFETY INC	HARDWARE SUPPLIES	\$444.60	\$444.60
224707	101-7101-531.20-05	REFERRALS BY REQUEST LLC	WEATHER FORECAST SERVICE	\$600.00	\$600.00
224711	101-7101-531.21-55	SANDY'S LAWN AND TREE CARE	SERVICE MISCELLANEOUS	\$5,610.00	\$7,328.00
			LANDSCAPING	\$1,718.00	
224715	101-7101-531.31-45	SHERWIN ACE HARDWARE	JANITORIAL SUPPLIES	\$13.18	\$13.18
	101-7101-531.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$20.97	\$62.63
			BATTERIES	\$13.77	
			HARDWARE SUPPLIES	\$27.89	
	101-7101-531.31-85	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$37.98	\$37.98
224716	101-7101-531.31-65	SIGNS BY TOMORROW	COVID 19 DECALS	\$1,313.90	\$1,313.90
224719	401-7101-571.50-30	MARK SOKOLOWSKI	RESIDENT REIMBURSEMENT	\$120.00	\$120.00
224720	101-7101-531.22-70	SOUND INCORPORATED	SENIOR CENTER PHONE SYSTEM	\$72.73	\$672.73
			VILLAGE PHONE SYSTEM	\$600.00	
224730	401-7101-571.50-30	RALPH THINNES	RESIDENT REIMBURSEMENT	\$151.25	\$151.25
224733	101-7101-531.31-65	TRAFFIC CONTROL & PROTECTION	STREETS SUPPLIES	\$1,852.50	\$1,852.50
224734	101-7101-531.31-65	TRAFFIC SAFETY STORE	STREETS SUPPLIES	\$1,438.22	\$1,438.22
224735	101-7101-531.22-02	TULLAR KENNETH	CDL REIMBURSEMENT	\$50.00	\$50.00
224739	101-7101-531.21-11	UNIFIRST CORPORATION	MATS	\$104.48	\$188.99
			MATS	\$84.51	
224749	101-7101-531.20-05	WILSON CONSULTING	AT&T PHONE AUDIT	\$375.00	\$375.00
224752	101-7101-531.22-15	XEROX CORPORATION	COPIER MAINTENANCE	\$21.43	\$21.43
801976	101-7101-531.22-70	AT & T	ACCT 84725961248940	\$46.78	\$4,495.92
			ACCT 84739208661733	\$49.11	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801976	101-7101-531.22-70	AT & T	ACCT 84739271083278	\$48.11	\$4,495.92
			ACCT 84743978686650	\$93.56	
			ACCT 84757754536603	\$74.27	
			ACCT 84757757951551	\$268.37	
			ACCT 84779713213488	\$46.78	
			ACCT 847R1605198974	\$3,213.12	
			ACCT 847Z9727849771	\$655.82	
801978	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 2278061084	\$171.40	\$7,160.00
			ACCT 7363016029	\$6,818.41	
			ACCT 8572043011	\$170.19	
Division 1 Total				\$928,454.94	
Department 71 Total				\$928,454.94	

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224576	505-7201-561.31-60	ALEXANDER CHEMICAL CORP	CHLORINE GAS	\$1,463.00	\$1,463.00
224579	505-7201-561.50-15	ALLAN INTEGRATED CONTROL SYSTEMS	SERVICE DATA PROC, SFTWR	\$8,920.00	\$8,920.00
224582	505-7201-561.21-36	ALTORFER INDUSTRIES	RENTAL/LEASE EQUIPMENT	\$1,157.50	\$1,157.50
224583	505-7201-561.50-20	AMERICAN DOOR & DOCK	SERVICE BLDG MAINT	\$2,448.00	\$2,448.00
224588	505-7201-561.22-02	APWA	MEMBERSHIP DUES	\$350.00	\$350.00
224605	505-7201-561.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$17,146.64	\$17,146.64
	505-7201-561.21-62	C C CARTAGE INC	WATER/SEWER SYSTEM SUPPLY	\$4,429.37	\$4,429.37
	505-7201-561.31-90	C C CARTAGE INC	WATER SEWER SYSTEM SUPPLY	\$4,791.00	\$11,206.35
			WATER/SEWER SYSTEM SUPPLY	\$6,415.35	
224616	505-7201-561.21-62	CLEAN HARBORS ENVIRONMENTAL SRVS	BIOHAZARD DISPOSAL	\$1,812.81	\$1,812.81
224626	505-7201-561.31-01	EJ USA INC	WATER SEWER SYSTEM SUPPLY	\$3,419.88	\$3,419.88
224642	505-7201-561.22-02	HARRIS TRUST & SAVINGS BANK	AWWA.ORG	\$224.00	\$224.00
	505-7201-561.31-55	HARRIS TRUST & SAVINGS BANK	CHICAGO SWITCHBOARD CO	\$803.00	\$803.00
	505-7201-561.31-65	HARRIS TRUST & SAVINGS BANK	CHICK-FIL-A #02845	\$66.17	\$734.90
			DROPBOX YM495Z49DHNG	\$59.94	
			FIRE HOSE DIRECT	\$340.00	
			PAYPAL ALMSALESLLC EB	\$69.05	
			SUBLIME WEAR USA	\$65.41	
			U.S. WIPING MATERIALS	\$101.25	
			ZOOM.US 888-799-9666	\$16.54	
			ZOOM.US 888-799-9666	\$16.54	
224645	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	\$1,518.00	\$3,488.10
			SERVICE METER	\$1,970.10	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224645	505-7201-561.31-02	HBK WATER METER SERVICE INC	METERS SUPPLIES	\$540.28	\$1,609.18
			METERS SUPPLIES	\$280.00	
			METERS SUPPLIES	\$788.90	
224665	505-7201-561.50-15	KENO & SONS CONSTRUCTION CO	SERVICE CONSTRUCTION	\$81,647.10	\$81,647.10
224709	505-7201-561.31-05	ROSEMOUNT INC	SERVICE BLDG MAINT	\$220.03	\$220.03
224724	505-7201-561.31-02	STANDARD PIPE & SUPPLY INC	METERS SUPPLIES	\$10.03	\$10.03
224729	505-7201-561.21-35	TAYLOR PLUMBING	METERS SUPPLIES	\$4,721.75	\$7,214.18
			METERS SUPPLIES	\$1,657.00	
			METERS SUPPLIES	\$835.43	
224734	505-7201-561.31-65	TRAFFIC SAFETY STORE	BARRICADES	\$4,178.87	\$4,178.87
224741	505-7201-561.31-85	USA BLUEBOOK	WATER/SEWER SYSTEM SUPPLY	\$398.17	\$398.17
224747	505-7201-561.31-01	WATER PRODUCTS CO	WATER/SEWER SYSTEM SUPPLY	\$910.20	\$1,946.20
			WATER/SEWER SYSTEM SUPPLY	\$1,036.00	
224754	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER/SEWER SYSTEM SUPPLY	\$625.10	\$2,023.30
			WATER/SEWER SYSTEM SUPPLY	\$1,398.20	
801975	505-7201-561.21-50	NICOR	ACCT 04055600003	\$137.67	\$303.62
			ACCT 05850400002	\$41.12	
			ACCT 16797600000	\$124.83	
801976	505-7201-561.22-70	AT & T	ACCT 84743746842777	\$46.78	\$93.56
			ACCT 84743746858567	\$46.78	
801977	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 920545-7	\$9,985.38	\$18,400.25
			ACCT 920545-2	\$808.36	
			ACCT 920545-0	\$495.05	
			ACCT 920545-9	\$2,764.60	
			ACCT 920545-5	\$4,346.86	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801978	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 1092085063	\$86.87	\$86.87
801979	505-7201-561.22-70	AMERICAN MESSAGING	ACCT U1-109311	\$193.71	\$193.71
				Division 1 Total	\$175,928.62
				Department 72 Total	\$175,928.62

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224715	235-7301-532.31-65	SHERWIN ACE HARDWARE	PLUMBING EQUIP FIXT,SUPP	\$18.92	\$18.92
801976	235-7301-532.21-50	AT & T	ACCT 847R0608437214	\$406.98	\$406.98
801978	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	ACCT 4643715006	\$19.64	\$83.72
			ACCT 5231622008	\$64.08	
Division 1 Total					\$509.62

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224727	235-7302-532.31-65	SUBURBAN TRIM & GLASS	VAIL GARAGE-GLASS REPAIR	\$458.85	\$458.85
801977	235-7302-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 920545-1	\$1,395.59	\$1,395.59
Division 2 Total					\$1,854.44

Division: 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801977	235-7304-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 920545-8	\$952.32	\$952.32
Division 4 Total					\$952.32
Department 73 Total					\$3,316.38

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224585	621-7501-551.21-36	AMERIGAS-PALATINE	CYLINDER EXCHANGE	\$32.55	\$32.55
224588	621-7501-551.22-02	APWA	MEMBERSHIP DUES	\$175.00	\$175.00
224601	621-7501-551.22-02	KARL BRANDT	CDL REIMBURSEMENT	\$50.00	\$50.00
224604	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$38.12	\$292.58
			VEH MAINTENANCE SUPPLY	\$41.27	
			VEH MAINTENANCE SUPPLY	\$136.95	
			VEH MAINTENANCE SUPPLY	\$76.24	
224608	621-7501-551.31-51	CASEY EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$1,348.04	\$1,348.04
224609	621-7501-551.21-07	CASSIDY TIRE & SERVICE	VEH MAINTENANCE SUPPLY	\$89.99	\$89.99
224613	621-7501-551.21-36	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLY	\$49.39	\$49.39
224642	621-7501-551.21-07	HARRIS TRUST & SAVINGS BANK	IL TOLLWAY-AUTOREPLENISH	\$40.00	\$120.00
			IL TOLLWAY-AUTOREPLENISH	\$40.00	
			IL TOLLWAY-AUTOREPLENISH	\$40.00	
	621-7501-551.31-65	HARRIS TRUST & SAVINGS BANK	SOI NEXIQ	(\$40.50)	\$648.00
			SOI NEXIQ	\$688.50	
224652	621-7501-551.21-07	IL SECRETARY OF STATE	REGISTRATION RENEWAL	\$151.00	\$151.00
224653	621-7501-551.21-07	IL SECRETARY OF STATE	REGISTRATION RENEWAL	\$151.00	\$151.00
224654	621-7501-551.21-07	IL SECRETARY OF STATE	REGISTRATION RENEWAL	\$151.00	\$151.00
224655	621-7501-551.21-07	IL SECRETARY OF STATE	REGISTRATION RENEWAL	\$151.00	\$151.00
224656	621-7501-551.21-07	IL SECRETARY OF STATE	REGISTRATION RENEWAL	\$151.00	\$151.00
224664	621-7501-551.31-51	KEN BURNS INC	VEH MAINTENANCE SUPPLY	\$239.24	\$239.24
224675	621-7501-551.21-07	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$5,439.46	\$5,439.46
	621-7501-551.31-51	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$54.78	\$1,984.97

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224675	621-7501-551.31-51	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$1,930.19	\$1,984.97
224680	621-7501-551.31-51	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	\$214.30	\$262.43
			VEH MAINTENANCE SUPPLY	\$48.13	
224686	621-7501-551.31-51	MORTON GROVE AUTOMOTIVE WEST	VEH MAINTENANCE SUPPLY	\$334.95	\$334.95
224688	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	\$290.00	\$1,542.45
			VEH MAINTENANCE SUPPLY	\$16.56	
			VEH MAINTENANCE SUPPLY	\$204.36	
			VEH MAINTENANCE SUPPLY	\$2.80	
			VEH MAINTENANCE SUPPLY	\$46.10	
			VEH MAINTENANCE SUPPLY	\$8.48	
			VEH MAINTENANCE SUPPLY	\$889.98	
			VEH MAINTENANCE SUPPLY	\$26.09	
			VEH MAINTENANCE SUPPLY	\$17.57	
			VEH MAINTENANCE SUPPLY	\$40.51	
224695	621-7501-551.31-51	NWC BODY WORKS INC	VEH MAINTENANCE SUPPLY	\$123.06	\$123.06
224699	621-7501-551.31-51	PATLIN INC	VEH MAINTENANCE SUPPLY	\$188.34	\$188.34
224710	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	\$1,368.29	\$1,518.71
			VEH MAINTENANCE SUPPLY	\$150.42	
224718	621-7501-551.21-02	SNAP ON INDUSTRIAL TOOLS	VEH MAINTENANCE SUPPLY	\$4,664.71	\$4,664.71
	621-7501-551.31-51	SNAP ON INDUSTRIAL TOOLS	VEH MAINTENANCE SUPPLY	\$23.06	\$23.06
224722	621-7501-551.21-07	SPRING ALIGN	VEH MAINTENANCE SUPPLY	\$6,892.59	\$7,022.54
			VEH MAINTENANCE SUPPLY	\$129.95	
224723	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$5.13	\$24.95
			VEH MAINTENANCE SUPPLY	\$19.82	
224726	621-7501-551.21-07	SUBURBAN ACCENTS INC	VEHICLE GRAPHICS	\$45.00	\$45.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224739	621-7501-551.30-35	UNIFIRST CORPORATION	UNIFORMS	\$61.84	\$123.68
			UNIFORMS	\$61.84	
224748	621-7501-551.31-51	WEST SIDE TRACTOR SALES CO	VEH MAINTENANCE SUPPLY	\$61.77	\$61.77
Division 1 Total					\$27,159.87
Department 75 Total					\$27,159.87

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224645	505-9001-571.50-25	HBK WATER METER SERVICE INC	METERS SUPPLY	\$2,648.89	\$6,587.71
			METERS SUPPLY	\$3,938.82	
224657	505-9001-571.50-25	IMEG CORP	SERVICE CONSULTING	\$20,304.89	\$20,304.89
224678	505-9001-571.50-25	MAURO SEWER CONSTRUCTION	SERVICE CONSTRUCTION	\$323,589.30	\$323,589.30
224684	505-9001-571.50-25	MIDWEST METER INC	PROGRAMMER FOR AMR REG	\$149.25	\$149.25
224708	505-9001-571.50-25	ROBINSON ENGINEERING LTD	SERVICE CONSULTING	\$5,595.00	\$5,595.00
Division 1 Total					\$356,226.15
Department 90 Total					\$356,226.15
TOTAL ALL FUNDS:					\$1,800,980.27



Village Board
8/3/2020

Item: Report of Committee of the Whole Meeting of August 3, 2020

Department: Village Manager's Office

Report of Committee of the Whole Meeting of August 3, 2020

Interview of Roberto Cataldo for Appointment to the Fire and Police Commission
- term ending 4/30/21



Village Board
8/3/2020

Item: Report of Committee of the Whole Meeting of August 3, 2020

Department: Village Manager's Office

Report of Committee of the Whole Meeting of August 3, 2020

Interview of Jennifer Sweis for Appointment to the Housing Commission - term ending 4/30/23



**Village Board
8/3/2020**

Item: Stryker Power-Pro Hydraulic Ambulance Cots

Department: Fire Department

The Fire Department typically responds to approximately 8,000 emergency medical incidents per year. The majority of calls expose personnel to some form of spinal and joint loading due to activities such as lifting, lowering, carrying, and loading a patient and cot into an ambulance. Often these activities involve awkward lifting postures and hazardous conditions. While safer lifting policies have been introduced, emergency medical service (EMS) personnel still lift weights which other healthcare workers can avoid. Operating in this demanding environment over an extended period of time can lead to cumulative trauma injuries. The Village has determined that a major component of an overall solution is the adoption of power cots and lifting systems in Fire Department EMS operations. The Fire Department identified a system that meets its operational requirements and purchased Stryker Power-Pro XT powered cots and Stryker Power-Load lifting systems in 2016 and 2017. The combined system has been in operation for over four year on all four of the Village's four front-line ambulances, with very good results.

With the proven success of the four Stryker power cots and power load and system, the Fire Department is seeking approval to purchase two additional systems - one for each reserve ambulance. This will provide consistency throughout the fleet, improve safety and increase vehicle lifespans and delay the purchase of ambulances by allowing reserve ambulances to be placed into the front line status more frequently.

\$51,676.58 for the two Stryker Power Load Systems would be drawn from the Fire Department's 2020 Capital Improvement Project budget. The 2017 bid was awarded to Stryker and the Fire Department is recommending that the Village Board waive the bid process and award the contract to the manufacturer again to assure that all ambulances are equipped equally and provide consistency in our service contracts.

RECOMMENDATION

It is recommended that the Village Board waive the bid process and award a contract to Stryker EMS of Johnsburg, IL for the purchase of two

additional Power Load Systems for a total of\$51,676.58.

ATTACHMENTS:

Description	Type
Stryker Power Load Quote	Exhibits



POWER LOAD

Quote Number: 10221217

Remit to: **Stryker Medical**

P.O. Box 93308

Version: 1

Chicago, IL 60673-3308

Prepared For: VILLAGE OF ARLINGTON HEIGHTS

Rep: Steven Schmidt

Attn:

Email: steven.schmidt@stryker.com

Phone Number:

Quote Date: 07/16/2020

Expiration Date: 07/31/2020

Delivery Address

Name: FOSTER COACH

Account #: 1160185

Address: 903 PROSPERITY DR

Sterling

Illinois 61081

End User - Shipping - Billing

Name: VILLAGE OF ARLINGTON HEIGHTS

Account #: 1160185

Address: 1150 N ARLINGTON HEIGHTS RD

ARLINGTON HEIGHTS

Illinois 60004-4739

Bill To Account

Name: VILLAGE OF ARLINGTON HEI

Account #: 1160180

Address: 33 S ARLINGTON HEIGHTS RD

ARLINGTON HEIGHTS

Illinois 60004

Equipment Products:

#	Product	Description	Qty	Sell Price	Total
1.0	639005550001	MTS POWER LOAD	2	\$20,500.24	\$41,000.48
2.0	6506000000	Power-PRO XT	1	\$6,984.00	\$6,984.00
2.1	6085033000	PR Cot Retaining Post		\$0.00	\$0.00
2.2	7777881669	3 Yr X-Frame Powertrain Wrnty		\$0.00	\$0.00
2.3	7777881670	2 Yr Bumper to Bumper Warranty		\$0.00	\$0.00
2.4	6506026000	Power Pro Standard Components		\$0.00	\$0.00
2.5	6500001430	X-RESTRAINT PACKAGE		\$0.00	\$0.00
2.6	0054030000	DOM SHIP (NOT HI, AK, PR, GM)		\$0.00	\$0.00
2.7	0054032000	Domestic Boxed Ship Option		\$0.00	\$0.00
2.8	650606160000	ONE PER ORDER, MANUAL, ENG OPT		\$0.00	\$0.00
2.9	6500082000	Knee-Gatch/Trendelenburg		\$877.00	\$877.00
2.10	6506038000	Steer Lock Option		\$842.00	\$842.00
2.11	6060036017	SAFETY HOOK, SHORT		\$0.00	\$0.00
2.12	6506127000	Power-LOAD Compatible Option		\$744.40	\$744.40
2.13	6500028000	120V AC SMRT Charging Kit		\$0.00	\$0.00
2.14	6500003130	KNEE GATCH BOLSTER MATRSS, XPS		\$0.00	\$0.00
2.15	6506040000	XPS Option		\$878.80	\$878.80
2.16	6506036000	No HE Section O2 Bottle		\$0.00	\$0.00
2.17	0054200994	No Runner/HE O2		\$0.00	\$0.00



POWER LOAD

Quote Number: 10221217

Version: 1

Prepared For: VILLAGE OF ARLINGTON HEIGHTS

Attn:

Remit to: Stryker Medical

P.O. Box 93308

Chicago, IL 60673-3308

Rep: Steven Schmidt

Email: steven.schmidt@stryker.com

Phone Number:

Quote Date: 07/16/2020

Expiration Date: 07/31/2020

#	Product	Description	Qty	Sell Price	Total
2.18	6500315000	3 Stage IV Pole PR Option		\$151.60	\$151.60
2.19	6506012003	STANDARD FOWLER		\$0.00	\$0.00
2.20	639000010902	LABEL, WIRELESS		\$0.00	\$0.00
2.21	6500130000	Pocketed Back Rest Pouch		\$114.00	\$114.00
2.22	6500128000	Head End Storage Flat		\$61.20	\$61.20
2.23	6500147000	Equipment Hook		\$23.20	\$23.20
Equipment Total:					\$51,676.68

Price Totals:

Grand Total:	\$51,676.68
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Comments:

Prices: In effect for 60 days.

Terms: Net 30 Days

Ask your Stryker Sales Rep about our flexible financing options.

AUTHORIZED CUSTOMER SIGNATURE

Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule.

Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency.

Terms: Net 30 days. FOB origin. A copy of Stryker Medical's standard terms and conditions can be obtained by calling Stryker Medical's Customer Service at 1-800-Stryker.

In the event of any conflict between Stryker Medical's Standard Terms and Conditions and any other terms and conditions, as may be included in any purchase order or purchase contract, Stryker's terms and conditions shall govern.

Cancellation and Return Policy: In the event of damaged or defective shipments, please notify Stryker within 30 days and we will remedy the situation. Cancellation of orders must be received 30 days prior to the agreed upon delivery date. If the order is cancelled within the 30 day window, a fee of 25% of the total purchase order price and return shipping charges will apply.



Village Board
8/3/2020

Item: Ordinance - 2-Way Stop Streets - Pioneer Park

Department: Engineering/PW/Legal

The Village has reviewed uncontrolled intersections for the neighborhood surrounding Pioneer Park. Accident data and intersection conditions were evaluated to determine if the warrant was met for 2-way stop control. Based upon the results, stop signs are recommended at the intersections listed below.

STREET STOPPING STREET BEING STOPPED FOR

Rockwell Street Chestnut Avenue

Evergreen Avenue Orchard Street

Chestnut Avenue George Street

Walnut Avenue George Street

RECOMMENDATION

It is recommended that the attached Ordinance Designating Two-Way Stop Streets in the Pioneer Park neighborhood be approved.

ATTACHMENTS:

Description

2-way Stop Streets - Pioneer Park

Type

Ordinance

AN ORDINANCE DESIGNATING
TWO-WAY STOP STREETS

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

SECTION ONE: The following described intersections are hereby designated as stop intersections. It shall be unlawful for any person operating a motor vehicle within the designated streets to enter into such intersections without coming to a full and complete stop as required by a stop sign appropriately located:

TWO-WAY STOPS: Rockwell Street to stop for Chestnut Avenue
Evergreen Avenue to stop for Orchard Street
Chestnut Avenue to stop for George Street
Walnut Avenue to stop for George Street

SECTION TWO: The Village Manager is hereby directed to install appropriate signs as indicated in this Ordinance to effectuate the purposes of this Ordinance.

SECTION THREE: Any person, firm or corporation violating any of the terms of this Ordinance shall be fined not more than \$750 for each such offense.

SECTION FOUR: That any ordinance or part of ordinance in conflict with the provisions of this Ordinance are hereby repealed.

SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage, approval, publication in pamphlet form and the posting of signs at the intersections set forth above in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 3rd day of August, 2020.

Village President

ATTEST:

Village Clerk



Village Board
8/3/2020

Item: Ordinance - Code Amendment - Chapter 7 - Inclusionary Housing Ordinance

Department: Planning/Legal

An Ordinance Amending Chapter 7 of the Arlington Heights Municipal Code (Inclusionary Housing Ordinance)

ATTACHMENTS:

Description

Code Amendment - Chapter 7 - Inclusionary Housing Ordinance

Type

Ordinance

AN ORDINANCE AMENDING CHAPTER 7
OF THE ARLINGTON HEIGHTS MUNICIPAL CODE

WHEREAS, at a public meeting on September 9, 2019, the President and Board of Trustees, meeting as a Committee-of-the-Whole, discussed a series of recommendations regarding refining Arlington Heights Affordable Guidelines; and

WHEREAS, at the conclusion of the Committee-of-the-Whole meeting, the Village Board directed the preparation of an Inclusionary Housing Ordinance which was subsequently researched and a draft provided for further discussion and revision by the Housing Commission and Committee-of-the-Whole; and

WHEREAS, at the Village Board meeting on July 20, 2020, the Village Board voted in favor of the recommendation of the Committee-of-the-Whole to approve an Inclusionary Housing Ordinance,

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

SECTION ONE: That Chapter 7, Other Village Government Provisions, of the Arlington Heights Municipal Code, is hereby amended by adding Article XVII, Inclusionary Housing Ordinance, which shall read as follows:

Article XVII Inclusionary Housing Ordinance

Section 7-1701 Purpose. The purpose of this Article is to promote the public health, safety, and welfare by encouraging high quality housing throughout the Village sufficient to meet the needs of all Arlington Heights residents. The Village may adopt administrative guidelines to assist in the effective implementation of this Article.

While this Article provides alternatives to the production of on-site affordable units, the preference of this Article is to provide permanent affordable dwelling units that are constructed on the site of all Covered Development Projects. Affordable dwelling units created pursuant to this Article shall remain affordable in perpetuity. All cash payments received pursuant to this Article shall be deposited into the Village's Affordable Housing Trust Fund. Effective January 1, 2021, the fee-in-lieu amounts and linkage fees shall be adjusted in January of each year by the annual percentage change in the Consumer Price Index (CPI-U) for the Chicago-Elgin-Naperville area.

Section 7-1702 Definitions. For purposes of this Article, the following definitions shall apply:

- a. Affordable Dwelling Unit or Attainable Housing. Decent, safe, sanitary, and appropriate housing that households below median income can own or rent without having to devote more than 30 percent of their gross income to monthly housing expenses.

- b. Affordable Housing Trust Fund. A trust fund providing sustainable financial resources to address the attainable housing needs of eligible households in Arlington Heights; and preserving and producing affordable dedicated attainable housing.
- c. Affordability Period. The time during which the affordability restrictions imposed by this Article shall apply to affordable dwelling units.
- d. Applicant. Any developer, individual, non-profit, housing owner/operator who applied to the Village for processing for approval of a covered development pursuant to this Article.
- e. Area Median Income. The median income level for the Chicago-Joliet-Naperville Metro Area, as established and defined in the annual schedule published by the Secretary of Housing and Urban Development, and adjusted for household size.
- f. Base Density. The number of dwelling units permitted to be constructed on a parcel in conformation with the requirements of the zoning district in which it is located, prior to applying any applicable density bonus.
- g. Consumer Price Index. Consumer price index for all urban consumers as published annually by the U.S. Department of Labor, Bureau of Labor Statistics.
- h. Covered Development Project. Any development project in the Village that is required to provide affordable dwelling units, fees in lieu of affordable housing, or linkage fees under provisions of this Article. Projects at one location undertaken in phases, stages, or otherwise developed in distinct parts shall be considered a single Covered Development Project.
- i. Developer. Any person, firm, corporation, partnership, limited liability company, association, joint venture, or any entity or combination of entities that develops dwelling units, including any successors or assigns, but does not include any governmental entity.
- j. Housing Expenses for Rental Housing. Rent and utilities.
- l. Market Rate Dwelling Units. Residential dwelling units that are not required to be affordable dwelling units under this Article.
- l. Primarily Affordable Dwelling Development. A residential multi-family development that may have the physical characteristics of a covered development, but will have affordability restrictions that exceed the requirements of this Article. This may include a development in which all of the units are restricted to households earning at or below the median income.
- m. Publicly Assisted Development. A residential multi-family development that received some form of public financial assistance, which may include TIF funding or funding from the Village's Affordable Housing Trust Fund.

Section 7-1703 Affordable Housing Plan. All developers of Covered Development Projects as defined in Section 1704c and d shall provide an Affordable Housing Plan at the same time as their first submittal to the Village for any reason related to the Covered Development Project.

Section 7-1704 Covered Development Projects. The provisions of this Article shall apply to the following developments:

- a. all developments that result in new single family (one and two family detached) dwelling units, and
- b. new multi-family dwelling units.

Section 7-1705 Annual Reporting. For all Covered Development Projects as defined in Section 1704c and d, the developer or its successors, assignee, or designee shall submit an annual compliance report to the Village no later than March 1 of each year for the prior year. This report shall describe the status of each affordable unit in detail including, but not limited to, changes in tenancy, turnovers, and income certifications for all new tenants. The reports shall also include annual recertification of all tenants renting affordable units.

Section 7-1706 Single Family Dwelling Units (One and Two Family Detached Dwellings)
The requirement for new single family dwelling units built in place of an existing single-family dwelling unit that was torn down is payment of a linkage fee of \$3,500 per dwelling unit. This fee is due as part of the building permit fees. No actual affordable units are required.

Section 7-1707 Multi-Family Rental Developments. The following are the requirements for affordable units and/or cash in lieu of units for multi-family rental developments.

- a. For multi-family rental developments containing nine or fewer dwelling units, no actual affordable units are required to be provided. A linkage fee of \$3,500 per market rate unit is due as part of the building permit fees. The developer may voluntarily provide actual on-site affordable units, in which case no fee is required.
- b. For multi-family rental developments containing ten or more dwelling units, the following are the requirements for affordable units:
 - 1. Downtown (B-5 District) – Market Rate Privately Funded Developments. The affordability requirement is 7.5% of the total number of units. This requirement may be met in one of two ways:
 - a) The developer may voluntarily provide 7.5% of the total number of units as actual on-site affordable units, in which case no fee is required.
 - b) A minimum of 5% of the total units must be actual affordable on-site units. The remaining percentage to meet the total unit requirement, up to 2.5%, can be met by payment of a fee-in-lieu in the amount of \$25,000 per required affordable unit; or

If the developer can provide information to show that affordable units are not reasonably feasible, in lieu of providing any units, the Village may accept a fee of \$75,000 per unit for 10% of the total number of units.

2. All Zoning Districts other than B-5 - Market Rate Privately Funded Developments. The affordability requirement is 5% of the total number of units in the development must be on-site affordable dwelling units. If the developer can provide information to show that affordable units are not reasonably feasible, in lieu of providing affordable units, the Village may accept a fee of \$75,000 per unit for 10% of the total number of units.
 3. All Zoning Districts - Publicly Assisted Developments. The affordability requirement is that 10% of the total number of units in the development must be affordable on-site units. There is no fee-in-lieu option for publicly assisted developments.
- c. Maximum Price For-Rent Affordable Units. The maximum gross rent, including a utility allowance for utilities not provided with the rent, shall be the gross rent affordable to households with annual incomes at 60% of area median income as devoting no more than 30 percent of their gross income to monthly housing expenses as calculated annually by the Illinois Housing Development Authority based on number of bedrooms in the unit.

Section 7-1708 Multi-Family For-Sale Developments. There is no requirement for actual affordable units for multi-family for sale developments. There is a fee-in-lieu requirements as follows:

- a. For multi-family for sale developments containing nine or fewer dwelling units, there is a linkage fee of \$3,500 per market rate unit due as part of the building permit fees.
- b. For multi-family for sale developments containing ten or more dwelling units, there is a fee-in-lieu of affordable units in the amount of 12.5% of the unit value (projected, list, or sale price) or other calculation method approved by the Village per market rate unit for 10% of the total number of units in the development. The fee-in-lieu shall be capped at \$75,000 per required unit (subject to annual CPI adjustment) and shall be paid at the time of occupancy permit for the first unit.
- c. If affordable units are voluntarily provided, the units must be affordable to households at 80% of area median income for the applicable unit size as calculated annually by the Illinois Housing Development Authority.

Section 7-1709 Development Cost Offsets. The following development cost offsets may apply as set forth below for Covered Development Projects:

- a. Density Bonuses. At the discretion of the Village Board, a density bonus may be provided equal to no more than one market rate dwelling unit for each required affordable dwelling

unit constructed on the site of the Covered Development Project. No density bonus shall be provided for any affordable units for which a fee-in-lieu is paid instead of construction of an affordable unit.

- b. Fee Waivers. An applicant that fully complies with providing actual affordable units in accordance with the requirements of this Article shall, upon written request, receive from the Village a waiver of all of the otherwise applicable application fees and building permit fees imposed by the Village, but only with regard to the affordable units in the Covered Development Project. The fees charged for the total development shall be adjusted proportionally to reflect this waiver of fees for the affordable dwelling units, but in no instance will more than 50% of the permit fees be waived. Under no circumstances will any out-of-pocket fees or impact fees be waived.
- c. Parking Requirements in the Downtown Only. Subject to availability, at the discretion of the Village, parking requirements for affordable on-site units may be partially satisfied using parking permits in downtown Village parking garages at a rate not-to-exceed one parking permit per affordable on-site affordable unit at a monthly parking fee to be determined by the Village.

Section 7-1710 Integration of Affordable Housing Units. The following are the requirements for affordable dwelling units in Covered Development Projects:

- a. Affordable units shall be dispersed among the market rate units.
- b. The exterior appearance of the affordable units shall be visually compatible with the market rate dwelling units.
- c. Affordable units may differ from market rate units with regard to interior finishes provided that:
 - 1. Interior features, amenities, and structural elements of affordable units shall be contractor grade or higher. For purposes of this section, “amenities” shall include, without limitation, storage and parking.
 - 2. The affordable units shall have the same improvements related to energy efficiency, including mechanical equipment and plumbing, insulation, windows, and heating and cooling systems, as the market rate units.
 - 3. The interior gross area for the affordable shall be no less than the lesser of 75% of the gross floor area (exclusive of utility rooms and garages) of market rate units with comparable number of bedrooms or the minimum size requirements required by the Zoning Code.
 - 4. The bedroom mix of affordable units shall be in equal proportion to the bedroom mix of the market rate units within the covered development project unless otherwise approved by the Village.

5. Affordable units shall be constructed concurrent with the development of market rate units. Construction phasing of affordable units shall not be delayed unless authorized by the Village and only after it has been demonstrated by the developer to the satisfaction of the Village that a delay is necessary in order to account for the different financing and funding requirements, economies of scale and/or infrastructure needs applicable to development of the market rate units and affordable units.

Section 7-1711 Relief from Requirements. The Village Board may grant relief from the strict application of the standards set forth in this Article upon finding that due to specific and unique circumstances which are set forth in writing, undue hardship would be caused by the strict application of the standards and requirements set forth in this Article.

SECTION TWO: The various provisions of this Ordinance are to be considered severable, and if any part or portion of this Ordinance shall be held invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION THREE: This Ordinance repeals all ordinances or parts of ordinances in conflict with the provisions hereof and, except as set forth in this Section, shall be in full force and affect from and after its passage, approval and publication in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 3rd day of August, 2020.

Village President

ATTEST:

Village Clerk

CodeAmendments:7 Article XVII Inclusionary Housing Ordinance



**Village Board
8/3/2020**

Item: Resolution - Illinois Criminal Justice Authority Grant - CARE Program Funding

Department: Police/Legal

The Village of Arlington Heights has been selected as a recipient of grant funding through the Illinois Criminal Justice Information Authority's (ICJIA) Community-Law Enforcement Partnership Deflection Program. The amount of the grant is \$129,893.

Pursuant to the Agreement, it is required that the funds be used solely for the purpose of the Village's current deflection program, the **Community Addiction and Recovery Effort (CARE)**. Program elements include: the provision of co-coordinator positions, marketing and public awareness, initial intake and emergency treatment from a medical provider. The Village plans to execute these elements by contracting with current CARE partners or other qualified entities that have extensive knowledge of the Village's program and the overall landscape of the substance misuse environment.

The grant award term is based on the State's fiscal year (July 1, 2020 – June 30, 2021). The grant period ends June 30, 2021. This requires an amendment to the 2020 budget to accept and expend roughly half of these funds (approximately \$65,000) in the current operating budget. The remaining grant balance (\$64,893) will be identified in the preparation of the Police Department's FY2021 budget submission.

RECOMMENDATION

It is recommended that the Village Board approve the attached Resolution Accepting an Illinois Criminal Justice Information Authority Grant in the amount of \$129,893 for the Village of Arlington Heights' CARE program and authorize execution of all necessary documentation. It is further recommended that the Village Board amend the 2020 budget to account for these additional monies.

ATTACHMENTS:

Description	Type
CARE Program Funding	Resolution

**A RESOLUTION ACCEPTING AN
ILLINOIS CRIMINAL JUSTICE INFORMATION AUTHORITY GRANT**

WHEREAS, the Village of Arlington Heights has been selected as a recipient of a grant administered by the Illinois Criminal Justice Information Authority for a law enforcement deflection program known as the Community Addiction and Recovery Effort (CARE), in pursuit of improved public safety in Cook County,

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

SECTION ONE: That the Village Board hereby approves the acceptance of an Illinois Criminal Justice Information Authority Grant for a law enforcement deflection program known as the Community Addiction and Recovery Effort (CARE), in the amount of \$129,893, to be expended by June 30, 2021.

SECTION TWO: That the Village agrees that the funds from the grant shall be utilized for a law enforcement deflection program.

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

AYES:

NAYS:

PASSED AND APPROVED this 3rd day of August, 2020.

Village President

ATTEST:

Village Clerk

RESOLUTIONS: CARE Grant 2020



**Village Board
8/3/2020**

Item: Hickory Kensington Apartments - Request for Extension - PC#18-005

Department: Planning & Community Development Department

Project Background

On August 6, 2018, the Village Board adopted Ordinance #18-026, which granted Planned Unit Development (PUD) approval, along with various other zoning entitlements, to allow the Hickory-Kensington Apartment development. As required by the Municipal Code, PUD approval is valid for a period of 24 months. Accordingly, the Planned Unit Development approval is set to expire on August 6th of this year.

Request

The petitioner has requested a 12-month extension to the PUD approval. Per the Municipal Code, up to 12-months' worth of extensions can be granted by the Village Board. Any subsequent request for further extension beyond this initial 12-month period would be required to appear before both the Plan Commission and Village Board for their consideration.

The petitioner has explained that this extension is necessary due to difficulty in obtaining financing for the development, as well as concerns over existing soil contamination. Further details can be found within the petitioner's formal extension request letter.

Recommendation

It is recommended that the Village Board approve a 12-month extension to the PUD approval through August 6, 2021.

ATTACHMENTS:

Description

Request for Extension

Type

Correspondence



FISHER | COHEN | WALDMAN | SHAPIRO LLP

A unique integration of business strategies and legal solutions

1247 Waukegan Road, Suite 100
Glenview, Illinois 60025

77 West Washington Street, Suite 814
Chicago, Illinois 60602

TEL: (224) 260-3090
FAX: (224) 260-3089
www.fishercohen.com

July 13, 2020

Mr. Charles Witherington-Perkins
Director of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005

Re: Planned Unit Development Ordinance 18-005;
Hickory Kensington Apartments (the "Project")

Dear Mr. Witherington-Perkins:

I write this letter regarding my client's (petitioner's) request for an extension of time regarding Village Ordinance 18-005 enacted August 6, 2018 (the "Ordinance").

Section Five of the above-referenced Ordinance states that the approval of the Planned Unit Development granted in Section One of the Ordinance expires on August 6, 2020, unless construction has begun or approval has been extended by the President and the Board of Trustees. My client hereby requests a 12-month extension of the approval of the Planned Unit Development to August 6, 2021.

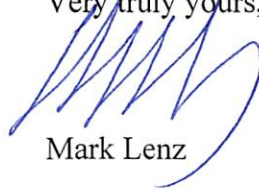
My client is committed to undertake the Project. Please be advised, however, that the project timeline has been delayed for several reasons. First, the acquisition of the Project site was delayed by almost a year due to concerns about environmental contamination, which shall be remediated during the construction of the Project. In addition, given the current condition of the economy and concerns raised in the financial sector related in large part to concerns about the continued impact of the COVID-19 pandemic, we, like other developers, are having difficulty in securing the financing necessary to construct and complete the Project. Please be assured, however, that my client will continue in its efforts to seek conventional and alternative sources of funding to be able to finance the Project both from a debt and equity perspective.

To date, my client has invested a significant amount of time and money in pre-development costs related to the Project. My client remains committed to undertaking the Project.

Please advise my client and I if you are in need of additional information or documentation you might need to support this request and recommend approval of my client's request to the Village Board.

. My client looks forward to undertaking the Project and to work with the Village to achieve that goal.

Very truly yours,

A handwritten signature in blue ink, consisting of several stylized, overlapping loops and strokes, positioned above the printed name Mark Lenz.

Mark Lenz



**Village Board
8/3/2020**

Item: Mariano's Gas Station - 406 E. Northwest Hwy. - PC#20-009

Department: Planning & Community Development

Requested Action

1. A Special Use Permit to allow an Automobile Service Station on the subject property.

Variations Required

1. A Variation to Chapter 28, Section 6.13, to allow a 6' solid fence in a front yard where only a 3' tall open fence is permitted.

Recommendation

A public hearing was held by the Plan Commission on July 22, 2020 where Commissioner Green moved and Commissioner Drost seconded:

A motion to recommend approval to the Village Board of Trustees, of PC#20-009, A

Special Use Permit to allow an automobile service station on the subject property, and the following variation:

1. A variation to Chapter 28, Section 6.13, to allow a 6-foot solid fence in a front yard where only a 3-foot tall open fence is permitted.

This recommendation shall be subject to the following conditions:

1. The petitioner shall provide a fee-in-lieu of any stormwater detention capacity required but not provided onsite, estimated at a total of \$2,034.

2. IDOT Approval shall be required for the proposed modifications to access along Northwest Highway.

3. The petitioner shall revise the plans to include an approximately 6' wide

sidewalk along Northwest Highway. The petitioner shall grant a perpetual access easement in any area where said sidewalk encroaches onto the subject property.

4. Compliance with June 23, 2020, Design Commission motion shall be required.

5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

6. Should noise generated from activities occurring on the subject property become a nuisance at the discretion of the Village, the Petitioner shall work in good faith to address noise issues, which may include restrictions on hours of operation.

Roll Call Vote: Commissioners Cherwin, Dawson, Drost, Green, Jensen, Lorenzini, Sigalos, Warskow and Chair Ennes vote in favor. Motion carried.

ATTACHMENTS:

Description	Type
Mariano's Hours of Operation Letter	Exhibits
PC Staff Report	Board or Commission Report
PC Minutes 7/22/20 - DRAFT	Minutes
Legal Notice	Exhibits
Aerial	Exhibits
DC Staff Report	Board or Commission Report
DC Minutes - 6/23/20	Minutes
Project Narrative	Correspondence
Justification for SUP	Correspondence
MWRD Letter	Correspondence
Letter from Park District	Correspondence
Plans	Exhibits
Rendering	Exhibits
ALTA Survey	Exhibits
Engineering EOPC	Exhibits
Material Pallet	Exhibits
Outdoor Furnishings	Exhibits
Topo Survey	Exhibits
Traffic Study	Exhibits
Department Comments - Round 1	Exhibits
Department Comments - Round 1 - Petitioner Response	Exhibits
Department Comments - Round 2	Exhibits
PC Timeline Tracker	Exhibits

ROUNDY'S SUPERMARKETS, INC.

PICK 'N SAVE · COPPS · METRO MARKET · MARIANO'S

PO Box 473
Milwaukee, WI 53201
414-231-5000

July 31, 2020

Bill Enright
Assistant Director Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: Fuel station 406 E. Northwest Highway

Dear Bill,

On July 22, Mariano's appeared before the Plan Commission relating to development of a fuel station at property currently operated as a Grandt's Shell Service and Gas Station located at 406 E. Northwest Highway. During the meeting there was discussion about the request to remain open for unmanned fueling after the attendant would close the kiosk. The intent was for kiosk operating hours from 6:00 am to 10:00 pm and unmanned operations from 10:00 pm to 6:00 am. The evening hours were intended to provide a customer convenience for those in the area that would like the opportunity to fuel up, anticipating very little traffic during those times.

We are on the agenda for the Board meeting scheduled for Monday August 3, 2020. I wanted to confirm, via this letter that if the preference of the Board is to restrict the hours of operation to 6:00 am to 10:00 pm, Mariano's would support that request.

Please let me know if you would like to further discuss our position.

Thanks,

ROUNDY'S SUPERMARKETS, INC.

Dan Farrell

Dan Farrell
Real Estate Manager



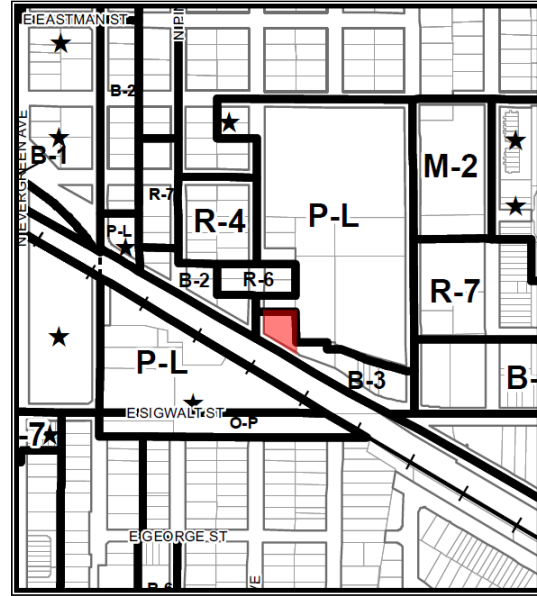
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Project Number: PC 20-009
Project Title: Mariano's Gas Station
Address: 406 E. Northwest Highway
PIN: 03-29-351-009

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: July 22, 2020
Date Prepared: July 17, 2020

Petitioner: Roundy's Supermarkets, Inc. /
Mariano's
Address: 875 E. Wisconsin Ave.
Milwaukee, WI, 53202

Existing Zoning: B-3, General Service, Wholesale,
and Motor Vehicles District
Comprehensive Plan: Commercial



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	P-L: Public Land District	Multi-Family Home	Moderate Density Multi-Family
South	R-3: One-Family Dwelling District	Metra Railroad Tracks	Single-Family Detached
East	B-3: General Service, Wholesale, and Motor Vehicle District, P-L: Public Land District	Recreation Park, Auto Repair Shop	Parks
West	B-2: General Business District	Travel Agent Office	Offices Only

Requested Action:

1. A Special Use Permit to allow an Automobile Service Station on the subject property.

Variations Required:

1. A Variation to Chapter 28, Section 6.13, to allow a 6' solid fence in a front yard where only a 3' tall open fence is permitted.

Project Background:

The subject property is located at the northeast corner of Northwest Highway and Belmont Avenue. The site contains by a single story building occupied by Grandt's Shell Service and Gas Station. This business includes four repair/service bays and a small convenience store. There are also four dual sided gasoline pumps, for a total of eight gas refueling spaces on the site. Overall, the property is approximately 18,150 square feet in size (0.42 ac.). Access is provided via two curb cuts along Northwest Highway and two curb cuts along Belmont Avenue.

The petitioner has the site under contract and is proposing the demolition of the existing building, and the redevelopment of the site with a Mariano's gas station that would have five dual sided gas pumps (for a total of ten refueling spaces), and a small kiosk of approximately 276 square feet for retail sales. One curb cut along Northwest Highway would be eliminated, and one along Belmont Avenue would be eliminated as well. The gas station would be open 24-hours, but the kiosk would only be staffed during times when the Mariano's grocery store is also open. Only one staff member would be onsite during hours of operation. The redevelopment would yield two parking spaces on the site (one standard, one handicap accessible). However, each refueling pump is considered to include one parking space, so a total of twelve spaces would be included on the site. A trash enclosure, 80 square foot shed, and a transformer are all proposed for the northeast corner of the site. The exterior area by the building would have vending machines, an ice machine, a propane cage, and a cabinet for seasonal items such as windshield fluid, firewood, etc.

Zoning and Comprehensive Plan

The subject property is currently zoned B-3, General Service, Wholesale, and Motor Vehicles District. Within this district, automobile fuel stations are required to receive a special use permit and the existing gas station has never been approved for a special use permit. Therefore, the proposed redevelopment requires the petitioner to obtain the required special use permit prior to construction.

The Staff Development Committee is supportive of the proposed special use at this location. The proposal would eliminate the auto repair use, remove two non-conforming curb cuts, and provide enhanced landscaping through-out the site. Furthermore, the existence of the previous gas station illustrates the market support for this type of facility at this location.

The Comprehensive Plan designates this property as "Commercial" and the proposed gas station with convenience store is compatible with this designation. A fence variation has been requested, which will be discussed later within this report.

The petitioner has provided a response to each of the three special use approval criteria, which response has been included in the packet for the Plan Commission. For reference, the standards for approval are shown below:

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

The Staff Development Committee concurs that the necessary criteria for special use approval has been met. Staff notes that all deliveries and tanker reloading activities are prohibited between the hours of 10:00pm

and 7:00am, so although the proposed use would be 24-hours, overnight usage is not expected to generate significant noise. Furthermore, given the limited scope of retail sales, the primary overnight patronage will be generated by gasoline sales and not from general convenience store traffic. No alcohol will be sold on the premises.

Conceptual Plan Review Committee:

Due to the CoVid pandemic, the plan was distributed to the Conceptual Plan Review Committee (CPRC) via email on April 28, 2020, for their review and preliminary consideration. The CPRC was generally favorable of the redevelopment, although some members had concerns about the appearance of the outdoor sales items, noise/light impact on surrounding residential neighbors, and circulation around certain parking spaces adjacent to Northwest Highway (which have since been removed from the plan). The Conceptual Plan Review Committee encouraged the petitioner to move forward.

Design Commission:

On June 23, 2020, the petitioner appeared before the Design Commission to discuss the building architecture. Prior to this meeting, the Park District had submitted a letter to staff outlining certain concerns they had with the proposal. While the Design Commissioners acknowledged the concerns raised by the Park District, they deferred those zoning issues to the Plan Commission and focused on the design that was presented. Areas of zoning concern that were not directly discussed by the Design Commission included: the impact of lighting on the single-family neighborhood, the appearance of the vending sales throughout the site, the color of the fence, and the landscape screening along the north to block the light. Ultimately, the Design Commission approved the development by a vote of 4-1, subject to certain requirements. The petitioner will be required to conform to the motion of the Design Commission, and the minutes of this meeting are included in the packet to the Plan Commission. The letter from the Park District has been included in the packet to the Plan Commission. The petitioner has subsequently met with the Park District to address their concerns, and have come to a tentative agreement with the Park District to partner on future improvements to Recreation Park.

Building, Site, Landscaping:

The building conforms to all setback, bulk, and height restrictions as required within the B-3 district. The petitioner has worked with staff to enhance the landscape buffer at the north where the property abuts a residential use; to provide approximately eight feet of greenspace in this area to accommodate a dense row of arborvitae (as well as a six-foot tall solid fence). Staff notes that the residential property to the north is owned by the Park District, which rents it to some of their employees. The long-term plan for the Park District property is to redevelop it as part of Recreation Park, although there is no indication when said redevelopment will occur. Since this fence will extent along most of the northern property line, it falls within the front yard and therefore the following variation is required:

- **A Variation to Chapter 28, Section 6.13, to allow a 6' solid fence in a front yard where code restricts fence heights to 3'.**

Staff believes the necessary criteria for variation approval has been met and notes that this fence will help to provide for an enhanced buffer to the residential use at the north. However, the petitioner will need to evaluate if the fence needs to be pulled back to avoid the site triangle in this area given the driveway for the property to the north is within close proximity to the fence. The petitioner may also be required to relocate a shade tree proposed along Northwest Highway to enhance visibility for southbound egress from Belmont Avenue. These items can be addressed at time of permit.

The petitioner has provided a photometric plan in conjunction with the application. The plan shows that illumination levels conform to code requirements, with exception to a small area on the east of the property where the site abuts Recreation Park. The petitioner must revise the site lighting to conform to code requirements.

Detention will be accommodated in underground vaults on the southern side of the site. However, a small portion of the estimated stormwater runoff will be accommodated in the Village system, and for this a fee in-lieu of the full onsite detention is required. In order to enhance the pedestrian walkway along the major arterial (Northwest Highway), the sidewalk along the street must be enlarged to 6' in width. Final dimensions/location of this sidewalk extension will need to be addressed as part of final engineering, and if it is determined an easement is necessary, the petitioner shall grant an easement for this public element within their private property.

IDOT approval shall be required for the modification to the curb cuts along Northwest Highway. The petitioner is working with staff on minor adjustments to the location of the signage along Northwest Highway, and the final location may be adjusted (as feasible) to enhance visibility, although the current location conforms to code requirements.

Parking and Traffic:

Per code, the petitioner has provided a 'reduced scope' traffic and parking study by a certified traffic engineer that assesses access, on-site circulation, trip generation and distribution, parking, and impacts to public streets. A detailed traffic study that observes and tallies the number of cars during peak travel times is not possible due to the reduced traffic volumes as a result of the Coronavirus. Therefore, the traffic consultant has analyzed the traffic in comparison to the existing use, and found that any estimated increase in traffic will account for around 1% of the overall traffic volume on Northwest Highway. According to the traffic consultant, Northwest Highway operates at 59% of peak capacity during busy times and therefore this street has sufficient capacity to accommodate for the projected increase.

Furthermore, the study found that the intersection of Belmont and Northwest Highway had acceptable levels of delay, and enough gaps exist within the flow of traffic along Northwest Highway to safely allow for egress from Belmont Avenue onto Northwest Highway. Finally, the elimination of two curb cuts will enhance circulation and reduce the number of conflict points on Northwest Highway, whereby improving safety and traffic flow.

With regards to parking, only one parking space is required for this redevelopment. The parking calculations are shown below:

Table I: Parking Calculations

Use	CODE USE	EMPLOYEES /BAYS	PARKING RATIO (1:X)	PARKING REQUIRED
Mariano's Gas Station	Auto Service Station	1 / 0	1 Per employees + 3 per repair bay	1
Total Required				1
Total Provided*				12
Surplus / (Deficit)				10

*Includes 10 spaces (one for each fuel pump).

Two bicycle parking spaces, as required by Section 10.8 of the Zoning Code, have been provided onsite.

RECOMMENDATION

The Staff Development Committee reviewed the proposed Special Use Permit to allow an automobile service station on the subject property, as well the following variation to Chapter 28 of the Municipal Code: Section 6.13, to allow a 6' solid fence in a front yard where only 3' tall open fences are allowed. The SDC recommends **APPROVAL** of the application, subject to the following conditions:

1. The petitioner shall provide a fee-in-lieu of any stormwater detention capacity required but not provided onsite, estimated at a total of \$2,034.
2. IDOT Approval shall be required for the proposed modifications to access along Northwest Highway.
3. The petitioner shall revise the plans to include an approximately 6' wide sidewalk along Northwest Highway. The petitioner shall grant a perpetual access easement in any area where said sidewalk encroaches onto the subject property.
4. Compliance with June 23, 2020, Design Commission motion shall be required.
5. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

July 17, 2020

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

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PLAN

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

COMMISSION

RE: MARIANO'S GAS STATION - 406 EAST NORTHWEST HIGHWAY - PC# 20-009
SPECIAL USE PERMIT FOR AUTO SERVICE STATION, VARIATIONS

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting held via virtual Webinar which permits the
public to fully participate in the virtual hearing via the Webinar or their phones, pursuant to
orders issued in response to the COVID-19 pandemic, on the 22nd day of July, 2020,
at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner
BILL ENRIGHT, Deputy Director

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CHAIRPERSON ENNES: We will call this meeting of the Arlington Heights Plan Commission to order, and we'll start with the Pledge of Allegiance.

Bruce, you've got the flag, you want to do it?

COMMISSIONER GREEN: I will start. It's behind me in the picture here.

(Pledge of Allegiance recited.)

CHAIRPERSON ENNES: Thank you.

Sam, would you like to take roll?

MR. HUBBARD: Yes.

Commissioner Cherwin.

COMMISSIONER SIGALOS: Jay, you have to unmute.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes, sorry. My spacebar wasn't working.

I'm here.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Ennes.

CHAIRPERSON ENNES: Here.

Sam, unless you have something else, our first order of business would be to approve the minutes from our last hearing. Is there a motion to do that?

COMMISSIONER GREEN: I'll make a motion to approve the minutes from June 10th, 2020.

COMMISSIONER LORENZINI: I'll second.

MR. HUBBARD: You actually have to do a roll call vote on everything. It's one of the Governor's new requirements. So, I have to do a roll call vote, unfortunately, for approval of the minutes.

Was there a second?

COMMISSIONER LORENZINI: I believe I did.

MR. HUBBARD: Lorenzini had the second, okay.

Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

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MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Did not attend.

MR. HUBBARD: Noted. And Chairman Ennes.

CHAIRPERSON ENNES: Yes.

MR. HUBBARD: All right, thank you for that. Just one last thing, I just want to go over protocol for this meeting. So, the way it's going to work is that once we open the agenda item for the Mariano's Gas Station, Staff will give our presentation. Then once Staff is done with our presentation, we'll open it up to the Petitioner. The Petitioner will give their presentation. The Plan Commission may have some preliminary comments that they might ask. Then we'll turn it over to people in the audience who wish to make comments.

Once we do that, if you are wishing to make a comment, and it's the appropriate time, you can use the Raise Hand feature in Zoom. That way I'll be able to identify you and then I can unmute you to make your comment. Or alternatively, if you are calling on a phone, you can dial *9 and you'll be added to the queue to speak.

Just Zoom 101, please, if you're not speaking, put yourself on mute. As the host of this meeting, I have the ability to put anyone on mute. So, if I see that you're not speaking, I might put you on mute. So, just be prepared, if you thought you weren't on mute, you might get put on mute just so that we don't get feedback. If I lose my connection at any time during this hearing, please stay here, and once I can connect back, everything should start moving again. If you lose your connection, then you can just join back the same way you joined the first time and you should be able to jump right back in.

That being said, we're ready to move forward with new business if you are, Chairman Ennes.

CHAIRPERSON ENNES: Yes, I am.

So, we have a hearing this evening, PC# 20-009, for a Mariano's Gas Station on Northwest Highway.

Sam, if you would present the Staff report?

MR. HUBBARD: Yes. Let me first mention that all of the public notices were met and requirements have been met. Chairman Ennes, I also need you to read, as part of the new rules, you'll see before you there could be an item highlighted in green.

CHAIRPERSON ENNES: Okay.

MR. HUBBARD: A statement on the virtual hearing. If you would please read that to comply with the Governor's Executive Order?

CHAIRPERSON ENNES: Yes. In accordance with the Governor's Executive Order, I find that the public health concerns related to Coronavirus pandemic render

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in-person attendance at the regular meeting location not feasible and, therefore, we are meeting as we are.

MR. HUBBARD: Thank you, Chairman Ennes.

If everyone can see, I'm happy to get into the Staff report at this time.
Are you ready, Chairman Ennes?

CHAIRPERSON ENNES: Yes, please.

MR. HUBBARD: Okay, so the subject property that we're talking about, this is 406 East Northwest Highway. The property is located at the corner of Northwest Highway and Belmont Avenue. It's currently occupied by the Grant Shell Service Station and Gas Station which includes four dual-sided pumps and four service bays as well as a small convenience store. This site is approximately just a little under half an acre, and access is provided by two curb cuts on Northwest Highway and two curb cuts on Belmont Avenue.

The Petitioner has the property under contract and is proposing to demo the existing building and clear the site and redevelop it with the Mariano's branded gas station that would have five dual-sided gas pumps and a small kiosk for retail sales about 276 square feet. That's the proposal.

The gas station would be 24 hours and it would be staffed only during times when the Mariano's Grocery Store was open. So, the attendant would be there during those times, and then overnight there would be no attendant, but just gas for sale.

So, the site is zoned B-3 which is a General Service, Wholesale and Motor Vehicle District. Automobile service stations are required to receive special use permits in that zoning district. The existing gas station did not have any record of a special use permit; therefore, this redevelopment is triggering the requirement to get a special use permit for a gas station.

The Staff Development Committee has reviewed this proposal. They are generally supportive of the development. We believe that the proposal will have a positive impact given the elimination of the auto repair use that currently exists on the property. They would provide enhanced landscaping and would eliminate some of the curb cuts. So, the Staff Development Committee is in support of the requested land use variation.

The site is designated as commercial on the Village's Comprehensive Plan, and so the proposed redevelopment is compliant with our Comprehensive Plan designation.

The Petitioner has submitted their response to the land use, I'm sorry, to the special use permit approval criteria, and Staff believes that the necessary criteria has been met.

We would note that the zoning code prohibits any deliveries or unloading after 10:00 p.m. and before 7:00 a.m. So, even though the proposed use would be 24 hours, you're not going to get any service vehicles or tankers, you know, coming in overnight and doing any loading or unloading. So, any traffic generated by the use overnight would really be only for the gas component which would be minimal.

In addition, the convenience store is going to be smaller than the existing one. There is going to be no alcohol sold on the site. So, we really don't see a substantial, you know, change in impact from the proposed redevelopment.

So, there have been a few steps that the Petitioner has taken to get them to this point. They appeared, well, they had an electronic Conceptual Plan Review in April

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of 2020. Overall, I would say that the Conceptual Plan Review Committee was generally positive. There were some concerns about the appearance of some of the outdoor concession items, and the noise and light impact on neighbors, and on circulation with some of the parking spaces that were proposed at that time.

Concerns over the parking spaces have been addressed. The spaces in question back from April of this year have now been redesigned, so some of the commissioners concerns have already been addressed. The Conceptual Plan Review Committee encouraged the Petitioner to move forward.

On June 23rd, Mariano's appeared in front of the Design Commission. They did receive a favorable recommendation by a vote of four to one, subject to certain requirements. Prior to that meeting, the Park District had submitted a letter to the Design Commission outlining some concerns. The Design Commission really focused more on the design and architectural elements, and they deferred some of the zoning and planning concerns highlighted by the Park District to the Plan Commission for this evening's consideration. The minutes from the meeting of the Design Commission are transmitted in the packet that went to the Plan Commission, and Staff is recommending a condition of approval to conform with the motion and requirements stipulated by the Design Commission.

So, here is an aerial of the site. You can see Northwest Highway here, and then Belmont Avenue here. To the north, right here, this is a building that's owned by the Park District and, from what I understand, is rented out. It's a residential building; it's rented out to some of the Park District employees. To the west is a travel agency office use. To the east is Recreation Park and an auto service-related use. Then to the south is the railroad tracks and Northwest Highway.

I just kind of want to introduce the comparison of the existing versus proposed site plan. So, on the left-hand side, you can see an aerial showing the existing site; on the right-hand side is the proposed redevelopment. So, a few things you may notice right away, so they're closing the existing curb cuts that are close to the corner. They'll also be closing this one along Northwest Highway. So, this is really going to be enhancing the site circulation and minimizing these vehicular conflict points that have the potential for accidents.

Also, you may notice that the green space along the site is increasing. We're getting a new island here, code-compliant islands here. Then on the north, Staff has been working extensively with the Petitioner to add additional buffer and green space a little bit more so than the current site has.

In analyzing the site plan, the site conforms to all setback, bulk, and height restrictions as required in the B-3 District. There is a fence proposed along the northern property line. It's at six-foot tall, and that fence does require a variation for a portion of it that extends into what's considered technically the front yard along Belmont Avenue. So, it's really just this portion that requires a variation to allow for the six-foot tall height. Code would only allow a three-foot open fence in this location because technically it's considered a front yard along Belmont Avenue.

So, Staff is supportive of this variation. We believe that it meets the criteria for approval and will allow for an enhanced buffer to the north and the residential property to the north. So, we are supportive of the variation. Ultimately, the fence may need to be pulled back a little bit. This is kind of a vision triangle area, so we want to make sure that cars coming down the driveway here for the apartment complex will have visibility as they come out. So,

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again the fence may have to be pushed back a little bit here. But we are supportive of this variation and recommending approval.

The Petitioner submitted a photometric plan in conjunction with their application. There was an area where the foot candle readings, the illumination levels at the property lines exceeded code requirements. It was in this area right here. So, the Petitioner has provided an amended plan. We got it a few days ago, and it does conform to code requirements. So, illumination on the site will conform to code requirements and no variation will be needed or is requested to those elements.

I will point out that the two exterior site lighting elements are located here and located here. There will be of course lighting elements under the canopy for the gas station as well. Compared to the existing gas station, there is an existing light pole here that is missing a fixture, and then there is an existing light pole here. The existing gas station has two roof-mounted lights that point out, one located here, and the other located here, which roof-mounted lights are eliminated under the current proposal.

I don't believe that any of the existing lighting for the gas station conforms to current code requirements. There are no cut-offs; they shine directly out and they don't shine down, which is what's required by our code currently. So, not only does the proposed illumination conform to code requirements, but my hope is that it will be an enhancement over the existing site lighting.

Relative to utilities and drainage, the site conforms to all code requirements. The site has been designed to generally receive stormwater in three drains in the parking lot. One here, one here, and one here. They will all funnel stormwater to an underground detention vault that will slowly release that water into a service line that will eventually go into the Village storm main system.

The site conforms to code requirements relative to necessary capacity. There is a slight deficit relative to capacity required, so the Engineering Department has allowed a fee in lieu of to accommodate for a tiny bit of detention in our Village system, but it does conform to code requirements. There is a condition of approval that would formalize that requirement for a fee in lieu of stormwater required but not actually provided on the site.

Coordination with IDOT will be required as Petitioner has proposed the closure of this curb cut along Northwest Highway. So, that is a condition of approval recommended by Staff.

Finally, the Public Works Department has asked that this sidewalk along Northwest Highway be extended to be six feet in width. The reason is because it's a sidewalk that directly abuts a street. There is no, this is the edge of the sidewalk and the curb and then the street. There is no parkway there. So, where sidewalks directly abut a street, typically we ask for a larger-than-standard sidewalk. In this case, a standard sidewalk would be five feet wide. The Village has asked for a six-foot wide sidewalk and the Petitioner has agreed to install that. It will require a small easement where that sidewalk is going to extend on to the private property, but the Petitioner is aware of that and has agreed to grant that easement for the six-foot wide sidewalk.

Relative to landscaping, the Petitioner has worked closely with Staff to increase this buffer area to allow for a significant green space width that will allow for more substantial plantings. They're proposing a continuous line of arborvitae trees here to provide a hedge of buffer to the north. They've provided some perimeter landscaping that conforms with

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code requirements, and they have added some of the parking lot landscaping islands required adjacent to parking spaces. So, overall, this is a huge improvement over the existing site condition, and it does conform to code landscape requirements.

This is the rendering of the project. It gives kind of a sense of how it could look once it is complete.

Finally, I want to briefly touch on traffic and parking. Typically, on a project like this, a full traffic study would be required, which would require the traffic consultant to take counts of the existing traffic volumes on adjacent streets to determine capacity and level of service for intersections. Because traffic is significantly reduced below standard levels due to the COVID pandemic, taking a survey of existing traffic and traffic volumes on neighboring streets would be pointless, because it wouldn't give us any type of meaningful data.

So, what the Petitioner has done with their traffic analysis is compared the increase relative to typical traffic generation rates of the existing gas station and service station compared to the redevelopment. Based on the ITE standard method for estimating traffic volumes based on usage, the five-pump redevelopment creates a very minor increase in expected traffic relative to what could be expected under the existing four-pump gas station. I think total on a daily basis, there was an estimated daily increase of 180 trips for the proposed redevelopment. Many of those trips are not going to be occurring during peak traffic hours. So, during peak times, I think it was an actual increase of maybe around 10 or 15 cars during a peak hour. So, it's really not much of an expected traffic difference that this redevelopment would have.

Relative to traffic, it is estimated that the traffic increase from the redevelopment would be less than one percent of the total average daily traffic volume on Northwest Highway. The traffic consultant estimated that the average daily volume on Northwest Highway is about 59 percent of max capacity if it were to operate at a level of service B. So, it has significant reserve capacity to accommodate for the small increase by this gas station. Additionally, they found that the closure of curb cuts will improve circulation within the site. The traffic signals at Kensington and at Arlington Heights Road create sufficient gaps in traffic to allow for ingress and egress to and from Belmont during peak times.

So, relative to code, the site complies to parking. We don't anticipate there to be a parking problem here. The vast majority of business will be with the gas, not for the convenience store portion, so there really shouldn't be any significant parking demand for anyone other than an employee or a person parking at the gas pump. So, in sum, the site complies to code requirements relative to parking.

That being said, the Staff Development Committee is supportive of the development. We recommend approval subject to the five conditions as outlined in the Staff report.

CHAIRPERSON ENNES: Sam, thank you for a very thorough report.

Is there a motion to accept the Staff report?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER CHERWIN: I'll second.

CHAIRPERSON ENNES: Jay, was that your second?

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: You've got to do a roll call for this.

CHAIRPERSON ENNES: Roll call vote, okay.

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MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes. Sorry about that.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRPERSON ENNES: Yes.

MR. HUBBARD: Thank you.

CHAIRPERSON ENNES: Yes, thank you for that report.

So, we will move on to the Petitioner. Do we know who is going to speak for the Petitioner?

MR. HUBBARD: Yes, we do. I'm going to bring them in right now. Let's see.

So, we have as the Petitioner Tim Kratz from Seven Engineering Solutions, who should now be here.

Tim, are you here?

MR. KRATZ: This is Tim Kratz; can everybody hear me?

CHAIRPERSON ENNES: Yes, we can.

MR. HUBBARD: Yes.

CHAIRPERSON ENNES: Yes. Tim, will you be the only participant from your team that will be talking today?

MR. KRATZ: No, we also have several members from the team that will be available to answer questions. Dan Ferrel with Mariano's real estate will also speak a little bit about the project itself. Then we have representatives from the Roundy's side of the property, Mr. Troutman and Mr. Dams from Troutman & Dams. Then also, Shaun Nelson who is the Division Fuel Manager, and Natalie Mouw who is the Construction Manager from Mariano's, are also available for questions if the need for it arises.

CHAIRPERSON ENNES: Okay, Sam, a question. I take it we will have one person that can talk at a time? We're not going to get them all logged in?

MR. HUBBARD: Right, yes. When Tim is done, if he wants to open it up to somebody else, I'll just grab them and unmute them.

CHAIRPERSON ENNES: Okay, can they all hear us at this point?

MR. HUBBARD: They should be, yes. Everything should be audible.

CHAIRPERSON ENNES: Okay, Tim, I would like to ask you and your team

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that are going to talk, I want to swear you all in. So, I'm going to ask the people that aren't directly on to affirm that, what I want is a statement, and you can repeat after me.

(Witnesses sworn.)

CHAIRPERSON ENNES: I take it that the rest of your team has made that same statement. So, we'll proceed. If you would like to tell us about your project, please go ahead.

MR. KRATZ: Sure, absolutely. Thank you to Mr. Hubbard for that project description. I think he takes a lot of my steam out of my presentations. That was really nicely done, I appreciate that.

CHAIRPERSON ENNES: He does a good job.

MR. KRATZ: Yes, that's great. Very well put.

I would like just to do a quick overview of the program that Mariano's still is a part of. So, Mariano's is a subsidiary of Kroger which is a nationwide grocer. They have 1,500 company-operated fuel centers across the nation. They operate in 37 states. They really have their own petroleum marketing program that they think very highly of, and they look at opportunities at each store as an intent to boost that store and to continue developing the store, same as if they were to remodel or do something with let's say the butcher area or add a sushi table. So, they look at it as an improvement to the store, and also as an opportunity to keep up with the market of grocery stores offering fuel. It's that one-stop shop mentality that you'll see in other grocers nationwide.

From a site's perspective, I think I will share my screen, but you guys saw pretty much everything I have. I'm able to do that, correct?

MR. HUBBARD: You should be, Tim. I did enable screen sharing. So, if you can't, I do have your backup presentation here, just let me know.

MR. KRATZ: I'm not seeing an option -- oh, here we go. I hope that this one will work. Oh, cool, I think that works.

MR. HUBBARD: Yes.

MR. KRATZ: Yes, so awesome.

So, I'll just touch on a few things to add to what Mr. Hubbard said. So, it is a five-dispenser layout. You see the canopy is in this dotted line, surrounded around here. It's intended to go over the dispensers as you'd expect like a conventional fuel center. The kiosk itself is non-conventional. So, the idea here is that you have a transaction opportunity, two restrooms as required by Illinois Code, and all the transactions actually occur from the outside in. So, there's actually a slot that a gas station attendee can receive payment for gas or potentially the outdoor sales items like pop and chips. They're grab-and-go type items. Things you're passing by, it's equivalent to, if you were to walking from, going to pay for your groceries down the aisle and you grab a pack of gum on your way out, it's the impulse buy type things. Then the rest of the transactions, the majority of the transactions actually occur at the dispensers themselves.

Kroger will have the underground fuel tanks that will comply with the federal and state standards. So, it's permitted through the Office of the Illinois State Fire Marshal, but they're up to everything they need to proceed, every available code out there. So, they're double-walled; they're monitored. They have continuous monitoring so they can identify an issue at any time. Then they have a series of other manual interactions that help ensure that those things are kept in premier condition. That's part of the EPA requirements, but it's

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something that Kroger as a up and traded risk diverse company, they take very seriously.

There was mention about the outdoor sales items which I'll touch on on the next slide. I did want to identify that we'll have an IT room that's intended for the server equipment, because we're an off-site location, we're a little ways away from the store. In most cases, if you're in the store area, they'll actually plug the fuel center directly in with a direct connect to the store. But if they're off-site, they have to have a small IT area where they then tie in remotely to the store and so they can still operate off the same systems.

I wanted to show you a little bit about the outdoor sales items. There were some questions about this in Design Committee, so we thought this would be a good opportunity to show you what they're looking at. So, I think the tendency is to kind of picture the large pallets full of mulch surrounding the sites, you know, that you see at some of these gas stations these days. Really, Mariano's is looking for a much more clean look, again, it's like that impulse buy type thing, or a necessity items like windshield wiper fluid, or sometimes during the hot months, they may have cases of water.

But you see here, they have these cabinets. So, these are just closeable cabinets that can lock after hours. Same thing as these pallet cages. So, these are the items of the dispensers here and here. You can see, hopefully you can see my mouse as I move it along.

So, you have those items at the dispensers themselves, and then the rest of the items are really meant for that, you know, that cashier grab-and-go type thing. So, you have the smaller reach-in coolers in front and that would be this reach-in cooler here, and then slightly larger reach-in coolers in the back. All of these are in an enclosure so that they can be locked up and safe during after-hour times. So, they really, the idea is you can prevent vandalism, but kind of give them a clean aesthetic look where sometimes if you have different vendors and different merchandises, you get different looking things mismatched. So, the idea here is you get a consistent, clean look of the same outdoor sales unit around.

On the side of the building, we do propose an ice machine. It's the same concept, and this is just the same public trash. There are these other blocks at the end of the dispensers is really meant for, you know, trash receptacles, and your standard keep garbage off the floor.

I will just touch briefly, excuse me, touch briefly on the landscape plan. So, as Mr. Hubbard mentioned, we really put a lot of thought into two things being to the north, and then enhancing the surrounding landscape because you can see that this is a small site. There is not a lot of opportunities for landscape areas, so we tried to take every area that we didn't actually need for circulation and utilize it for landscaping.

So, you'll see the smaller grow items that are along the front of Northwest Highway and South Belmont. Then the arborvitaes Mr. Hubbard referenced. We intend to plant them at eight-foot in height, planting height. So, you start off with day one with kind of like a two-step screening to the north which we feel will really do a good job of improving upon what's existing now. Another nice thing about the arborvitaes is, you know, they're year-round screening. That, in addition to the cedar fence that we're proposing on the north side of those plantings, should provide a fairly good visual screening.

I will move on here. So, the photometric, I just want to, I was going to touch base, but Mr. Hubbard actually pointed out the things that we did modify. I realize now that you can't see that too well here, but really our intent here is to light the driveways and light

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the dispenser area for safety. So, it's really safety-oriented lighting. We will be zero at the property lines to the north, and obviously, the additional fence and landscaping will only improve upon that. We have adjusted that and we'll continue to work with Staff to make sure everything meets and exceeds the Village Ordinance.

Real briefly on materials, so we did work with the Design Committee to modify. Really the intent is that if you were to drive past this, you would see it and get the sense that it's the same as the Mariano's. You'll see the same Mariano's logo. You'll see cars on the following slide. Brick and stone veneer to match the store colors, but really it's the same architectural features. So, the idea is really just a nice, clean look masonry to try to achieve that higher-end Mariano's look that the stores have also achieved.

Here is a floor plan just so you can see how de minimis this kiosk actually is. So, most of the time, there will be one employee in here. He'll be in this area where he can pass transactions through this transaction drawer. Then you'll have a restroom, a then a unisex restroom behind it.

So, really again, the idea is that you're not, the public does not have access into this cashier office. All transactions are outside. That's part of why like the 24-hour service also works because it allows you, and Illinois State code allows it, to keep the dispensers on and transactions just occur at the dispensers. So, you wouldn't be able to do a gas transaction, but you could do your credit card transactions the same as you would in any -- then they have a variety of safety measures that go with that, from our cameras to shop alarms and things of that nature to ensure that you can still monitor and keep it safe.

Here is a rendering, I just wanted to quickly note the change. So, this is the fence that we are actually looking to cut that slightly just to improve this view angle, but a cedar fence will give a natural transition. Again, you see the plantings we show here, we tried to show at our original planting height, but really you have a six-foot fence with an eight-foot arborvitae in front of it and then some low-grow plantings just to give a better look from our side. You can see the Mariano's logo here. It's on a silver plate background which is also intended to match the store. The rest of the items, again, the idea is they're going for a clean looking aesthetic with some of the masonry finishes and the outdoor sales items.

With that, I think I'd like to pass it over to Dan Ferrel just to talk a little bit about the program and the interactions he's had, and then I think we probably could open it up to the questions that you have.

CHAIRPERSON ENNES: Thank you, Tim.

MR. HUBBARD: Dan, I can't see your name. I see a DF-number-number sign, attendee sign. Is that --

MR. FERREL: That is me, I got it on mute. Can you hear me? Can you hear me okay?

MR. HUBBARD: Yes.

COMMISSIONER GREEN: Yes.

MR. FERREL: Okay, well, first of all, thank you very much for reviewing our plan tonight and hearing from us. I just wanted to thank you for your time. Coincidentally, I don't know how many of you've been around for the last 10 years, but this is the week, 10 years ago, that we opened a Mariano's Grocery Store. So, we've been having anniversary sales and interactions all week, celebrating the 10 years of the first Mariano's that opened in the state of Illinois. So, it's kind of fitting that we're here before you tonight.

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But with that said, I really just wanted to kind of expand upon what, you know, Tim had said, and that is that fuel is really a driving force and a big initiative for the Mariano's division of Roundy's and overall the Kroger Company. We are looking to provide that one-stop shop, as Tim had said, and really have the interaction between our program that we have right now where you can shop the store, earn fuel points and then utilize them at a local station and, you know, get the benefit of a reward for the amount of groceries, you know, you're buying from us and then ultimately, you know, make sure that the combination of fuel purchase and a grocery purchase which most, you know, customers do both, kind of can be done at the same time.

So, one of the things we look for is locations that are very close to our stores when possible, on-site is preferred. In this case, the parking lot was just a little too tight to put something on site, so you know, we looked to move down the major carrier not too far. Obviously, we have the opportunity to redevelop this site that's been a fuel station for quite sometime and we feel that the corners are a very appropriate use to continue on, you know, that process of the fuel station.

So, just to give you a sense, we've got four stations operational today. They've got good interaction with our stores. We've got one additional location already under construction, and along with presenting to Arlington Heights, there's a couple more municipalities that we are in front of and are talking with Staff to continue to develop the fuel program.

So, again, I just kind of wanted to let you know that we're very happy to be, you know, doing business in Arlington Heights. It's been a great community to work with. From our standpoint, we like to be good neighbors and work with, you know, Staff, Commissions, and neighbors to make sure that we're an addition to the neighborhood rather than a detraction to.

So, on that note, I would like to just mention that we're aware of, you know, of the Park District behind us. As a matter of fact, during Design review, it came up that the Park District had looked at this property as an opportunity for them at one point in time. So, we've, since that meeting, been in discussions with the Park District and have talked about partnering with them. As you'll read in a memo that I think they either did or will be submitting, they've got a development that's kind of in the works right now, and we feel like we can potentially play a role in the upgrades to the park. So, you know, we welcome them as neighbors and hope to work with them through both, you know, our development of this parcel and in their, you know, redevelopment of the park itself.

So, with that said, I'd love to answer any, you know, specific questions you have, but I just really wanted to let you know that we appreciate being, you know, a strong retail operation in Arlington Heights and would like to continue investing in the community.

CHAIRPERSON ENNES: Thank you, Dan.

Commissioners, do any of you have questions you would like to either address to Staff, Mr. Kratz, or Mr. Ferrel?

(No response.)

CHAIRPERSON ENNES: No questions right now?

COMMISSIONER DROST: Terry, I've got one question. There was, and Sam, you probably don't have the answer, but a few years ago, maybe five years ago, there was

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a Citgo station that was replaced on North Arlington Heights Road. The discussion was if you allow the PNC Bank to build a facility there, what would be the loss of the revenues, or would they be able to be captured by surrounding service stations. That was the question, and I don't know, you don't have to answer it now, but when maybe the audience or the public speaks, that might be addressed at that point if you can dig deep into your well.

CHAIRPERSON ENNES: Okay.

COMMISSIONER JENSEN: One other question I have, are we only going to deal in gasoline or are you going to deal potentially in charging stations, assuming that we may have more electric vehicles on the road?

MR. FERREL: This is Dan Ferrel with Mariano's. My response to that would be we'd probably put the electrical vehicle charging stations over at the store rather than at the fuel station, because they really don't have a reason to be sitting at the fuel station. But they could do their grocery shopping at the same time as they would charge. So, to me, I would recommend that we would try to incorporate it over there as the benefit to them, you know, being on-site, too, to have other activity.

COMMISSIONER JENSEN: And then, finally, just sort of an observation to respond to George's question, since we're replacing a service station with another service station, it should be fairly neutral in terms of the revenues to the Village. It's not that we're doing what we did before which is replacing a service station with a bank, which would cost the sales tax. So, I think this is probably revenue neutral would be my guess.

CHAIRPERSON ENNES: Well, let me just make a comment about that. If they're doing credits on that, how would that impact the sales tax revenue from the gas versus the groceries? Is that something that you could comment on, Mr. Ferrel?

MR. FERREL: As far as credit at the fuel station you're saying?

CHAIRPERSON ENNES: Yes, well, if you, you know, give people credits for their grocery shopping at the pump, do you know if you pay the sales tax on the gross, pre-discounted transaction amount?

MR. FERREL: To be honest with you, I don't know that answer on how that works because they earn the points through the store. So, I don't know how, from an IT perspective or from an accounting perspective, they deal with that sales revenue. But I would expect that between the store and the gas station, that the total revenue that we collect would be what the tax would be then collected on.

CHAIRPERSON ENNES: Okay, I'm sorry for interrupting. I just thought that fell in line with your question.

COMMISSIONER JENSEN: Good point.

CHAIRPERSON ENNES: Any other --

MR. FERREL: To that point, just to make a comment on that, you know, we're going from four MPDs or stations that can be served by both sides, so we go from an eight-pump station to a 10-pump station. And as we talked briefly, we expect a little bit higher traffic volume. So, my expectation would be that we'd pump a little more gas than what they are today; that would be my expectation just based upon the availability of the additional pumps.

CHAIRPERSON ENNES: Okay, any other --

COMMISSIONER LORENZINI: Terry, this is Joe, I've got a question.

CHAIRPERSON ENNES: Yes. Yes, Joe.

COMMISSIONER LORENZINI: So, for Mr. Kratz or the other gentleman.

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Your other service stations, are they open 24 hours with no attendant there at the evening hours?

MR. FERREL: I would have to double check. I believe one of them is not open after the attendant leaves right now, but I believe the other, three of the four I believe are open 24 hours for pumping. If you could unmute Shaun Nelson, he would know that answer for sure.

COMMISSIONER GREEN: Shaun, are you there?

MR. NELSON: Let's see, does that work?

MR. HUBBARD: Yes.

MR. NELSON: Okay, so Dan, we have four operational right now. Two have 24-hour pumping and two do not. They're limited to the hours of the grocery store operations which is what we mimic at all locations. So, those two locations, all of our locations are manned from 6:00 a.m. to 10:00 p.m., and then two of the locations allow for pumping after hours.

COMMISSIONER LORENZINI: And what type of security, you mentioned something about cameras? What type of security do you have in place there?

MR. NELSON: Sure. So, we have, depending on the canopy size of the location, there's anywhere from approximately 11 or 12 to 16-17 cameras on the outside. Then we have additional cameras inside the fuel kiosk as well. At this location, with the extra technology small shed if you will, there will be a couple more cameras that will be in that area as well. Those cameras all tie in to both the grocery store, so anyone who's in the grocery store within store management or our loss prevention department would have access to it. Then myself and other members of our regional executive teams do have access to it remotely as well.

COMMISSIONER LORENZINI: Okay, then since it's going to be a 24-hour operation, the lights are going to be on all night then, right?

MR. NELSON: Correct, yes. So, the lights, and Tim, you can speak to this in a little bit more detail, but the lights that we use in the canopy are set up so that they're pointed at the dispensers themselves. They're, actually they're the newest LED lights that we could have, but point at the dispensers so that they really provide the best security if you will for the customer at night. So, they can both see what they're doing at the fueling dispenser with the credit card and the pin-pad and then provides enough light around them at the same time without actually bleeding into any of the neighboring properties or the street.

COMMISSIONER LORENZINI: Okay, thank you.

MR. NELSON: You're welcome.

COMMISSIONER SIGALOS: This is John Sigalos, can everybody hear me?

COMMISSIONER GREEN: Yes.

COMMISSIONER SIGALOS: Yes, I had a couple of questions. One is, this is touching on the security with the vending machines you have outside. You mentioned you lock them at night when the attendant leaves, but how do you protect vandalism with the glass doors of these vending machines?

MR. NELSON: Sure. So, there's two parts to that. The actual vending machines themselves, and we call them vending, but they're not, it's not a traditional vending machine as if you've got to put a quarter up and grab everything out. So, at night when they're

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finished, we have a really nice, and it wasn't in Tim's picture unfortunately, but we have what we call a shroud, a security shroud that covers the soda pop machines. The way it does it, it basically has a really nice looking garage door if you will that pulls down, and it has two side locks. So, if somebody wants to get in there, they're going to have to do some pretty heavy lifting, no pun intended, to get some of the product out of there.

COMMISSIONER SIGALOS: Okay, thank you. That answers that question. My last question is have you developed a gas station on a site that previously there was a gas station?

MR. NELSON: We personally have not at Mariano's yet. Tim maybe will speak to that since he's been working in some of the other divisions that we have in other states. Then Natalie, who is on, who's our facility engineering who actually does the oversight of building of them, she's had a little bit more experience in some of the other states and divisions than I have. So, I'll cede to them and see if they have a better answer for you.

COMMISSIONER SIGALOS: The reason I'm asking is I don't know if you've done any soil testing, but typically, there's a great deal of contaminated soil. Fuel pumps, especially in old gas station that exists there now; they leak through the years. The cost to remediate that soil could be extremely expensive.

MR. NELSON: Absolutely, yes. We have, in doing our due diligence process with the group that is purchasing the property, there have been the required environment tests. Similarly, what Tim touched on earlier, we do go above and beyond what's required by the state and the EPA. So, we have done some of our own environmental testing of that site already.

COMMISSIONER SIGALOS: Okay, thank you. That's the only questions I had.

MR. NELSON: Okay.

CHAIRPERSON ENNES: Thank you, John.

Anyone else?

COMMISSIONER CHERWIN: Terry, this is Jay.

CHAIRPERSON ENNES: Yes, Jay.

COMMISSIONER CHERWIN: I was going to generally wait for public comments, but I had reviewed this in the Conceptual Plan Review Committee and was overall comfortable with the project. The two issues I had was what John just described, the environmental condition of the property and, you know, assuming Mariano's is taking whatever actions necessary to make sure it's compliant going forward. Then the other one I think was some parking spots that were in the southwesterly part of the site that had been I think since moved from the plans. But I was overall generally comfortable with the property, so I'll defer any further comments.

CHAIRPERSON ENNES: So, you're good at this point, okay.

I do have one question that kind of goes along John's concern, the possible environmental, and I would suspect a firm like Mariano's wouldn't want their name in the chain of title on an environmentally contaminated property. But I noticed in the report, Sam, and you might be able to address this, I believe what I read was that if you're improving an existing gas station and the tanks are greater than one year old, they have to be replaced? Did I read that correctly? Is that something new? I've never seen anything like that before.

MR. HUBBARD: It's not a zoning code requirement. Where was it that you

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encountered that?

CHAIRPERSON ENNES: I believe it was part of the development report, and I don't know exactly where it was that I saw it. But there was reference to, as I recall, tanks over one year old having to be replaced.

MR. FERREL: Chairman?

CHAIRPERSON ENNES: Yes.

MR. FERREL: Just to clarify that, I think what you read was that if a tank is not in operation for a year, it would need to be removed.

CHAIRPERSON ENNES: Oh, for a year.

MR. FERREL: But just to clarify that, we will be removing all improvements on the site and be starting with everything brand new.

CHAIRPERSON ENNES: Okay, I wasn't, so that might be what it was, probably what it was, if they had been sitting idle. It just surprised me that such a new tank would have to be pulled out, but on the same token, if you're replacing them all, that's fine.

Okay, if there's no other questions at this point from the Commissioners, we can go to the public portion of the meeting.

Sam, if you can extend an invitation to the audience and get some questions from them?

MR. HUBBARD: Absolutely. So, if you're in the audience and you want to make a comment, please click the Raise Hand feature in Zoom and I will identify you and open up the floor to you when we have a moment. Let me just start going down the list. Sorry, so we'll start with John Schroeder.

QUESTIONS FROM AUDIENCE

MR. SCHROEDER: Hi, can you hear me?

CHAIRPERSON ENNES: Yes, Mr. Schroeder.

MR. SCHROEDER: It's Schroeder, but regardless.

CHAIRPERSON ENNES: Schroeder, okay.

MR. SCHROEDER: So, my family and I live in Recreation Park in the neighborhood, and I've lived here for about 15 years. My wife grew up in the Village and has lived here for over 30 years. We live actually within a quarter mile of the proposed gas station, and the view from our front door that my family and I step out of everyday is of the beautiful WBA building, the Rec Park building.

We visit the park daily, and I vehemently oppose the proposed changes by Mariano's. It's absolutely a detraction for the neighborhood. I opposed the sale of the property to Mariano's in the first place. I was actually under the impression that the Park District had the right of first refusal for all sales on adjacent property to Rec Park. I know they actually own the vast majority of those properties, but this is one that they did not own and I thought they were able to purchase it upon the next time it was for sale.

Really, the question I want to ask is do we want another commercial gas station with its parent company based in Milwaukee and really that parent company based then in Cincinnati, the Kroger Company, where all profits will go not to the Village aside from taxes and won't really benefit the community? Or do we want an expanded park where we can really, really benefit the Village?

Mariano's property has a perfectly good and currently empty parking lot that they can partially convert into a gas station. I know the team has said that it might be too small, but maybe we can use the COVID time to re-think that. Mariano also says that the proposed gas station will only result in a minor increase in traffic, but I sincerely disagree. With its current form, the gas station is only a fairly minor business in our neighborhood. With an increased amount of pumps, the increased hours of operation, operating 24 hours in the neighborhood is way too much. The gas subsidy that Mariano's offers, there's likely going to be a significant impact on the neighborhood.

The flawed and really incomplete or non-existent traffic study doesn't really outline the potential change that's going to happen in the neighborhood. It really kind of seems as if Mariano's is using the pandemic to force their way into the location without really any oversight. I realize COVID has had a decrease in traffic, but it will increase again at some point in the near future.

Now, Northwest Highway, sure, we'll probably see some increase in traffic with the change, but so will the neighborhood that's directly nearby. Both Belmont and Miner are thoroughfares between the two Mariano's locations that are proposed, and both will be significantly impacted. Both streets are already pretty taxed with the large number of people cutting through the community or cutting through the neighborhood. Belmont also has a playground where young children, including my own children, play everyday, and with the new library building at the corner of Belmont and Miner, there's definitely going to be increased pedestrian traffic. So, increased automobile traffic will not only be a nuisance to the community, but will also be a danger to the library patrons, both young and old.

The traffic study is not sufficient for the changes that Mariano's is proposing. If the Village moves forward with the sale and this proposal, I will lose faith in our local government. I will not be appeased really until the proposal is denied, the sale of the lot to Mariano's is rescinded, and the lot is instead offered for sale to the Park District for increasing the Recreation Park.

Our community could have a beautiful park, or it could have another commercial gas station. Really, the only community benefit would be the park.

Thank you for your time and consideration.

CHAIRPERSON ENNES: Thank you for your comment, Mr. Schroeder.

MR. HUBBARD: All right, we'll go down the line. We have Rob Nesvacil.

MR. NESVACIL: All right, can everyone hear me?

CHAIRPERSON ENNES: Yes.

COMMISSIONER GREEN: Yes, we can.

MR. NESVACIL: Okay, thank you. Thank you Chairman Ennes. Thank you, Commissioners. So, I'm here on behalf of the Park District; I am a Park Commissioner. With us online, we also have Commissioner Brian Owen as well as Commissioner Will Ploger, and Executive Director, Carrie Fullerton. Our President, Maryfran Leno and Vice President, Tim Gelinas unfortunately had other commitments this evening and could not attend.

But if you may, I would like to read a statement on behalf of the Park District, and Mr. Hubbard has the statement. I believe, Mr. Hubbard, you also have the master plan for Recreation Park? If you're able to share that on the screen?

Thank you. All right, thank you very much.

So, again, thank you for your time this evening. The Arlington

Heights Park District prides itself in its quality park and recreation system which we provide to our residents. Past and current elected officials have the foresight and the commitment to acquire and preserve open space throughout the community, especially land which is adjacent to one of our community center parks.

In the nearly 100 years since the residents voted to create the Park District, the District has purchased several houses and business which are adjacent to our parks to assist with preserving open space and providing recreation. This includes properties which surround Frontier Park, Sunset Meadows and, as shown, Recreation Park.

Recreation Park is the most iconic and the oldest of the community center parks in our system. It is home to our oldest community center, swimming pool, tennis and basketball courts, baseball diamond, playground, as well as the Frontier Days Festival and more amenities for our community. The Park Board is committed to the Arlington Heights Park District Master Plan for Recreation Park, which was developed more than 20 years ago, and we are committed to following through on opportunities as they present themselves.

In order to fulfill the District's mission over the years, the Arlington Heights Park District has assembled and become the owner of all Recreation Park adjacent properties, except for the proposed retail fuel center also known as the Shell Station, and one single-family home on Belmont Street. On the diagram, it's a little hard to see on the screen, but we have a gray outline on the two properties that we do not yet own. In addition to Mr. Hubbard's aerial view of neighboring properties shown earlier, the Park District actually does own the two car mechanic shops directly to the east of the Shell Station.

As such, the ultimate master plan for Recreation Park has been to acquire adjacent properties as they become available, to ultimately convert and preserve these properties as open land for the purpose of the residents' use, for open space, and recreational use. As the owner of all the adjacent properties to the above property in question, the Park District would like to be on record to express that the above proposal for the site to continue as a retail fuel center does not fit with the Arlington Heights Park District Recreation Master Plan, nor the overall plan for this Arlington Heights residential area. The Park District has planned for this property to be preserved for open space should it ever become available, and this seems to be the last possible chance.

We would like you to consider the following as this project proceeds: the increase in traffic into the adjacent park and residential area; the increased customer counts and needed parking for this site; the library's proposed Makerspace is located in this area. This facility will be a new destination and will bring additional traffic and people to the park and residential areas. We have been working with the library to potentially provide a joint parking lot to serve both the Makerspace and Recreation Park.

The Village of Arlington Heights' beautification project for the Northwest Highway Corridor would be enhanced with the addition of new pollinator gardens and other curated plants if the full Recreation Park Master Plan were able to be realized.

The Park District also was recently awarded \$450,000 total in multiple grants to be used towards a \$1.3 million project to renovate and update the open space and amenities at Recreation Park. You can see a vision of that on the screen now. The District is currently in the development phase on this project which includes some of the property along Northwest Highway being redeveloped as open space and flower garden plantings.

Also, the National Rec and Park Association national standard for

park acreage is 10 acres per 1,000 people in population. To meet the standard for Arlington Heights, it suggests that we should aim for 750 acres of open space for the community. At this point, the Park District owns or leases a total of just under 716 acres. One of the reasons we are looking to increase our total acreage is to meet this national standard.

In closing, on behalf of the Arlington Heights Park District Board of Commissioners, we believe this is the wrong location for this project as it does not mesh with the master planning of Recreation Park nor the residential areas surrounding Recreation Park. Thank you for accepting this statement, and I appreciate your time this evening.

CHAIRPERSON ENNES: Thank you, Rob. Is your last name pronounced Nesvacil?

MR. NESVACIL: Nesvacil, you've got it. It's a fine Czech name.

CHAIRPERSON ENNES: Okay, thank you for your comment.

MR. NESVACIL: Sure, we'd be happy to entertain questions if you do have any.

CHAIRPERSON ENNES: Okay, does anybody have a question for Mr. Nesvacil at this time?

COMMISSIONER LORENZINI: This is Joe, I have a question. Why didn't the Park District purchase this property?

MR. NESVACIL: We were in negotiations to do so.

COMMISSIONER LORENZINI: And?

CHAIRPERSON ENNES: Can you expand on that?

MR. NESVACIL: I don't know where the negotiations ended, but at a certain point they ended.

COMMISSIONER GREEN: So, you didn't want the property?

MR. NESVACIL: No, we did.

COMMISSIONER GREEN: But you ended the negotiations.

MR. NESVACIL: We did not.

CHAIRPERSON ENNES: So, it was on the market for sale?

MR. NESVACIL: It was on the market for sale and we made an offer. We also made a counter offer.

Mr. Robert, if you, I don't know if Mrs. Fullerton would like to speak. She may have some details as well.

CHAIRPERSON ENNES: Well, first, if there's any other questions from the Commissioners?

COMMISSIONER CHERWIN: I guess I would just add, if there's any elaboration on that, at what point did the Park District and the seller, at what point were they in negotiations? Is it a recent development or has this been years in the making?

MR. NESVACIL: So, I've been on the Board now for a number of years. The seller had approached the Park District several years prior; I don't recall the exact date. We were in negotiations at that point and again those negotiations were ended. The seller continued to operate his business; I've gotten gas there many times. I've bought many gallons from the business, so it's a fine business. But at that time, the property was not sold to the District.

Then, again, starting approximately a year-and-a-half ago, maybe two years ago, the District became aware again, that the seller was looking to sell the property.

We did make an offer. There was a counter offer which we responded to with a second offer. Then after that, things went quiet. It was, excuse me, I'm just getting a note here, it was October of 2019.

COMMISSIONER CHERWIN: So, is it safe to assume that the seller received a more favorable offer from Mariano's than it did from the Park District?

MR. NESVACIL: You'd have to ask the seller.

CHAIRPERSON ENNES: Okay, well --

COMMISSIONER JENSEN: Well, you know, I've got the same set of issues here. I don't recall these negotiations. If there was a price offered and they went through several back and of it, but basically the Park District didn't want to meet the price and Mariano's did, it isn't, I mean, that's just the standard way we do business. It isn't a negotiation that collapsed, you know, the Park District wasn't willing to meet what was probably close to the market price for that property.

So, I'm not understanding what their position is. Do they want the property basically below market price given to them? Is that what we're asking for?

MR. NESVACIL: No, based on comps in the area, we believe we did make a fair offer.

COMMISSIONER JENSEN: Okay, so then, but Mariano's must have made a better offer it sounds like.

MR. NESVACIL: Again, you'd have to ask the seller.

CHAIRPERSON ENNES: Okay, but that's really not a point of concern for the Plan Commission.

COMMISSIONER CHERWIN: Well, it's not, but everybody, the big issue here that keeps coming up is, you know, a role that the Park District would have. So, I think, Terry, we're just trying to understand --

CHAIRPERSON ENNES: Right.

COMMISSIONER CHERWIN: -- if Mariano's has the plan under contract and people are saying, you know, there's some insinuation that, you know, the Park District has some right to it when I don't see where that exists. I guess we're just asking for clarification there.

COMMISSIONER JENSEN: That's exactly my point. It isn't, you know, you're basically going to be asked by the Park District to block this from going forward. It is a matter for the Plan Commission, without a doubt, because we would vote one way or the other to allow this to go forward or not. So, the Park District is essentially saying we want that property, but we're not going to meet the going price.

CHAIRPERSON ENNES: Well, I think that --

MR. NESVACIL: So, Commissioner Jensen, if I may? We're willing to negotiate to come to an agreed price, but if the seller had a different offer, you know, we don't know what that offer was. So, it's not that we weren't willing to discuss.

COMMISSIONER DAWSON: Yes, I don't see the Park District saying that they weren't willing, that they want it cheaper. They said that the negotiations ended, but to Terry's point, that has nothing to do with us. The seller has every right to enter into any contract. He could sell to Mariano's for less than the Park District offered. That's not in our purview.

COMMISSIONER JENSEN: Well, basically the Park District is asking us to block this from going forward.

COMMISSIONER DAWSON: Sure, but they're not asking us to block it from going forward due to price.

COMMISSIONER JENSEN: Well, whether it's price or not, the point is that it's already under contract for Mariano's and they're asking the Plan Commission as well as the Board to block that from going forward in essence so that they can use that to develop further the Park District.

COMMISSIONER DAWSON: Exactly, but that has nothing to do with anybody getting a price --

COMMISSIONER JENSEN: Well, no one mentioned price, Susan. No one mentioned price, but price does play a role in this.

COMMISSIONER DAWSON: You did mention price, but --

COMMISSIONER JENSEN: No, what I'm saying is they're not talking price, neither Mariano's nor the Park District, but it certainly does play a role in this.

COMMISSIONER DAWSON: Sure, but that has nothing to do with us. My point is --

CHAIRPERSON ENNES: It's not the Plan Commission's --

COMMISSIONER DAWSON: Right, exactly. The terms of the contract are irrelevant to me. The owner of Grant Shell could be selling it to Mariano's for a dollar, it has nothing to do with me, what the terms of the contract are. So, my point is we need to move off of worrying about the terms of the contract. The bottom line is he's in a contract with Mariano's. Park District has presented us with what they feel are grounds for us to say no to the special use permit. You may disagree, but it has nothing to do with the terms of the contract here. Our discussion today has nothing to do with the terms of the contract.

CHAIRPERSON ENNES: Right. What we're here to do is whether or not to allow the conditions, the special use permit that was being requested. I think if there's going to be a decision made to limit this or to prevent this transaction, this is something that's got to be taken up by the Village Board, not by the Plan Commission. That's not what we're here to do.

COMMISSIONER GREEN: That's correct. I agree with that, Terry.

CHAIRPERSON ENNES: Listen, I love our Park District. We all do. We have great parks. I mean, some of us know that, or at least occurred in the past that there was a restriction on some properties here for right of first refusal, and if the seller --

COMMISSIONER GREEN: They obviously refused.

CHAIRPERSON ENNES: It didn't work.

COMMISSIONER DAWSON: Guys, I think we should finish public commentary before we start talking, because I don't think public commentary is done yet.

CHAIRPERSON ENNES: Right.

COMMISSIONER DAWSON: So, you know, I don't disagree with the comments that are being made. I'm just saying let's finish public commentary and then we can have our deliberation.

CHAIRPERSON ENNES: Okay.

MR. NESVACIL: And I'm sorry, Commissioner Ennes, I don't know if you can still hear me? This is Rob Nesvacil.

CHAIRPERSON ENNES: Yes, absolutely.

MR. NESVACIL: Okay, thank you. So, we understand, you know, the Commission, each Commissioner has a role to play. Again, our interest here is in open space

and the compatibility of the special use permit with the park, of which the park does completely surround this property and the open neighborhood in general of which Recreation Park is the anchor of that neighborhood.

CHAIRPERSON ENNES: Right, and I totally understand that. I understand where your long-term plan is going. I just don't think it's an issue for here. But as Sue said, we'll welcome to hear anyone else in the audience that has comments about this.

MR. NESVACIL: Thank you very much. There's been some discussion about this idea of right of first refusal, sometimes known as a reservation plan. That does not exist in this case.

CHAIRPERSON ENNES: Okay.

MR. NESVACIL: So, however, again, the neighboring adjacent properties, even though they are zoned B-3, they are currently on plan to be converted over to open space, similar to the baseball field and soccer field that now on the old Weber warehouse property which is zoned for manufacturing; however, it is open space.

CHAIRPERSON ENNES: Right.

MR. NESVACIL: Thank you.

CHAIRPERSON ENNES: Okay, thank you, Mr. Nesvacil.

Sam, is there anyone else in the audience?

MR. HUBBARD: Yes, so I do see about 10 more people that want to speak, so there's a lot of people. I just want to mention that the format, the way this works is typically, you know, you would make a comment and then your comment would be finished and you would go back and listen to the discussion afterwards. You don't typically make a comment, and then if there's something else that you wanted to say and then raise your hand and make another comment. It's not like a back and forth discussion. It's make a comment and then you're done and we move on. Occasionally, the Plan Commission may have further follow-up questions for you if you make a comment, and that might happen. But typically, once you make your comment, you've made your public comment, you're done and it's not a back and forth. Otherwise, these meetings end up, you know, going into the wee hours.

CHAIRPERSON ENNES: Right.

MR. HUBBARD: So, I want to make that clear.

Next up on the queue we have Doug Reed.

CHAIRPERSON ENNES: And I would like to mention that we do ask the public, when they are making these comments, to not, you know, for the purpose of brevity, not to repeat what other speakers have already mentioned. So, if we could go forward with that in mind, it would be appreciated.

MR. HUBBARD: Doug, you have the floor now. You should be audible.

CHAIRPERSON ENNES: Mr. Reed?

MR. HUBBARD: Mr. Reed, we're not hearing you. It looks like you may have some technical difficulties on your end.

CHAIRPERSON ENNES: Go on to the next speaker, and if Mr. Reed corrects his problem, we can come back to him.

MR. HUBBARD: Sounds good.

Next on the list, we have Sharon and Jim Potsch.

MR. POTSCH: Jim Potsch. Can you hear me okay?

CHAIRPERSON ENNES: Yes.

MR. POTSCH: Okay, fantastic.

I live at 113 North Pine Avenue. I'm a little concerned about the traffic study and the kind of lack of thought about that. I'm concerned about the traffic on Belmont Avenue with the park being right there and also the future Maker Center, and that people are going to get frustrated leaving the station out onto Belmont instead of trying to exit back on to Northwest Highway, because it looks like from the plans, there's going to be room for maybe two cars to line up on Belmont heading south. I'm worried that this is going to cause a huge amount of traffic in the Rec Park down a rather quiet residential street.

I'm also, a question to the Mariano's folks. I'm curious what the conversion rate is for grocery sales to fuel sales at your current four locations, because I think that's going to drive, I think that's a better barometer of the amount of traffic that's going to come through this station rather than just saying it's going to be one percent change. I don't feel that that's a true marker of the use of this property with this style of gas station.

MR. HUBBARD: Thank you for your comment. Jim, you had submitted an e-mail to me the other day and asked me to share it. Do your comments satisfy that e-mail that you had previously sent?

MR. POTSCH: Yes. A lot of my comments were about lighting and things, and I think you covered, I believe that's been covered very well. So, I just wanted to talk about the traffic; that was the only thing I really wanted to bring up. Thank you.

CHAIRPERSON ENNES: Thank you. So, so we have Doug Reed back?
Mr. Reed?

MR. HUBBARD: Yes, I think Mr. Reed is having a problem. When I tried to open him for speaking, it said he had an older version of Zoom and could not be allowed to be unmuted. I needed to add him as a panelist. Now he's added as a panelist, but for some reason we can't hear his audio. I think it's showing in Zoom that he's not muted, but there must be a problem, another problem on his end with the compatibility of technology.

CHAIRPERSON ENNES: Okay, we're sorry about that.

Is there another person from the audience?

MR. HUBBARD: Yes, we have aumeteladmin.

MS. KITSMILLER: Hi, this is Amy Kitsmiller. I apologize, with this format I'm unable to change my name. So, I am a resident of Arlington Heights.

I'm really surprised at this meeting. There's a lot of discussion of all kinds of details of this plan without any discussion with the Park District beforehand. It really feels to me like this, a very non-local company, has come in and kind of, and I understand the contract has nothing to do with this Commission, but it does seem very strange that Mariano has undercut our own Park District and our own community plans for building open space in this area and is asking the community to then go back and give them variances. Grant them variances and also to undercut the pricing of other locally-owned gas stations, hurting their business as well.

So, the whole thing to me seems really backward. I would have thought that, first, we would have been talking about our Park District plan and looking into that more. I saw there was some mention of it in the minutes in the last meeting, but then it's like you're all unaware of the Park District plans and that you're looking at these variance approvals without thinking about the community in a broader lens.

I really appreciated Rob and the Park District's presentation as well

as Mr. Schroeder. I agree that the traffic plans, it's very underestimated in terms of the amount of business that's going to be going through there.

What I'm requesting is that this process be paused and looked at in a more broader sense of the community, of what we really want in this space. Do we really want these variances? Is this what our community has planned? We've all voted in Commissioners into the Park District. There is a master plan for that, and now this Commission is approving variances that would go and contradict that plan.

So, I'd like to request that these variances be paused and not approved at this time and looked at it in a broader sense of the community with the Village or whoever takes part in that.

CHAIRPERSON ENNES: Well, that is something that, is your last name, Amy, Kitsmiller?

MS. KITSMILLER: Yes, Kitsmiller.

CHAIRPERSON ENNES: Kitsmiller. That is something that the Village Board may address when this petition comes before them. But the Plan Commission, we have a Petitioner that's come to us, and the only variance that they're looking for is that they're allowed to put a six-foot privacy fence there between their property and the adjoining property. That's the only variance.

MS. KITSMILLER: But there's an approval process of the entire plan?

CHAIRPERSON ENNES: Well, I mean, that is subject to the conditions of the Staff.

MS. KITSMILLER: Yes, I'm requesting that it be paused and reviewed at a broader community level.

CHAIRPERSON ENNES: Okay, thank you.

MR. HUBBARD: Okay, next up, we have Paul Culhane.

MR. CULHANE: Okay, can you hear me? I just unmuted myself.

CHAIRPERSON ENNES: Yes, Mr. Culhane.

MR. CULHANE: Okay, my name is Paul Culhane. I live on Carlyle Place. I'm a regular user of Rec Park and a member of various environmental groups. I participated last year in the plan that the Park District had for the greening of Rec Park. They received a very good -- of grants for open space development grants from the state of Illinois that would be implemented by having that whole strip along Northwest Highway as green space, pollinated gardens, and so forth. So, I'm supporting the Park District, that plan, which has been supported by the state of Illinois.

Therefore, I hope, and I should say I'm also a Mariano's customer and a long-time customer of Grant Shell; both are fine businesses. But since this is adjacent to the park, we ought to be paying very close attention to the presumption that the park should be able to acquire that land and they made a bona fide offer for it. I think Amy Kitsmiller's points are also very, very good, so I'd support her points as well. Okay?

CHAIRPERSON ENNES: Thank you, Mr. Culhane. Next?

MR. HUBBARD: Next, we have Delores Georg.

CHAIRPERSON ENNES: Ms. Georg, can you hear us?

MS. GEORG: Hi, this is Delores Georg, can you hear me?

CHAIRPERSON ENNES: Yes, we can.

MS. GEORG: So, I'm a 25-year Arlington Heights resident, and I live on

South Harvard Avenue. I just recently heard about this idea of the sale to the Mariano's Gas Station and I want to take a step back similar to the other callers and ask if the Park District can once again be considered to take over that space and not have it be Mariano's. I am also a strong Mariano's shopper; I know it's great. So, it's nothing against Mariano's.

We don't have a lot of green space left and many of you know that because you've all been residents. If we have the opportunity to just expand our park a little bit more, I really think we should look at doing that seriously and not just let another gas station go there just because there's a gas station there before. That doesn't make it right. So, I would like to have the opportunity to have the Park District re-look at this.

I'm not well versed in the government processes, but I feel like if the contract is done with Mariano's and you guys as a Plan Commission are going to grant the six-foot variance, is the Village Board actually going to decline it because it's so far down the pipeline already so it feels like they've talked about this in April, May, June, and now it's July. When it gets to the Village Board, the Village Board is going to be like, well, the Plan Commission has approved it and the contract is already done; at what point do we pause it and say does the Park District deserve it? So, maybe you could help educate me a little bit on the process because I'm not sure how well it really works in my mind.

CHAIRPERSON ENNES: Sam, I don't know if you want to touch on that. We are a Planning Department, Commission, and we look at a number of issues. If there is a legal issue between the Park District and the owners of Grant Shell property, that's another issue. That's not something that we can address. I don't think even any of the attorneys on the Commission here, and we have three of them, want to address that, but it isn't an issue for us.

I mean, I believe in our parks. I'm surprised they didn't acquire this property, but that's not my issue; that's not our issue. That's between the Park District and the seller of the property. So, if it's a legal issue, that's something they need to address there, not with us.

All we're doing is saying should we allow a gas station on a piece of property that's properly zoned to continue to operate there irrespective of what this other issue is? You know, it's like coming to the Design Commission and asking them to approve the sale of a property. It's not our topic.

Don't think I disagree with you and the other speakers. Sam?

MR. HUBBARD: Sure. Yes, and Chairman Ennes, I can talk a little bit about process. So, the Plan Commission is only a recommending body. They don't have power to approve or deny this project. At the end of this evening, they'll vote to make a recommendation of approval subject to conditions, or a recommendation of denial. From there, the project goes along to the Village Board, and at that point the Village Board has the power to approve or deny. So, after this meeting, the project is not a done deal by any means. The Village Board is, you know, a separate body from this Commission and they occasionally differ in opinion compared to recommendations from the Plan Commission. So, at no means is this a done deal after this evening.

COMMISSIONER JENSEN: Well, Sam, could I ask you to be a little more specific or clear on what our charge is? So, we've got a Petitioner coming before us that basically is asking for a special use permit. The variance is minor. It's a variance of whether we have a visual sight or not that will create a problem. So, what is the purview of this Commission? Is it essentially to say, yes, that special use does fall within what, you know, fall with what this is

zoned and we can say yes or no to whether they ought to get the special use? I'm trying to understand what our purview is, because I did take the points that Commissioners Dawson and Ennes made that I probably was moving a bit beyond what our scope was. So, please define for all of us what the scope of this Commission is relative to the petition.

MR. HUBBARD: Sure. So, there's two items before the Plan Commission this evening. There's the variance to allow the fence that extends into the front yard; that's the portion that was circled in red in my presentation. Then there is the special use permit to allow the gas station on the subject property.

In evaluating whether or not a special use permit is appropriate on any property, there's three criteria in the zoning code that the special use proposal has to meet. They're outlined in the Staff report, I'm happy to reiterate them again this evening if you'd like. But the charge of the Plan Commission this evening is to determine does the proposal for a gas station comply with the criteria for approval of a special use permit.

COMMISSIONER JENSEN: Please reiterate for everybody what are those three criteria.

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

COMMISSIONER JENSEN: Well, thank you, I really appreciate that. It sounds to me like most of the issues that are being raised, and I wouldn't say I disagree with the issues that are being raised, really are purely Board considerations and not Plan Commission considerations.

COMMISSIONER GREEN: I would agree with that, Lynn.

COMMISSIONER DAWSON: I just wanted to speak just for the audience so they understand, and then certainly I think we should still continue to hear all of them, you know, and all their concerns, but that the Planning Commission's purview is very limited. The Board's purview is larger. They do disagree with us; it does happen. This is not a done deal. But we have a very limited scope which we can look at in this instance.

CHAIRPERSON ENNES: Thank you all. Sam, do we have other members from the audience?

MR. HUBBARD: We do. We have Skip coming up next.

MR. OTTOLEIDO: Hello, I am a resident on the park property. I am at 15 South Belmont; my name is Skip Ottoleido. Since I am a direct neighbor of the gas station, I live next to that row apartment building that's right next to the gas station.

My concern would be about 24-hour usage. If there is an emergency like a fire at the gas pump with no attendant there, that poses a threat to most likely my house, but definitely my neighbor's house. It's a three-unit apartment building that's inhabited by Park District employees, and that would be directly next door. So, my concern would be for safety of operating when there's no attendant there.

As far as the Park District's concern, they do not use the entire south end of that park behind that baseball field. It's gone undeveloped for years. It is only, now it is

an unlicensed dog park where people bring their dogs to poop. That park is full of dog poop. People are concerned about it.

So, anyway, that has nothing to do with this. My concern is for 24-hour usage and the safety of it, if there's an emergency, and increased traffic down my street when people can't get on to Northwest Highway. They will wind up going north on Belmont and my concern is increased traffic and fire safety or emergency safety.

Thank you very much. This meeting has been, this is my first virtual meeting and it's exciting. Thanks. It's well run.

CHAIRPERSON ENNES: Mr. Ottleido?

MR. OTTOLEIDO: Sorry, it's Ottoleido, O-t-t-o.

CHAIRPERSON ENNES: My apologies.

MR. OTTLEIDO: That's okay.

CHAIRPERSON ENNES: Skip, thank you for your comments. I believe both of the issues that you raised, we can address and get you some answers from the Petitioner after the public portion of the meeting and we will pursue them.

MR. OTTOLEIDO: Thank you very much.

CHAIRPERSON ENNES: Sam?

MR. HUBBARD: Okay, we have Jim coming up next to talk.

MR. TROUTMAN: Hi, this is Jim Troutman, can you hear me?

CHAIRPERSON ENNES: Yes, Jim.

MR. TROUTMAN: Yes, this is Jim Troutman of Troutman & Dams Commercial Real Estate. We're the contract purchaser of Mr. Grant's property and will be the landlord of Mariano's for the property. I'm also a resident of Arlington Heights. I live at 209 South Burton Place which is about a block south of the Northwestern railroad tracks there across from Grant Shell. Actually, it looks to me like the rocket on top of there is even a spot in the middle of the street in front of my house.

CHAIRPERSON ENNES: The Rocket Shell?

MR. TROUTMAN: Yes.

CHAIRPERSON ENNES: We all call it that.

MR. TROUTMAN: When we identified Mr. Grant's property as a potential location for Mariano's fuel center, we contacted the Arlington Heights Planning Development Department to see how they would view the redevelopment of the property for the Mariano's fuel center use. This was back in October or November of last year. We were informed that the Village Comprehensive Plan showed the property as commercial, and although the Park District had at one time put a reservation on the property, they had released it a couple of years ago. We were also informed by Mr. Grant's broker that the Park District was the first party he contacted, but they had submitted a very low offer that put the burden of environmental remediation on Mr. Grant. That was commercially unreasonable and not acceptable to Mr. Grant.

So, we made an offer to Mr. Grant to put the property under contract. We then negotiated a ground lease with Mariano's and jointly began the planning and approvals process. We conducted phase one and phase two environmental studies, and we've contracted with an environmental remediation company for removal of the existing underground tanks so that Mariano's can put in fresh and clean tanks.

Now, at the eleventh hour, the Park District has moved to block the

project based upon their long-term planning. They have submitted a plan tonight that's quite a bit different than the plan they shared with us on July 2nd which excluded Mr. Grant's property. The Park District also owns the two properties southeast of Mr. Grant's property. They have removed them from the tax rolls and yet collect rent from the tenants. These properties don't look so good and they present a negative image for an important commercial corridor of the Village.

The proposed Mariano's fuel center is a very positive development for the Village. The current leaking underground storage tanks will be removed and the site will be fully remediated. The property will remain on the real estate tax rolls and the property will produce increased sales tax and motor vehicle fuel taxes that the Village really needs.

If the Park District blocks the redevelopment of the property, Mr. Grant will be denied a retirement that he deserves, and the Village, the school districts, the library and other taxing bodies will be denied the increased tax revenue that the redevelopment could provide, and the Village will be sending a message to Mariano's and other potential businesses that Arlington Heights isn't friendly to business.

So, in closing, I would just point out that exclusion of this parcel from the park is a very minor impact on the park. But the loss of this project has a very negative impact from the real estate, sales tax, and motor fuel tax to the Village, school districts, library and other taxing bodies. If the Park District has an interest in having control of this property on the long-term which is evidenced by the fact that they acquire properties and continue to lease them, we would be willing to give the Park District a right of first refusal to purchase the property after its full development if they want to control it in the long-term.

Those are my comments. Thank you for hearing me.

CHAIRPERSON ENNES: Mr. Troutman, I have a question for you. Do you know for a fact that the Park District has exempted these two other parcels and that they're collecting commercial rent on them?

MR. TROUTMAN: I know that those two parcels do not pay real estate taxes, and I certainly do hope that they're collecting rent on them.

CHAIRPERSON ENNES: I think they need to look into that without saying anything else. That's not appropriate.

Okay, Sam, is there any other members of the audience?

MR. HUBBARD: We do have Mark Sporcich coming up next.

MR. SPORCICH: Hello, can you hear me?

CHAIRPERSON ENNES: Yes, Mark.

MR. SPORCICH: Hi, thank you for taking my comment. That's Mark Sporcich. I've been a resident of Recreation Park neighborhood for probably 16 years or so. I had attended master plan meetings of the Park District many, many years ago.

One of the things that I hear most of the neighborhood saying here is that they're more interested in the Park District taking ownership of this. I would say I'm in the same camp.

In the criteria that you mentioned for a special use permit approval, one of the things you mentioned was that there should be, that it's deemed necessary for public convenience. I would take exception to that in particular and possibly to the place that it's not detrimental to the neighborhood. With respect to the public convenience, there are plenty of gas stations around, and I understand this has been a gas station, but there are many nearby. As

more and more people are switching to electric vehicles, it makes very little sense to be continuing with the gas stations here.

My feeling is that the Planning Commission should not approve this and they should send it for further deliberation with the community. I think you've heard just about every person and the Park District who has commented be opposed to redeveloping this as a Mariano's Gas Station.

So, that's all I have to say. I hope you'll take a look at everybody's comments and do the right thing. Thank you.

CHAIRPERSON ENNES: Thank you for your comments, Mr. Sporcich.

MR. HUBBARD: Okay, I see one more. It looks like Trey, this would be the last one perhaps.

MR. MURPHY: Hello, this is Kyle Murphy. I'm a resident of Arlington Heights as well. My whole feeling is with this whole, everybody is up and arms about the Park District, is the property was there to be bought and the Park District didn't pony up the money. If they wanted it, they could have had it. If anything, Grant Shell is a pretty rundown building right now. I think that Mariano's building looks beautiful and would make a great addition to Arlington Heights. If the Park District really wants it, just put your money where your mouth is and that's it.

CHAIRPERSON ENNES: Thank you, Kyle.

MR. HUBBARD: Okay, I see that everyone who had their hand raised has been given the opportunity to speak. If there is anyone else that would like to make a public comment, now would be the time to raise their hand and they can be identified.

(No response.)

MR. HUBBARD: Okay, seeing no additional hands being raised, I would say the public has concluded their testimony.

CHAIRPERSON ENNES: I will close the public portion of our meeting.

Do any of the Commissioners have questions from the public comment that they would like to address at this time? Commissioner Dawson?

COMMISSIONER DAWSON: Just the 24-hour impact. We said that we would get back to them on the running of the gas station as a 24-hour. Currently, I don't know what the current hours are but it's not 24 hours.

CHAIRPERSON ENNES: So, can we, Mr. Ferrel? Is it Ferrel, Dan Ferrel?

MR. FERREL: Yes, it's Dan Ferrel.

CHAIRPERSON ENNES: Is that something you can --

MR. FERREL: Certainly, happy to discuss the question.

So, we feel very confident that we've got the safety measures in place to operate, you know, 24 hours. Obviously, it got brought up that Kroger is a very big company and is very risk adverse. So, our preference would be to have a 24-hour location there. We would allow the customer the opportunity to, you know, purchase fuel after hours. However, if the purview of this Commission is that that should not be something, we're open to those discussions and would certainly, you know, be willing to discuss that if that's, you know, the overriding issue.

CHAIRPERSON ENNES: So, Sue, there was a question from one of the public about having it unattended 24 hours if there was a fire. Was that part of your question?

COMMISSIONER DAWSON: Well, I wanted to make sure that that was addressed. My question was in relation to lighting in the area. I've got to admit, even though I

lived there and go to this gas station all the time, I have no idea what time the lights turn off. I don't know if there is going to be 24-hour lighting and how that might impact the residents that live right there.

Do you have any feedback on that, Sam? Or could the Petitioner speak to the lighting issue?

MR. HUBBARD: Yes, I mean, I can address it relative to a code standpoint. We evaluated the photometric plan and it conforms to code. I mean, there is no illumination that it's putting off outside of the property boundaries that exceeds our requirements. They're, you know, keeping the number of parking lot lights the same, at two. I believe that the lights they are going to install are going to be directly facing down, whereas the current parking lot lights kind of face outward towards the site. So, again, from the photometric standpoint, you know, it complies with code and, you know, it could even be an improvement.

COMMISSIONER DAWSON: Sam, are there any other businesses right there on that corridor that operate 24 hours a day? It appears to me that everything else on that corridor is not a 24-hour facility. So, this would be a change because we would have traffic and noise in the middle of the night potentially that does not currently exist along that corridor, unless I'm wrong that there is something there that's 24 hours.

MR. HUBBARD: I can't off the top of my head think of any 24-hour business in this immediate vicinity.

COMMISSIONER GREEN: If I could just jump in on your comment, Sue. I don't think people are going to get up in the middle of the night and go out and fill up their car at this gas station. I think there's a given amount of traffic on Northwest Highway during the nighttime hours, and it might be a convenience stop for one of them. I just don't see somebody setting their alarm to get up to go over here because they're open 24 hours a day. That's just my theory.

COMMISSIONER DAWSON: I'm not implying that that's the case, but someone driving a car down the street is different than someone pulling into a gas station, stopping, maybe talking on their cell phone while they're loading up, making other noise at a gas station. This is abutting a residential community and the 24-hour component does bother me because --

COMMISSIONER GREEN: Well, it is a commercial strip and it is --

COMMISSIONER DAWSON: I'm still talking, Bruce. Bruce?

COMMISSIONER GREEN: Yes.

COMMISSIONER DAWSON: This is my community, okay, so the 24-hour component bothers me. It's not 24 hours right now and I'm just curious what the Village did in considering why we would suddenly allow a 24-hour business somewhere that we have never had a 24-hour business allowed before along, I mean, where on Northwest Highway in Arlington Heights is there a 24-hour business allowed?

COMMISSIONER DROST: This is George Drost. There is not a 24-hour, but the Marathon at Vail and Northwest Highway is open until midnight or 2:00. There's very little activity there, as a resident of the neighborhood and can view it 24/7.

COMMISSIONER DAWSON: I'm just curious why we would have a 24-hour business at this location. I mean, if there's no need, you guys are all saying there's no need, but the Village may --

COMMISSIONER GREEN: I didn't say that there's no need, Sue.

COMMISSIONER DAWSON: -- not want to propose a timeframe rather than allowing it to operate 24 hours?

CHAIRPERSON ENNES: Along that line, Commissioner Dawson, Sam, do you have a graphic that you could put up to show us how close residences are to the subject property? Well, we have the apartment right next door, right? But that's going to eventually be Park District.

MR. HUBBARD: Can everyone see this?
(Chorus of yeses.)

MR. HUBBARD: Okay, so I don't know if you can see this. You can see the property right here; this is the subject property. This is the building that's owned by the Park District that they rent out to their employees. These are the two homes north. This is the travel agent and then this is a home right here.

CHAIRPERSON ENNES: Okay.

MR. HUBBARD: These are businesses that are owned by the Park District and this is Recreation Park.

CHAIRPERSON ENNES: Thank you, Sam.

COMMISSIONER DAWSON: I just want to, we don't see a lot of 24-hour uses going through the Planning Commission, and that's my point. We've had a number of projects that about a small number of residential areas where we have long discussions about what time they have to shut down and when they have to be quiet. I'm just curious for Mariano's why the necessity of it operating 24 hours.

MR. NELSON: This is Shaun Nelson. I can speak to that, and then also if you'd like I can touch on some of the safety components for the 24-hour which the exact question was asked earlier.

To start with the general look at the hours, one of the other Commissioners had mentioned it, but it's not so much that we are anticipating anyone particularly deciding that they need to fuel up at a certain, 2:00 o'clock in the morning, 3:00 o'clock in the morning. But it is generally based off of looking at market studies that we do and seeing the traffic that we see on Northwest Highway and realizing that our customer base may have odd hours for work. They might be up and out for other reasons and it's just giving everyone an opportunity that if they're on the street grid already, they have the opportunity to fuel up no matter what time it may be. So, it's not, we don't look at it as a way that we're trying to generate more traffic to the neighborhood. It's basically taking, pulling traffic off of Northwest Highway that's already there.

Then just quickly on the safety component for 24/7 pumping; the state of Illinois with their Fire Marshal Department considers sites either manned or unmanned. This site, even though we have someone there for the majority of the day, it would be proposed to be an unmanned site, which means that we have to meet stricter regulations when it comes to safety. If you were to go to a site that's not open 24 hours right now, you'll typically notice that they have one, two, maybe a third emergency stop button that are located throughout their property, usually one on the outside of the convenience store. The convenience store employees will have one inside, and then there's usually one near the area that the fuel is going into the ground.

In this case, with our two locations that are 24-hour pumping which are our Lombard location and our Crystal Lake location, based on the square footage of the

canopy size and the distance from the dispensers to the kiosk and to where the fuel goes into the ground, the state requires us to add additional emergency stop buttons. Those emergency stops do need to be tied into the local emergency services. So, if that alarm does go off, not only does it notify myself and then someone at the grocery store as we have employees there 24/7 stocking and doing other things, it does notify that the emergency stop button was pushed.

Then on top of that, we oftentimes, based on municipal code and working with your Fire Department and again with the state, look at other things whether it be heat sensors in the canopy, we have at one location and having, we also do have an emergency 911 phone that has a direct line to 911. It's on the side of the kiosk that's clearly labeled in a red box with a sign above it. So, the precautions are there.

We do, excuse me, just in general, we do meet or exceed all EPA standards. The EPA guidelines changed in October of 2018, and the Kroger Company and Mariano's were making those updates prior to the changes being enforced. As you drive around these days, you may see a number of fuel centers that are under construction with tanks either being changed out or piping being changed. All of our tanks and our piping system are double-walled. So, we do ensure that we have extra precautions in place in the areas that, you know, we can't see with our everyday eyes under the ground. Then the site itself will have a number of sensors, both in the fueling dispensers, underneath dispensers, in the tanks, outside the tanks, in the ground, there's a monitoring wall.

So, we have all of that. That ties into a tank monitor that is web-based. So, not only can the clerks that are there see it, our transportation company that provides the fuel sees it. Myself can see it remotely. The store sees it remotely, and then also different divisional offices have access to it at all times, too.

COMMISSIONER DAWSON: Shaun, can you let me know, the pumps, will they have those automated videos that go on as soon as somebody starts pumping gas?

MR. NELSON: They will not, no.

COMMISSIONER DAWSON: Okay.

CHAIRPERSON ENNES: Susan, is there anything else?

COMMISSIONER DAWSON: No, I just wanted, I'm just curious, you know, from a Commissioner standpoint. A few years ago, we had a Dunkin' Donuts that we grilled them about noise after 10:00 p.m., and all that was behind there is one apartment complex. I'm just a little disappointed in hearing the Commissioners blowing off now we're putting in a 24-hour facility right up against a residential neighborhood. That's, I mean, to me it's concerning. I don't know why the Village didn't take a closer look at the 24-hour component. I'd rather have seen some language in here somewhere that if there's complaints, we would revisit the 24 hours, if we're receiving noise complaints or something along those lines. I think that we're being very flipped about adding a 24-hour facility somewhere that we have never allowed that before.

MR. HUBBARD: So, Commissioner Dawson, if I could just make a point, and you're probably aware of this, but one thing that did factor into the Village's analysis of this is the future plan of the Park District, to redevelop the immediately abutting residential uses into the park land. So, the people that would be most immediately affected by this are located here. The long-term plan is to redevelop that as park land, so that was one thing that we did take into consideration relative to the impacts of this use.

It is certainly in the purview of the Plan Commission to place a restriction on hours of operation if that's something the Plan Commission is interested in doing

and thinks that protects the general welfare and morals of the community. It's something that, you know, is within their purview to consider. From a Staff perspective, again, we took into consideration the surrounding land uses and their future plans, and that's what led to our evaluation.

COMMISSIONER DAWSON: Sure, Sam, I understand that, but I just don't think that we can, the Park District may never redevelop that and those houses may always be there. So, I always look at the property as it currently exists. If those houses were being demolished, maybe that would be a different story, but they're not right now. So, there are people that live right next to this and I'm just a little disappointed that we're not taking that 24-hour component into account.

From the special use perspective, on a necessity. Is it necessary to have it open between the hours of 2:00 a.m. and, you know, 6:00 a.m. or something, you know, to that effect? Do we have another gas station that's open that late down the road, then I can understand why we would allow this one to be open for a similar amount of time. That one is not quite as much in a residential area, but still is a fairly residential area. But here we're allowing 24-hour usage without any limitations, and we frequently see limitations in motions saying if there's complaints we'll revisit. Here, I'm not seeing that at all, so I'm just a little surprised to see the 24-hour component being glanced over so much by the Commission, though maybe other Commissioners agree with me, I don't know.

COMMISSIONER WARSKOW: Can I ask a question, Sam?

I know within the last year or so, we had a petitioner with a gas station abutting a residential area further down on Northwest Highway, closer to New Wilke. I remember discussing the 24-hour component. Do you know offhand how that was resolved? Because I can't remember, specifically.

MR. HUBBARD: No, I can't recall specifically either. I think you're probably talking about the 7-11 Gas Station on Wilke and Algonquin right by the Taco Bell?

COMMISSIONER WARSKOW: No. No, this is like near, I think near Jimmy D's on Northwest Highway.

MR. HUBBARD: Okay, yes, yes, I do know the one you're talking about. Yes, because that never moved forward to the Village Board –

COMMISSIONER WARSKOW: Okay.

MR. HUBBARD: -- maybe, no, no, no, this is the Marathon Gas Station. It was next to Jimmy D's. Yes, that did move forward to the Village Board, I don't recall the outcome or the discussion on hours of operation. I know that was a component and part of the discussion, but that never did of course move forward due to contamination issues, I believe.

COMMISSIONER GREEN: Sam, was that a towing issue? Didn't it have a towing operation? I kind of remember that as well.

COMMISSIONER DAWSON: I think that was years ago. Wasn't that one year ago, the towing issue for the trucks?

COMMISSIONER GREEN: It was a couple, actually, I think.

COMMISSIONER JENSEN: Was that Dakota K?

COMMISSIONER DAWSON: No, not Dakota K.

COMMISSIONER GREEN: No, it wasn't Dakota K.

COMMISSIONER DAWSON: No, there was another facility, an automotive shop along there I remember. I mean, that's the problem, right, Bruce, who's being on for years,

or not the problem, but there's been a lot of potential plans that have gone through there and sometimes they get mixed up. I don't believe I was at that Commission hearing when we talked about a 24-hour gas stations. So, if I'm mistaken and the Planning Commission did have a discussion and did approve and believe that a 24-hour gas station on Northwest Highway was appropriate, then I wasn't at that hearing and then it has been considered. But I just, I don't know, we'd have to, maybe the neighbors can pull up those Commission minutes.

CHAIRPERSON ENNES: It's west of New Wilke's Palatine. So, if it wasn't east of New Wilke.

COMMISSIONER CHERWIN: No, this is over by --

COMMISSIONER DAWSON: So, the Marathon is east of Jimmy D's, that's in Arlington Heights, if that's what we're talking about.

COMMISSIONER WARSKOW: Yes, that is what we're talking about.

CHAIRPERSON ENNES: Okay.

COMMISSIONER CHERWIN: It's close to the BMP development, I think.

COMMISSIONER JENSEN: Just a couple of observations. First of all, I know that, I can see that Sue is looking at this as a potential generator of either more traffic or more noise or more light or whatever for the residents. I view it more as actually something that is a convenience for the public and a safety issue. If people are driving late at night and they need gas, they can go in there. I don't think that it's open 24 hours a day is going to, as Commissioner Green said, generate a lot of new traffic, a lot of new noise, a lot of new light or whatever.

So, I don't see that as a big issue. I think as a general rule in making public policy, you don't take outliers, you don't take things that are out in the tails of the distribution and allow that to move public policy.

But I'd like to go to a more general discussion which is I think the residents have made some excellent points about what ought to be happening with this area and the Park District moving forward with part of their master plan. I think I've been appropriately corrected by Sue and by our Chair that many of those things that have been raised by them are outside of our purview.

I'm going to say a further thing is I'm kind of underwhelmed by what the Park District representatives have brought forward, because if what Mr. Troutman said is correct, that originally the owner of this property went to the Park District and offered it to them because he thought they had first right of refusal and all of that resulted in nothing; that it didn't come to any kind of conclusion. The other comment that was made by a couple of others of the public who said basically the southern half of the Park District's area here has not been developed well by the Park District. It's become a large dog park that's unlicensed with things that you don't want happening generally in your area and so forth. So, I don't really, I'm having trouble seeing that the Park District is in earnest about wanting to meet their master plan.

Now, the owner of this property wants to move forward. He doesn't want to have a service station there anymore, and he wasn't able to reach a deal with the Park District which apparently is not very serious about the developing the entire plan because they're allowing these residential properties to be part of the land that they own and they're renting them out. So, it doesn't look like they're really anxious to aggressively develop the rest of their master plan.

You know, I see that quite frankly Mariano's has a legitimate case to

bring before the Plan Commission. But the Board is going to have to decide whether they want to take these broader concerns of the public seriously and make a different ruling. But from what you have told me, Sam, and so forth, our purview is very narrow: does the Petitioner make these very narrow criteria for getting essentially just one thing, a special use permit? Quite frankly, I'm having trouble seeing where they don't qualify for a special use permit.

I may even agree with all of the public comments, that it would be nice if the Park District would fully develop their master plan. They seem to be reticent or having trouble doing that. I don't see any grounds for this Plan Commission to deny the Petitioner the request for a special use permit. So, I'm having a bit of a dilemma here and I think it's not going to be solved by us at the Plan Commission, it's going to be solved by the Board.

So, as I said, I'm highly conflicted having listened to all the different points that were made by both Commissioners and the public.

COMMISSIONER DAWSON: Lynn, I have to disagree with you on the public policy issue when it comes to the 24 hours. We deal with that quite frequently. I go back to the Dunkin' Donuts, and quite frankly in my family, 24-hour access to a Dunkin' Donuts might be considered a necessity. We love our Dunkin' Donuts. But that facility was not allowed to be open for 24 hours, and we very much discussed it, and we discussed the noise level. We discussed that they had to reduce the speaker box, and we had long-term discussions about at what time it should be quiet there.

So, what I go back to is, I completely agree with you, as sad as I am and as much as my neighbors aren't going to be happy with me on it, I don't see any reason why we can't, why this doesn't fall within special use. But I also don't see any reason why we as a Commission seem so opposed to add language into the motion or into the requirement that says that if there are complaints or if the Village receives excessive complaints, that Mariano's will work with them to, you know, to reduce the nuisance or to revisit the hours. We do that quite frequently. So, that would be my recommendation.

COMMISSIONER JENSEN: Sue, if that's all you want, I agree a 100 percent. I think that language ought to be added in. I think it will be one person a year, but that's fine. I think the language ought to be added in because I agree with you.

COMMISSIONER DAWSON: I don't disagree with you that this falls under special use. I'm just wanting to make sure that we have what is very common to this Commission to add in that kind of language to require Mariano's to work with the Village if it becomes a nuisance in the long run.

COMMISSIONER JENSEN: And I think that should be added in. I don't think it will actually make much practical difference, but I would certainly support that being added in. I'm having trouble seeing how anybody other than the Board can deal with the issues that have been raised by most of the public.

COMMISSIONER CHERWIN: I don't, in my opinion, you know, I don't know that there's been a whole lot of opposition on the Board to restricting the 24-hour. I mean, it's been discussed pretty thoroughly. I think what we haven't heard necessarily is from Mariano's, how critical it is to business operations at this station and are they willing to accept that type of restriction. I don't know what the time range should be, but something less than 24 hours and move forward with their project. I guess I'd like their thought on that from Shaun or Dan.

CHAIRPERSON ENNES: Before we go to that, Commissioner Dawson,

are you saying that you would like to see some kind of a limitation on the hours irrespective, or if there's complaints?

COMMISSIONER DAWSON: No, I think that there's complaints if it becomes a nuisance to the area. I don't know that the Planning Commission has ever dictated to a petitioner that has come forward and gone through and been fully vetted with the Village, received, you know, Staff recommendation for hours, at least cut back on their hours. I don't see a precedent for that, but I do see a precedent for us asking for that language to be included if there is a nuisance, that Mariano's work with Staff on addressing that.

CHAIRPERSON ENNES: And I think I could agree with you on that, although I think the analogy of a Dunkin' Donuts and a gas station at 2:00 in the morning are pretty different. I think somebody who pulls into a gas station for gas at 2:00 in the morning is in need of some gas and get on their way as opposed to some people who are coming home from some place to a Dunkin' Donuts who might be a little bit rowdier at 2:00 in the morning. But if it became a nuisance, I would definitely be open to having the possibility of a limitation and possibly, Mr. Ferrel, are you the person that can comment on that? What are your thoughts on that?

MR. FERREL: Yes, I'd be more than happy to comment on that. So, the answer is we are always looking to be good neighbors. So, if there would be language drafted such that if there's excessive complaints, that we'd work with Staff to resolve those issues or alter operations to make sure that we correct those, and if we can't correct them, that we have hours adjusted, you know, as necessary, I'd be very comfortable with language like that.

MR. HUBBARD: I have draft language for a condition like that whenever the Plan Commission is ready if they want to make a motion.

CHAIRPERSON ENNES: Okay.

COMMISSIONER GREEN: Let's hear it, Sam.

MR. HUBBARD: Should noise generated from activities occurring on the subject property become a nuisance at the discretion of the Village, the Petitioner shall work in good faith to address noise issues, which may include restrictions on hours of operation.

COMMISSIONER JENSEN: Well, Sue, also concerned about lighting; maybe you need to add something about lighting which I don't think will be a problem given all that you've said, but you seem to also have some concern about that in terms of disturbing the neighborhood. So, it isn't just --

COMMISSIONER DAWSON: No, I think, Sam, to me, Sam addressed that in that the lighting, it meets code. I don't know that, you know, I think Staff answered, addressed that question. I was more concerned with noise.

COMMISSIONER JENSEN: Okay, then that's fine. I can't imagine anyone would oppose that.

CHAIRPERSON ENNES: Okay, do we have a motion?

COMMISSIONER DROST: Yes, let me just add two things before we do the motion. One is, you know, this property is right across the street from the railroad tracks, and sometimes trains make noises, too, you know, and I'm a neighbor of that.

COMMISSIONER GREEN: With lights.

COMMISSIONER DROST: Secondly, on the issue of community, I think we can also recognize that Bob Mariano was an Arlington Heights resident and that was one of the driving forces for him to establish the Mariano's in Arlington Heights. He was very thankful

with the support by initiating this first facility and, you know, God bless him. He's successful. He's got a Cincinnati based company that's taken over. It's the way America works, you know. God bless America.

COMMISSIONER GREEN: Hear, hear.

COMMISSIONER WARSKOW: Can I just ask one more question? I'm sorry, I know everybody wants to be finished and make the motion.

CHAIRPERSON ENNES: No, no, please.

COMMISSIONER WARSKOW: I want to better understand what the options are for safety reasons for the fence at the corner of the driveway of that apartment building and the driveway of the gas station. I mean, you even brought it up yourself, Sam, that there, you know, could be visual, it could block vision of a person pulling out of that apartment complex.

MR. HUBBARD: So, yes, thank you. So, let me clarify here. The location of the fence, so I'm just talking about it may need to be pulled back here, and the Petitioner will be required to make that change to comply with code in a way to provide better visibility coming out here.

COMMISSIONER JENSEN: Are you saying reduce the size or move it further?

MR. HUBBARD: Right, pull it back. So, instead of starting here, it starts here and then run the fence like this.

COMMISSIONER JENSEN: So, shorten the run. Shorten the run, then.

MR. HUBBARD: Right, exactly. And they would be required to do that to conform with code, so there's no need for a condition of approval.

COMMISSIONER JENSEN: Okay.

COMMISSIONER WARSKOW: Okay, thank you for clearing that up.

MR. HUBBARD: Yes.

CHAIRPERSON ENNES: Okay, good question, Commissioner Warskow.

Okay, so we're looking for a motion. Is there a motion?

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

A motion to recommend to the Village Board of Trustees approval of PC# 20-009, a Special Use Permit to allow an automobile service station on the subject property, and the following Variation:

- 1. A variation to Chapter 28, Section 6.13, to allow a six-foot solid fence in a front yard where only a three-foot tall open fence is permitted.**

This recommendation shall be subject to the following conditions:

- 1. The Petitioner shall provide a fee in lieu of any stormwater detention capacity required but not provided on site, estimated at a total of \$2,034.**
- 2. IDOT approval shall be required for the proposed modifications to access along Northwest Highway.**
- 3. The Petitioner shall revise the plans to include an approximately six-foot wide sidewalk along Northwest Highway. The Petitioner shall grant a perpetual access easement in any area where said sidewalk encroaches onto the subject property.**
- 4. Compliance with June 23, 2020 Design Commission motion shall be required..**

5. **The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.**
6. **Should noise generated from activities occurring on the subject property become a nuisance at the discretion of the Village, the Petitioner shall work in good faith to address noise issues, which may include restrictions on hours of operation**

CHAIRPERSON ENNES: Is there a second?

COMMISSIONER DROST: Yes, so I'll second that, and the motion related to noise and noise abatement.

CHAIRPERSON ENNES: That would be condition number six.

COMMISSIONER DROST: Correct.

CHAIRPERSON ENNES: Okay, and any discussion?

Can we have a roll call vote?

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye, with comment.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes, with comment.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes, with comment.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes, without comment.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Just a plain yes.

MR. HUBBARD: Commissioner Sigalos. Commissioner Sigalos?

CHAIRPERSON ENNES: John, we can't hear you.

COMMISSIONER JENSEN: Unmute, John.

COMMISSIONER DROST: Nod your head or shake your head yes or no.

CHAIRPERSON ENNES: Thumbs up, okay, that's a yes.

MR. HUBBARD: All right, Commissioner Warskow.

COMMISSIONER WARSKOW: Yes, with comment.

MR. HUBBARD: Chairman Ennes.

CHAIRPERSON ENNES: Yes.

So, we have comment. Commissioner Drost, can we start with yours?

COMMISSIONER DROST: Yes, it's going to be short. It's basically to advise our Board of Trustees to take a look at the comments, particularly of Lynn Jensen where the equivocation or the balancing has to take place in this process.

CHAIRPERSON ENNES: Okay, thank you.

Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes, I just wanted to say, you know, I'm a big fan of the Park District. They do a great job. I volunteer probably upwards of 100 hours a year for the Park District. Rec Park is, you know, a place I've been going to since 1984, and I've been playing on and coaching on. But Mariano's is also a business here in Arlington Heights

that's given a lot, and I think it's a dangerous precedent to set a trump card with a governmental entity every time a property goes under contract potentially. So, I think that's a big factor here that just have to make sure it's on the record.

CHAIRPERSON ENNES: Thank you.

Commissioner Dawson?

COMMISSIONER DAWSON: I just wanted to say that it's really hard for me to vote yes for this, because as a resident of Rec Park and a resident of the Village of Arlington Heights for the large majority of my life, I would love to see this be a park and not be a gas station. But it meets the criteria of special use, and I see lots of comments there from my, I'm guessing many of my neighbors that don't understand why. So, I'm happy to talk to you guys about why it meets the special use criteria, but it does.

Also, as a business owner, I just don't, I have a hard time feeling that anyone has the right to get in the middle of my sale and I don't think it matters if he's selling to the park or if he's selling to Mariano's or the business for more or less than what the park offered. He has the right to sell his business on terms that he wants to. It was a gas station; it's going to be a gas station.

I have a hard time as a Planning Commissioner opposing that. Village Board, I might be sitting in the audience with all my neighbors, but here, I have to vote yes.

COMMISSIONER DROST: Yes, Commissioner Dawson, don't you have a parent that was in the Park District to, official?

COMMISSIONER DAWSON: Are you going to put all of my vices on the table?

COMMISSIONER DROST: Exactly, yes. Be transparent.

COMMISSIONER DAWSON: Yes, my father was a Park Director for over 30 years, so I'm very, I'm the pro-Park District Planning Commissioner, absolutely. So, it's killing me a little bit to vote yes here, but as a Planning Commissioner, I don't see that I have any other choice, so my vote is yes.

CHAIRPERSON ENNES: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes, I'm with everybody. You know, this is a difficult one to balance in that I really support more open space. I think you all have heard that enough from me. But also, we need to abide by the scope of the Commission, and also the fact that this is a private sale between a property owner and an entity willing to buy the property. Sue mentioned, you know, as a business owner, I can think of as a property owner in general, you wouldn't want somebody stepping in the middle of the sale of your home just because somebody else will add on to it in a way that they like better.

So, you know, this is our purview and this is, and also for tax purposes, I think this is a positive for the community.

CHAIRPERSON ENNES: Thank you all for your comments and deliberation. I think this was a difficult hearing, but I think we came out with the absolute right decision from our purview.

For the Petitioner, Mariano's, I think it's a very nice project. You have probably a long way to go. You've got to go through the Village Board, but I think you've put together a nice package here. The best of luck with your development if it goes that way. So, you have a unanimous decision from the Plan Commission.

Sam, any idea when they might be going to the Village Board?

MR. HUBBARD: The earliest would possibly be August 3rd, although I'm not sure there's room on the agenda for you at that meeting, so we'll be in communication, Tim, as this moves forward and we'll find a date for you.

MR. KRATZ: Understood. Thank you all for your time and comments.

CHAIRPERSON ENNES: Okay, and to all the people in the audience, thank you for your comments and consideration, all of you from both sides. Thank you very much.

Is there any other business on the agenda? I don't see any.

MR. HUBBARD: There's no formal business. I would like to say this would be, at least at this time, our last Zoom meeting. As we go forward to the Village Board in August, that would be an in-person meeting. So, anyone interested in following this project, it would be an in-person meeting in August. I will mention that things could change on a daily basis, so that may not be the case when we move forward, so just check back. Otherwise, that's all that I have.

COMMISSIONER JENSEN: Terry, I've got to say, I'm very impressed with your beard. I can see you're getting ready for the Santa Run at the Rotary Club.

CHAIRPERSON ENNES: I just got a trim the other day, too, but anyways, thanks, Lynn.

Okay, thank you all. I really appreciate all of your comments. I think it was a very interesting discussion and a tough one for us because we love our Village.

But a motion to dismiss?

COMMISSIONER JENSEN: So moved.

COMMISSIONER DROST: Second.

CHAIRPERSON ENNES: Second. All in favor? Do we have to do this by roll?

COMMISSIONER DAWSON: Everything has to be by roll, right?

MR. HUBBARD: Everything has to be roll.

CHAIRPERSON ENNES: Okay, go for it.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos, did you find your unmute button?

COMMISSIONER SIGALOS: I think I did. Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

DRAFT

41

MR. HUBBARD: Chairman Ennes.

CHAIRPERSON ENNES: Yes.

Thank you all, good night.

(Whereupon, at 9:58 p.m., the above-entitled meeting was adjourned.)

DRAFT

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS WILL CONDUCT A PUBLIC HEARING ON JULY 22, 2020, AT 7:30 P.M. to consider Petition No. 20-009, a request to grant a Special Use Permit to allow an Automobile Service Station on property located at 406 East Northwest Highway, in Arlington Heights, IL. Pursuant to orders issued in response to the COVID-19 pandemic, this Plan Commission hearing is closed to in-person, public attendance. The hearing is being held via Zoom Meeting, which permits the public to fully participate in the virtual Plan Commission hearing via Zoom or their phones. Details on how to access and participate in this online virtual hearing will be available at www.vah.com no later than July 17, 2020.

The legal description for the subject property is as follows: LOTS 7 AND 8 IN BLOCK 3 IN KRAUSE'S SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE WEST 627 FEET OF THE EAST 992.45 FEET OF THE SOUTH 824.10 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF CHICAGO ROAD IN THE VILLAGE OF ARLINGTON HEIGHTS, AND INCLUDING ALSO LOT 1 IN BLOCK 5 IN GEROGE W. DUNTON'S ADDITION TO ARLINGTON HEIGHTS NUMBER 2 IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 03-29-351-009-0000

As part of said petition the applicant is requesting the following variations from Chapter 28 of the Municipal Code:

- Variation to, Section 6.13-3a, to allow a six foot tall solid fence within a front yard where code only allows open fences up to three feet in height in a front yard.
- Any additional variations as determined necessary by the Plan Commission to allow for said development.

All persons desiring to be heard shall be given the opportunity to be heard. Should any individual need auxiliary aid or service, such as a sign language interpreter or materials in alternative formats, please contact the Health Department at 33 South Arlington Heights Road, Arlington Heights, Illinois 60005; (847) 368-5760; TDD# (847) 368-5794.

Terrence Ennes, Chairman

ARLINGTON HEIGHTS PLAN COMMISSION
Published in Daily Herald July 7, 2020 (4547521)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 07/07/2020 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Laurel Baltz
Authorized Agent

Control # 4547521

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JUL 16 2020

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOTIFICATION AFFIDAVIT

I, Kelli Chiles hereby certify as follows:

1. That on the 7 day of July, 20 20, affiant caused to be mailed in the Post Office of Boise, ID, copies of the attached Notice of Public Hearing to all listed tax payers of real estate within 250 feet, excluding all Public Right-of-Ways of the subject property and to the owners, or representatives, of property listed as exempt, and to all Condominium Associations whose property is within 250 feet of the subject site for which the hearing is being held..
2. That the parties to whom said notice was mailed are set forth on the attached list.
3. That the petitioner stated that the required sign(s) were erected as required by the Village of Arlington Heights.

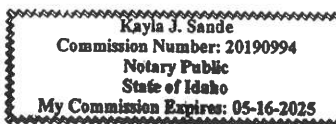
Kelli Chiles

Signature

Subscribed and Sworn to before me

this 8th day of July, 20 20.

Kayla J. Sande
Notary Public



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JUL - 8 2020

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Notice of Public Hearing

July 7, 2020

Recipient: Arlington Heights Park District
410 N. Arlington Heights Road
Arlington Heights, IL 60004

RE: Mariano's 531-00501 Retail Fuel Center

Location: 406 E Northwest Hwy
Arlington Heights, IL 60004

RECEIVED
JUL - 8 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Please be advised that a petition has been filed with the Village of Arlington Heights for a Special Use Permit to allow an Automobile Service Station and for approval of the following Variation(s) from Chapter 28 of the Municipal Code:

- Section 6.13-3a, to allow a six foot tall solid fence within a front yard where code only allows open fences up to three feet in height in a front yard.
- Any additional variations as determined necessary by the Plan Commission to allow for said development.

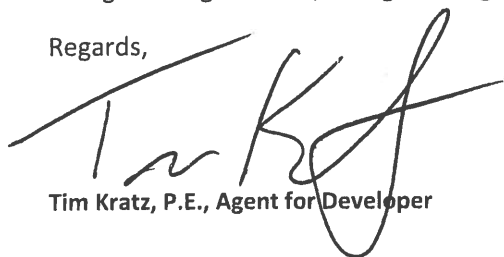
The location of the property is 406 E Northwest Highway, Arlington Heights, IL 60004.

Roger W. Grandt is the beneficial owner of the property.

A Plan Commission public hearing on this petition will take place at 7:30pm on Wednesday, July 22, 2020. Pursuant to orders issued in response to the COVID-19 pandemic, this Plan Commission hearing is closed to in-person, public attendance. The hearing is being held via Zoom Meeting, which permits the public to fully participate in the virtual hearing via Zoom. Individuals who wish to comment or ask a question on an item on the Agenda may either participate via Zoom or send an email to the Village at shubbard@vah.com. Please limit emails to 200 words or less. To be shared at the hearing, the email must be received by 3:00 p.m. on July 22nd. Specific details on how to access and participate in this online hearing will be available at www.vah.com no later than July 17, 2020.

Any individual who would like to attend this meeting but because of a disability needs some accommodation to participate, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005 (847) 368-5793 or TDD # (847) 368-5794.

Regards,



Tim Kratz, P.E., Agent for Developer

PIN	Addressee	Street	City	ST	ZIP
03293450080000	JAF MGMT LLC	1119 W White Oak St	Arlington Heights	IL	60005
03293510060000	None listed	12 Haddow Ave	Arlington Heights	IL	60004
03293520010000	None listed	15 Haddow Ave	Arlington Heights	IL	60004
03293510020000	Barbara C Ottolino	15 S Belmont Ave	Arlington Heights	IL	60004
03293510020000	Barbara C Ottolino	15 S Belmont Ave	Arlington Heights	IL	60004
03293450130000	Kathy J Smith	22 North Belmont	Arlington Heights	IL	60004
03293380040000	None listed	28 Haddow Ave	Arlington Heights	IL	60004
03293500150000	Village of Arlington Heights	33 S. Arlington Heights Road	Arlington Heights	IL	60004
03321050010000	Village of Arlington Heights Planning Department	33 S. Arlington Heights Road	Arlington Heights	IL	60004
03293500160000	Village of Arlington Heights	34 S. Arlington Heights Road	Arlington Heights	IL	60004
03293500170000	Village of Arlington Heights	35 S. Arlington Heights Road	Arlington Heights	IL	60004
03293380030000	Arlington Heights Park District	410 N. Arlington Heights Road	Arlington Heights	IL	60004
03293380040000	Arlington Heights Park District	410 N. Arlington Heights Road	Arlington Heights	IL	60004
03293510140000	Arlington Heights Park District	410 N. Arlington Heights Road	Arlington Heights	IL	60004
03293510150000	Arlington Heights Park District	410 N. Arlington Heights Road	Arlington Heights	IL	60004
03293510160000	Arlington Heights Park District	410 N. Arlington Heights Road	Arlington Heights	IL	60004
03293520140000	Arlington Heights Park District	410 N. Arlington Heights Road	Arlington Heights	IL	60004
03293450150000	Asante LLC	411 S Sangamon #5A	Chicago	IL	60607
03293450160000	Asante LLC	411 S Sangamon #5A	Chicago	IL	60607
03293450070000	CNW-UP Railroad	500 W. Madison St.	Chicago	IL	60661
03295000070000	CNW-UP Railroad	500 W. Madison St.	Chicago	IL	60661
03293510090000	Roger W Grandt	646 N Kaspar	Arlington Heights	IL	60004
03293450140000	K & H Bradley	8 S Belmont Ave	Arlington Heights	IL	60004
03293450060000	William Zars	9 N Pine Ave.	Arlington Heights	IL	60004

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JUL - 8 2020

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

RECEIVED

JUL - 8 2020

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOTICE OF PUBLIC HEARING

**HEARING FOR: SPECIAL USE PERMIT TO ALLOW AN
AUTOMOBILE SERVICE STATION AND VARIATIONS TO
CHAPTER 28 OF THE MUNICIPAL CODE.**

THIS WILL BE A "VIRTUAL" PUBLIC HEARING THAT CAN BE ACCESSED ONLINE
ONLY DETAILS ON HOW TO ACCESS AND PARTICIPATE IN THIS ONLINE VIRTUAL
HEARING WILL BE AVAILABLE AT WWW.VAH.COM NO LATER THAN JULY 17, 2020.

DATE: 7/22/20

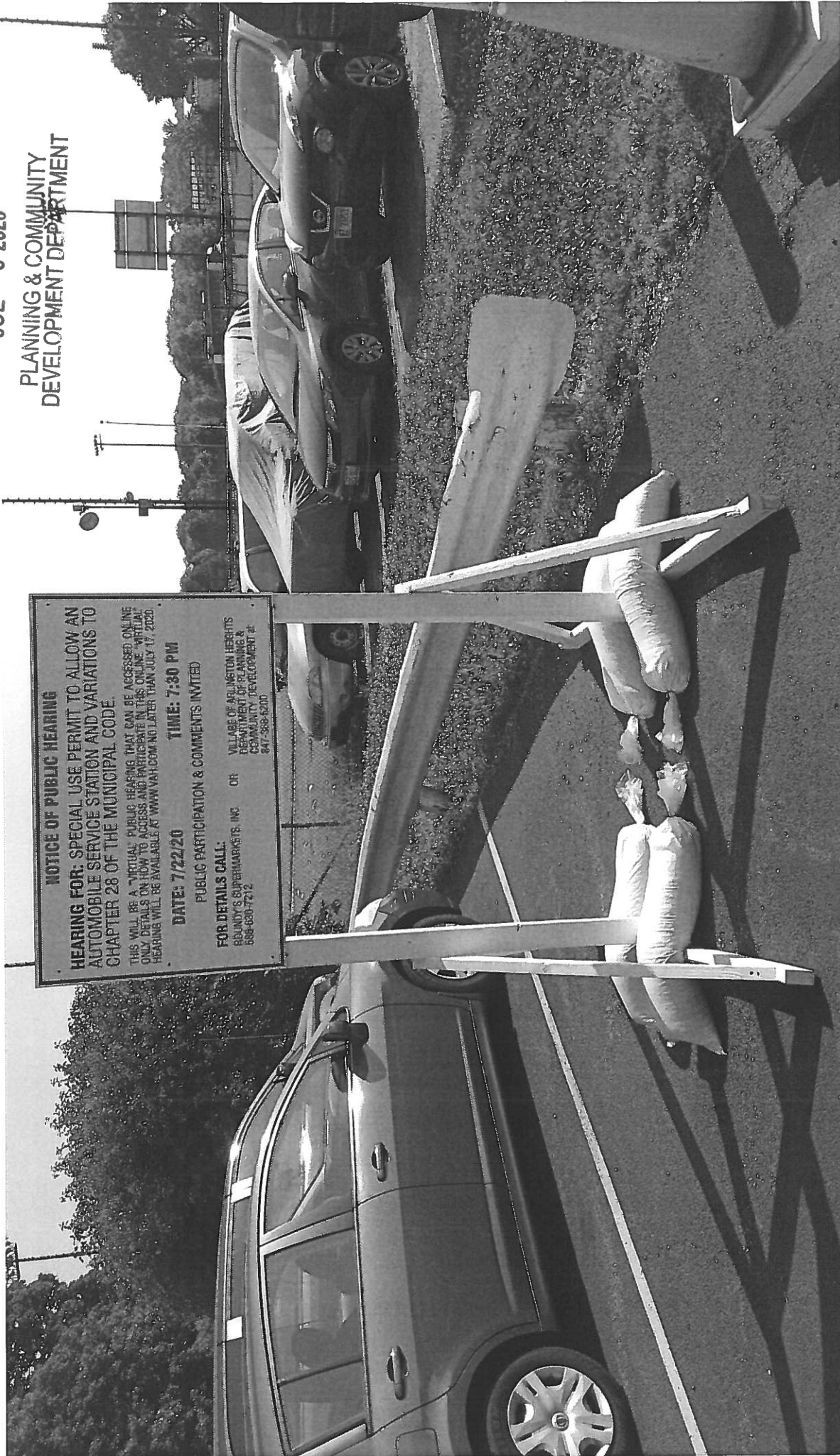
TIME: 7:30 PM

PUBLIC PARTICIPATION & COMMENTS INVITED

FOR DETAILS CALL:

ROUNDY'S SUPERMARKETS, INC.
568-630-7212

OR
VILLAGE OF ARLINGTON HEIGHTS
DEPARTMENT OF PLANNING &
COMMUNITY DEVELOPMENT #4
847-368-8200



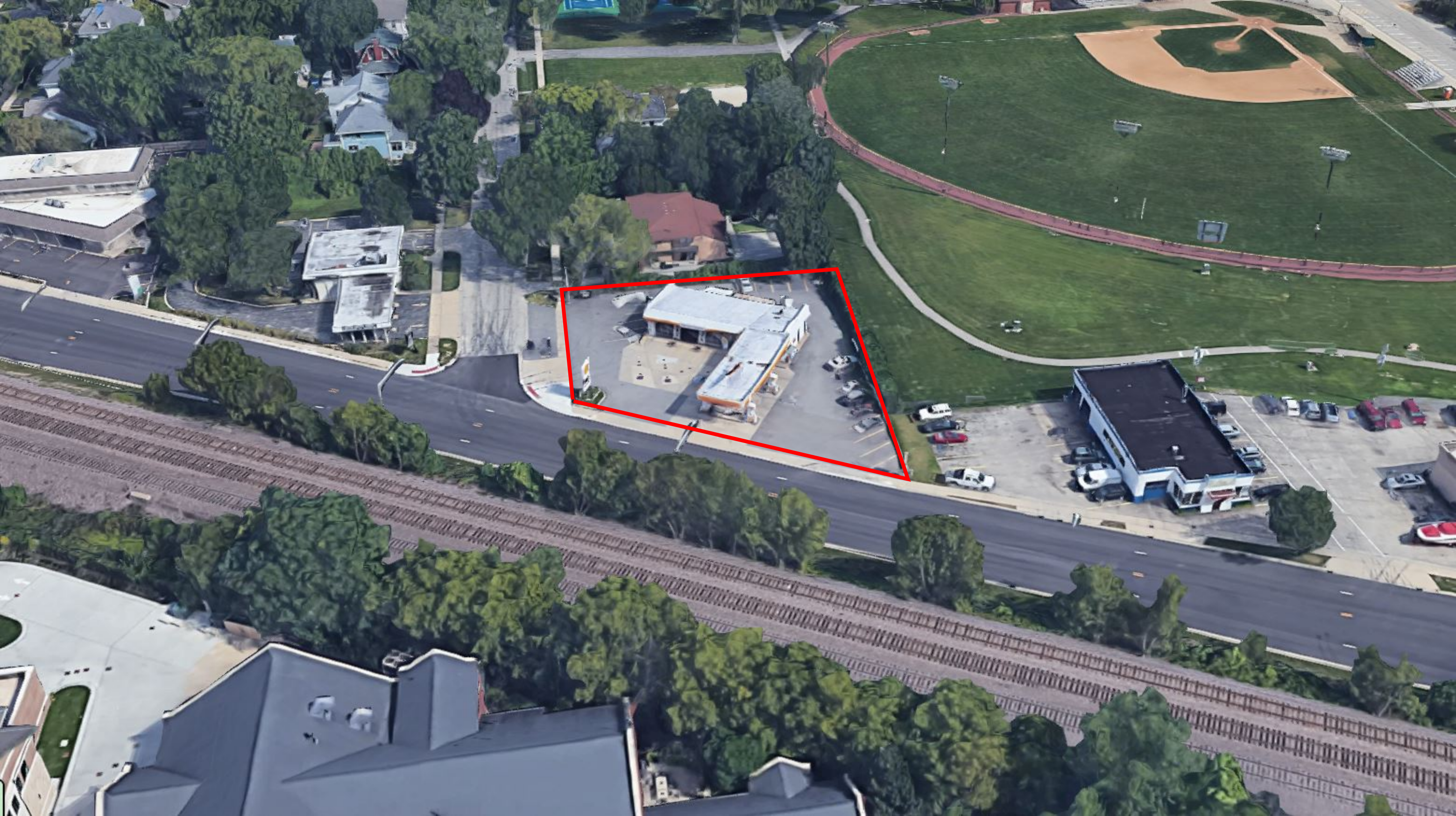
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JUL 18 2020

PLANNING & COMMUNITY
DEPARTMENT

NOTICE OF PUBLIC HEARING
EARL G. FORD PEALUS PROPERTY TO ALLOW AN
UTM LER E O A TISTO
PTE THE U C D
THIS IS A VIRTUAL PUBLIC HEARING THAT CAN BE ACCESSED ONLY
LY DETAILS. PARTICIPATE THIS ONLINE VIRTUAL
HEARING WILL BE AVAILABLE AT WWW.AH.COM NO LATER THAN JULY 17, 2020
DATE 22/20 TIME 7:00 PM
PUBLIC PARTICIPATION & COMMENTS INVITED
FOR DETAILS CALL
ROUNDY'S SUPERMARKETS, INC. OR DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
588-630-7271 368-8200

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STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Mariano's Retail Fuel Center
Project Address: 406 E. Northwest Highway
Prepared By: Steve Hautzinger

Date Prepared: June 17, 2020

PETITIONER INFORMATION:

DC Number: 20-042
Petitioner Name: Tim Kratz
Petitioner Address: Sevan Solutions
3025 Highland Parkway, Suite 850
Downers Grove, IL 60515
Meeting Date: June 23, 2020

Requested Action(s):

Approval of the proposed architectural design for a new retail fuel center.

Design Commission Responsibility for Projects Reviewed by the Plan Commission:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval as a Special Use for an Automobile Service Station. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission for building and signage only."

Summary:

This site is currently developed as a Shell gas station with automotive repair. The petitioner is proposing to demolish the existing facility to allow construction of a new Mariano's retail fuel center. The scope of the project includes a complete redevelopment of the site including new fuel pumps, fuel pump canopy, a small attendant sales kiosk building, landscaping, trash enclosure, and signage.

Architectural Design:

The proposed design is based on Mariano's retail fuel center prototype. The exterior materials consist of a tan color stone, orange tone face brick, and silver metal canopy/fascia with tan painted accent stripe. Overall, the proposed design is nicely done, and has a fresh modern appearance. The materials are high quality and the colors are well coordinated. The tan stone and silver fascia complement the existing nearby Mariano's grocery store. However, the proposed orange tone brick with natural mortar does not match the dark red brick with tinted mortar used on the grocery store. The Design Commission should evaluate if the brick and mortar colors should match the nearby Mariano's grocery store.

Signage:

The petitioner is proposing to provide one ground sign and three canopy-mounted signs. Canopy signs are allowed for automobile service stations up to 25% of the signable area. The proposed canopy signage appears to comply with code, and will be located on the east, west, and south faces of the canopy.

In regards to the ground sign, the petitioner is proposing to reuse and rebrand the existing Shell gas station sign. However, the existing ground sign is encroaching into the required 12-foot clear visibility triangle, which is a required clearance at the street intersection and is measured along the property line. Therefore, to comply with code, and for safety, the sign needs to be moved outside of the 12-foot visibility triangle. The proposed ground sign design is a nice design, however, the need to relocate the sign represents an opportunity to provide a new design which can enhance the appearance at this key location along Northwest Highway. Currently, the Village is working on the implementation of beautification plans along Northwest Highway. One goal of

the Northwest Highway corridor beautification plan is, *"to beautify the corridor as an asset to the community, and to promote participation by adjacent property owners and businesses to develop and maintain corridor beautification."* With these goals in mind, it is recommended that the existing sign be replaced with a new shorter sign with a brick/stone masonry base to match the proposed fuel center design, similar to the ground sign at the recently completed Mariano's fuel center in Oak Lawn.

Rooftop Mechanical Screening:

One new mechanical unit is proposed to be located on the roof of the kiosk building which will be fully screened with a unit screen to match the tan fascia.

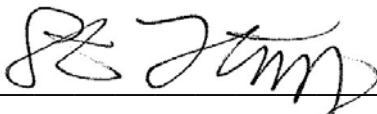
Trash and I.T. Equipment Screening:

A small trash and I.T. equipment enclosure is proposed to be located at the rear corner of the site. The enclosure is nicely designed, using the same exterior materials as the kiosk building and fuel canopy.

RECOMMENDATION:

It is recommended that the Design Commission approve the architectural design for *Mariano's Retail Fuel Center* located at 406 E. Northwest Highway. This recommendation is subject to compliance with the plans received 6/5/20, color rendering received 6/16/20, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. Evaluate if the brick and mortar colors should be revised to match the nearby Mariano's grocery store.
2. A recommendation to revise the ground sign design to be a shorter sign with a brick/stone masonry base to match the proposed fuel center design, similar to the ground sign at the recently completed Mariano's fuel center in Oak Lawn.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.
4. All signage must meet code, Chapter 30, or approved variations.



June 17, 2020

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 20-042

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
VIRTUAL MEETING
JUNE 23, 2020

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

Members Present: John Fitzgerald, Chair
Jonathan Kubow
Ted Eckhardt
Kirsten Kingsley
Scott Seyer

Members Absent: None

Also Present: Mike Firsel, Attorney for *Pet Suites*
Jack Westfall, representing *Pet Suites*
Kyle Wigg, GPD Group for *Pet Suites*
Brad Dethloff & Brendan Durkin, Manhard Consulting for *Pet Suites*
Tim Kratz, Sevan Solutions for *Mariano's Retail Fuel Center*
Steve Hautzinger, Staff Liaison

Chair Fitzgerald read the following statement as requested by the Village: I find that the public health concerns related to the coronavirus pandemic render in-person attendance at the regular meeting location not practical or prudent.

REVIEW OF MEETING MINUTES FOR JUNE 9, 2020

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF JUNE 9, 2020.

ECKHARDT, AYE; KUBOW, AYE; SEYER, AYE; FITZGERALD, AYE; KINGSLEY, ABSTAINED.
MOTION CARRIED.

ITEM 2. COMMERCIAL REVIEW

DC#20-042 – Mariano's Retail Fuel Center – 406 E. Northwest Hwy.

Tim Kratz, *Sevan Solutions*, was present on behalf of the project.

Mr. Hautzinger said that there are currently 10 people from the public listening/viewing tonight, and he wanted to clarify that tonight's review is for the Design Commission portion of the project. The project is also scheduled for Plan Commission review on July 22, 2020, with formal notification required for the Special Use for an automobile service station. The focus of the Design Commission review tonight will be on building design and signage only. All other aspects of the project will be reviewed by the Plan Commission.

Mr. Hautzinger also said that Staff received an email late today from the Arlington Heights Park District regarding this project, which is being shared tonight. The Park District is the owner of all adjacent properties around Recreation Park, with the exception of this corner site and one single-family home on Belmont Street. The Park District has a Master Plan for Rec Park that entails expansion into these areas at some point in the future, and they have concerns about the redevelopment of this corner property. They want to go on record to state that "this proposal for the site does not fit with the Arlington Heights Park District Recreation Plan or the overall plan for this Arlington Heights Area". They had a few other specific concerns; however, comments pertaining to the review of the design tonight are that they do not have any comments on the brick or mortar color, and that the proposed signage at the corner is unwanted, too large, and too close in location to the residential housing in this area. They feel this is the wrong location for this project and that it does not mesh with the Master Planning of Recreation Park, nor the residential area of Recreation Park.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the proposed architectural design for a new retail fuel center. The site is currently developed as a Shell gas station with automotive repair. The petitioner is proposing to demolish the existing facility to allow construction of a new Mariano's retail fuel center. The scope of the project includes a complete redevelopment of the site including new fuel pumps, fuel pump canopy, a small attendant sales kiosk building, landscaping, trash enclosure, and signage.

The proposed design is based on Mariano's retail fuel center prototype. Staff obtained an image of a recently completed project based on the same prototype, colors and material, from Oak Lawn, which was presented. The exterior materials consist of a tan color stone base, orange tone face brick, and silver metal canopy/fascia with tan painted accent stripe. Overall, the proposed design is nicely done, and has a fresh modern appearance. The materials are high quality and the colors are well coordinated. The tan stone and silver fascia complement the existing nearby Mariano's grocery store. However, the proposed orange tone brick with natural mortar does not match the dark red brick with tinted mortar used on the grocery store. The Design Commission should evaluate if the brick and mortar colors should match the nearby Mariano's grocery store.

The petitioner is proposing to provide one ground sign and three canopy-mounted signs. Canopy signs are allowed for automobile service stations up to 25% of the signable area. The proposed canopy signage appears to comply with code, and will be located on the east, west, and south faces of the canopy.

In regards to the ground sign, the petitioner was proposing to reuse and rebrand the existing Shell gas station sign. However, the existing ground sign is encroaching into the required 12-foot clear visibility triangle, which is a required clearance at the street intersection and is measured along the property line. Therefore, to comply with code, and for safety, the sign needs to be moved outside of the 12-foot visibility triangle. The proposed ground sign design is a nice design, however, the need to relocate the sign represents an opportunity to provide a new design which can enhance the appearance at this key location along Northwest Highway. Currently, the Village is working on the implementation of beautification plans along Northwest Highway, and one goal of the Northwest Highway corridor beautification plan is, "*to beautify the corridor as an asset to the community, and to promote participation by adjacent property owners and businesses to develop and maintain corridor beautification.*" With these goals in mind, it is recommended that the existing sign be replaced with a new shorter sign with a brick/stone masonry base to match the proposed fuel center design, similar to the ground sign at the recently completed

Mariano's fuel center in Oak Lawn.

In response, the petitioner provided Staff with an alternate proposal for the ground sign that was received this afternoon; they have agreed to eliminate the proposed sign at the corner, and are proposing to relocate it to the driveway off of Northwest Highway, as well as revising the design to be a shorter sign similar in character to the sign at Oak Lawn. Staff always encourages monument style signs, and is pleased to receive this revised design for Mariano's. Specific dimensions of the revised sign will need to be reviewed by Staff for code compliance, as well as confirming that the location of the new ground sign is outside the 12-foot visibility triangle.

One new mechanical unit is proposed to be located on the roof of the kiosk building which will be fully screened with a unit screen to match the tan fascia. A small trash and I.T. equipment enclosure are proposed to be located at the rear corner of the site. The enclosure is nicely designed, using the same exterior materials as the kiosk building and fuel canopy.

Staff recommends approval of the proposed design, with the comment about evaluating the brick and mortar colors as it relates to the nearby grocery store, and also recommends approval of the revised sign rendering presented tonight with the revised location of the ground sign and the lower height.

Chair Fitzgerald asked if the petitioner had any comments at this time.

Tim Kratz said that Mariano's is going to lease the property; the property is being purchased by a developer that is working with Mariano's hand-in-hand to achieve the entitlement as well as permits, similar to the previous project reviewed tonight. Their intent is to create a cohesive gas station with the Mariano's grocery store. There are different prototypes based on either a store lot location or a remote lot such as this site. After discussions with the Mariano's team, they are in agreement with Staff's suggestion to match the color of the brick and mortar of the nearby Mariano's store; the idea is that the fuel center and the store being a unified offering. They appreciate the suggestion and would condition this as part of an approval. Mr. Kratz also commented about the revised monument sign option; there will be a brick base that matches the brick on the canopy and the kiosk, as well as low-grow landscaping around the monument sign to the maximum of 3-feet. The intent is to see the pricing on the monument sign from the street. Mr. Kratz also said that although this new fuel center is connected to the Mariano's store, it will be open to anyone to use; however, customers with a Mariano's rewards card that purchase groceries at the store, will receive a discount at the fuel center. This is why it is important to have the Mariano's logo on the canopy and sign, ensuring that customers are fully aware that the 2 sites are connected.

With regards to the small trash enclosure and I.T. room being proposed at the rear corner of the site, Mr. Kratz explained that the I.T. room will house the server equipment that connects this fuel center back to the Mariano's store, and will consist of a small kiosk with no access to customers; only 2 restrooms will be accessible by customers. The intent is to clad both the trash enclosure and the I.T. room in masonry to match the overall cohesive look of the site. Mr. Kratz welcomed questions and comments from the commissioners at this time.

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

The commissioners gave their comments.

Commissioner Kingsley asked if drawings were provided that show context elevations, and Mr. Hautzinger presented a context elevation exhibit that showed the existing building to the north with the proposed new fuel center. Commissioner Kingsley said her initial reaction to the proposed fuel center is that it is well designed and fits in with the Mariano's store; however, she felt it was out of context for this location. She understood that the materials and signage are to connect it to Mariano's, but she felt there was a disconnect and that it is sitting within a residential area and therefore should respond to the residential surrounding that it is in. She asked about the reason for the 15'5" height of the canopy, versus the existing 11'-8", and Mr. Kratz replied that the 15'5" height is the nationwide standard used by Kroger/Mariano's for canopy height clearance for tankers or other large vehicles. Commissioner Kingsley said because this site is located in more of a residential area, she asked if the canopy height could be lowered and also be fueled at the same time to show some indication that those national standards for gas stations can be altered for different locations.

Commissioner Kingsley also asked for clarification of the material on the canopy, on the top portion of the wall above the brick, and at the top of the kiosk. Mr. Kratz said it would be an aluminum composite material. Commissioner Kingsley said it appeared to be a silver and beige metal composite; however, she felt it should only be silver, since the Mariano's store does not have any of the beige color. She added that she was not in support of the stepped coping shown in the Oak Lawn exhibit, and Mr. Kratz clarified that they are not proposing the coping at this location; that detail was specifically requested for only the Oak Lawn location. He added that the color tone of the metal composite is part of the national branding for Kroger. Commissioner Kingsley pointed out the transformer box located at the corner of the site and asked if it would be located there or closer to the trash/I.T. enclosure area. Mr. Kratz said they are currently reviewing other locations to relocate the transformer. Commissioner Kingsley also asked about the ice machine and other elements shown to be 'For Sale' in the renderings and drawings; she asked Staff to show the floor plan where these items are proposed. Mr. Kratz explained that these elements are part of the outdoor sales package; grab-and-go items, all of which would be secured after hours. Commissioner Kingsley pointed out that there appeared to be one sales display in front of each of the gas pumps, as well as an ice machine and 4 more displays around the kiosk. Mr. Kratz clarified that the displays around the kiosk are reach-in coolers, not a vending machine that requires money, and shelving units are located along the dispensers, three on the south side and two on the north side. Only the reach-in coolers will have lights.

Commissioner Kingsley said that in general, she is not in favor of this project. This commission is supposed to take into account the context, and she felt this proposal did not sit well with the surrounding residential area. She was very sad to see that the existing rocket sign will be lost, and if this project moves forward, she would recommend or require the petitioner to find someone local to repurpose the rocket, such as the museum in Arlington Heights. The rocket is somewhat of an icon in the Village and it is disappointing to see it go. Commissioner Kingsley felt this site should have something a little more high-class, a little more refined and clean, with minimal amount of extraneous selling points around it. She felt the canopy was too tall and it was disassociated with Mariano's.

Commissioner Kubow said it was tough for this review to not include the context and land use and surroundings, which play a huge part in this. So while he concurs with many of the things said by Commissioner Kingsley, he was going to keep his comments strictly on the design being proposed, and not think about the proposal in its current location and if it was placed anywhere else in the Village. Given its location, it is hard not to think about context, but he would leave it to the Plan Commission to have those discussions. As for the design, he felt it was a vast improvement to what is currently there. The design is very clean, he loved the color scheme, and he appreciated Staff's recommendations on the relocation of the ground sign, which helps soften the overall impact. He would approve the project as proposed, with the relocation of the ground sign to be a requirement.

Commissioner Seyer concurred with the comments made by Commissioner Kubow. He greatly appreciated Staff's recommendation and the petitioner's commitment to use the same brick as the Mariano's store, as well as the revised ground sign and new location that is greatly preferred. He felt that the amount of redesign being proposed here is a large improvement over the existing conditions, even with the historic nod towards the rocket. He wanted to see this quality all along this stretch of what he considered a bit automotive and commercial. He was okay with the height of the canopy because the pillars that support it are well done, and since the brick will match the Mariano's store, he felt the two would tie together well. He was in favor of the project.

Commissioner Eckhardt said that for the record, he read the letter submitted by the Park District and it was not for him to determine the best use for this site. That being said, the charge of this commission is to review the design being presented and he intends to do that. He concurred with the suggestion to match the brick, and he concurred with moving the ground sign to another location. He pointed out the white fence being proposed and felt that white fences of this size and nature can be really white, especially next to a residential use, which concerns him. He asked the petitioner what material the fence would be and wondered if a softer color might be an option. He had no issues with the rest of the project and had no further comments at this time.

Chair Fitzgerald said that overall, this is a nice looking project; he liked that the brick color will match the Mariano's store and he liked the revised monument sign and location. He felt that Commissioner Eckhardt's comment about the fence color was

a great point; he was okay with the fence from the front side, but was concerned about how it will look like to the residents on the other side and from Rec Park. He liked the idea of trying to repurpose the rocket, and he wanted the materials being proposed for the building to be approved by Staff since the commissioners are not able to see the actual materials tonight. He also wanted the landscaping to be approved by Staff because he felt it would be a little different than what is being shown tonight. Chair Fitzgerald was concerned with how this project fits into the neighborhood, which is awkward. While the existing building is not very appealing, it does block the lights from the canopy as well as the fueling activity. He questioned how the light from the new canopy will impact the adjacent home and the park, which is a 360 from the existing which almost forces all of the attention onto Northwest Highway. He was very concerned about the design because of its close proximity to a residential area, and he felt it should fit in better. He was not in favor of the project.

Chair Fitzgerald asked again if there was any public comment and there was no response from the public.

Mr. Kratz responded to the comments made by the commissioners. He said that the purchaser of this property has the rights to the rocket and is not opposed to salvaging it prior to demolition; they understand the historical value of the rocket. They are open to considering a different color for the fence, which is intended to be a 6' tall vinyl fence, and he suggested a more neutral color such as beige or sandstone similar to the color on the canopy. With regards to the landscaping, a 6' tall fence would be installed, as well as 8' tall Arborvitae for added screening over the fence for the adjacent homes; the additional amount of landscape area was left intentionally for this reason. Mr. Kratz said that he understood the concerns about the direction of traffic within the site and the impact of headlights on the adjacent properties, which they considered during their planning process; however, they feel that both the fence and the amount of landscaping being proposed in front of it will provide a good barrier. Additionally, there is mature vegetation that exists at the rear of the property where the trash enclosure is being proposed. Per Village code, the canopy lights would be directed downward, flush mounted and designed to have a zero foot candle at the property line to the north and to the east. Mr. Kratz reiterated that they appreciate the comments tonight and the time spent reviewing the design to get to something that everyone likes.

Chair Fitzgerald asked if a landscape plan was submitted as part of this review and Mr. Hautzinger said there was not because the landscape plan would be reviewed as part of the Plan Commission process. Chair Fitzgerald said that the 8' tall Arborvitae being proposed is a very respectable height that will eventually grow to screen the adjacent properties; however, this would be dependent on the species and how close together they are planted. If a motion is made tonight, he wanted to make sure that this ends up being a solid screen wall over 15' tall as it grows. Also, he still had concerns about the big long plastic fence being proposed between this site and the adjacent homes, and how it forces those homeowners to now have to landscape to hide the 6' tall fence. He suggested a natural cedar fence as an alternative that would appear more organic; natural cedar panels with steel posts so the posts do not rot. Commissioner Kingsley felt this was a better solution because the fence would be less shiny and have less light reflection off it. She added that this is somewhat of an entry into the downtown area, so the more noble the material the better. She asked if Village code requires a zero foot candle to be at both the south and the west lot lines, and Mr. Hautzinger said he did not know the specific requirements regarding photometrics for this project. Mr. Kratz said it is slightly more than zero at the right-of-way lines, and Commissioner Kingsley liked that it is zero on the north and the east; however, she was very concerned about the light levels from the railroad tracks to the south. She acknowledged this is not under the purview of this commission, but she wanted the record to show her comments for Plan Commission. She also felt the motion should include a requirement that the rocket find a new home in the Village, and Chair Fitzgerald agreed.

Commissioner Eckhardt was having difficulty with the fact that this site has been a gas station for over 35 years, while understanding the altruistic need for the Park District to eventually obtain a cohesive corner site here. Without question, this is a busy commercial corner, and it is hard to say that the proposed fuel center is not appropriate for this site when it has been a gas station for a very, very long time; however, that was a matter for the Plan Commission to review. As a Design Commission member, he was obligated to critique the design and not play planner, but at the same time for the record, he was sympathetic to what the site might be, and hoped that the Plan Commission can grapple this very difficult and complicated situation. That being said, he made the following motion.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR MARIANO'S RETAIL FUEL CENTER

TO BE LOCATED AT 406 E. NORTHWEST HIGHWAY. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 6/05/20, REVISED COLOR RENDERING RECEIVED 6/23/20, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE BRICK AND MORTAR COLORS BE REVISED TO MATCH THE NEARBY MARIANO'S GROCERY STORE.
2. A REQUIREMENT THAT THE GROUND SIGN LOCATION AND DESIGN BE REVISED AS SHOWN ON THE REVISED RENDERING SUBMITTED TONIGHT.
3. A REQUIREMENT THAT THE FENCE ALONG THE NORTH PROPERTY LINE BE NATURAL CEDAR WITH STEEL POSTS, INSTEAD OF WHITE PVC, TO BE REVIEWED BY STAFF.
4. A REQUIREMENT THAT THE ELECTRICAL TRANSFORMER ON THE GROUND BE SCREENED, AND IF THE I.T. ENCLOSURE IS MOVED TOWARDS THE ROAD, THAT IT BE SCREENED AS WELL.
5. A REQUIREMENT THAT THE PETITIONER SUBMIT SPECIFIC DETAILS AND CUT SHEETS OF THE VARIOUS SALE FIXTURES THAT WILL BE POSITIONED ON THE SITE, FOR PLAN COMMISSION REVIEW TO ENSURE THAT THE FIXTURES WILL BE AS SUBMITTED AND NOT ENHANCED OR MOVED AROUND.
6. A REQUIREMENT THAT THE PETITIONER SUBMIT DETAILED LIGHTING PHOTOMETRICS FOR PLAN COMMISSION REVIEW, TO ENSURE THAT LIGHT LEVELS ARE ACCEPTABLE TO THE ADJACENT RESIDENTIAL PROPERTIES.
7. A REQUIREMENT THAT THE APPROPRIATE TYPE OF ARBORVITAE ALONG THE NORTH PROPERTY LINE BE PLANTED CLOSE TOGETHER TO FORM A SOLID 15-FOOT TALL SCREEN WALL AT MATURITY.
8. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Commissioner Seyer said that he realizes the gravity of all the discussions happening around this site, with the adjacent residential properties, and he keeps thinking about the 7-Eleven site at Wilke and Golf Road that is also next to residential properties; however, it has a big building separating the two because it was needed. This site does not need a big building to separate the two and is gaining more open space instead; however, the quality of the open space has to be of the highest quality that can be required. He did not think this building could be redesigned to mitigate the issues being discussed tonight, and he also felt that the highest and best use for this site is what is being shown tonight. For as long as this site has been a gas station, he questioned what an environmental study on this site would show if another use was proposed here. He felt that anyone else proposing any other use for this site would have a real hard time making this site a successful development. Commissioner Seyer liked the use being proposed, although not part of this commission's decision, and he kept going back to the benefits and the detriments; to him it is all about the quality of the open space, so he supports the motion that has been made, with the requirements for a high quality fence and green space, and the photometrics study that is a very important element to approve. That being said, he was supportive of the motion with those comments.

Commissioner Kingsley commented that the rocket was not included in the motion and asked if it should be, and Commissioner Eckhardt agreed.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT TO AMEND THE MOTION TO ADD THE FOLLOWING:

9. A REQUIREMENT THAT THE PETITIONER MAKE EVERY EFFORT POSSIBLE TO EITHER SELL, GIVE, OR PRESERVE THE ROCKET SIGN TO EITHER THE HISTORICAL MUSEUM, ARLINGTON HEIGHTS ARTS COMMISSION, OR OTHERS BECAUSE IT IS AN ARLINGTON HEIGHTS ICON.

COMMISSIONER SEYER SECONDED THE AMENDED MOTION.

Mr. Hautzinger said that in regards to the motion he was concerned about the potential for overlapping requirements between the Design Commission and the Plan Commission. He noted that the Plan Commission will be reviewing the fence, transformer screening, sales fixtures, photometric, and landscaping. He did not see any issues with the Design Commissions requirements, except for the requirement for the Arborvitae to be 15' tall and create a solid screen, which could become a conflict during the Plan Commission review, and he suggested it be a recommendation instead. Commissioner Eckhardt suggested the requirement remain in the motion, with the addition of the words 'unless overruled by the Plan Commission'. Chair Fitzgerald said the requirement about the Arborvitae was the only way he could support the project, and Commissioner Eckhardt agreed, saying it was a go or no-go item for him.

ECKHARDT, AYE; KINGSLEY, NAY; KUBOW, AYE; SEYER, AYE; FITZGERALD, AYE.
MOTION CARRIED.

July 2, 2020

Sam Hubbard

Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005
P: 847-368-5223

**RE: 406 E Northwest Hwy
Arlington Heights, IL 60004
Project Narrative**

Dear Mr. Hubbard,

Sevan Multi-Site Solutions, on behalf of the petitioner, Roundy's Supermarkets Inc., is submitting the attached documents to be presented to the Planning Commission. The documents detail the request for a proposed Mariano's retail fuel center consisting of razing the existing fuel station and installing: an underground storage tank system (UST), five fueling dispensers, fuel canopy, transaction kiosk, technology accessory building, and trash enclosure. The parcel is located at the intersection of E. Northwest Hwy and S. Belmont Ave. The applicant is seeking project feedback, comments, and considerations.

Property:

The subject property at 406 E. Northwest Hwy, at the corner of S. Belmont Ave and E. Northwest Hwy. The lot currently contains a fuel station and auto service center/convenience store. The existing fuel station has four approaches, two with access to S. Belmont and two with access to E. Northwest Hwy. The property is zoned B-3 and is bordered by commercially zoned lots to the south and west. The lots to the north and northeast are zoned as Public Land District.

Project Background:

Mariano's is a brand of Roundy's Supermarkets Inc. who is a subsidiary of The Kroger Co. The Kroger Co. owns and operates approximately 1,500 retail fuel centers in combination with their grocery stores across the country in 37 states. The fuel program is designed to be a benefit to the existing customers by providing loyalty discounts and one-stop convenience. The proposed retail fuel center is a category extension of the existing nearby grocery operations and will be managed and staffed by specially trained Mariano's employees (typically one employee per shift). This fuel station will be tethered to the Mariano's grocery store located approximately 0.30± miles southeast, along E. Northwest Hwy.

Site Plan:

See attached plans. The design intent is to repurpose the existing developed area for the fuel center improvements. The proposed improvements will include pervious area around the development while maintaining safe vehicle circulation around the site. Landscape islands will be added, providing a net increase in total pervious area on the site. Additional screening with an opaque fence and landscape will be provided along the north property. The east property line has a row of existing vegetation that falls just east of the property line. The trash enclosure will be housed in a masonry enclosure designed to match the fuel kiosk. Adjacent to the trash enclosure, there will be an 80 square foot technology accessory building used to house communication equipment for the fuel center. While the site design does aim to maximize pervious area and landscaping, there are no proposed green/sustainable design elements. The underground petroleum storage tank system is designed, installed, and operated per local, state, and federal guidelines.

Architecture/Signage:

The transaction kiosk, canopy columns, and trash enclosure will be clad with masonry materials to match the Mariano's store southeast of the site. The design intent will be to create a cohesive look between the grocery store and fuel center. An elevation and floor plan are included in this application. The transaction kiosk consists of an employee area and two restrooms. All transactions occur through a drawer on the front of the kiosk.

Mariano's will propose to re-use the existing sign and rebrand the logo. There will also be proposed a Mariano's logo on the east, south, and west canopy elevations. As part of Mariano's branding and fuel program, it is important that customers are aware this is a Mariano's fuel center where their reward points are valid.

Traffic:

For an assessment of the access, site modifications and use, refer to the traffic report attached.

The underground fuel storage tanks will be filled by a fuel tanker which will be on the site for approximately thirty minutes per fill. Filling times occur as required based on fuel volumes. The site has been laid out to accommodate the movements of the truck with ingress from the east on E. Northwest Hwy and egress from S. Belmont Ave heading south.

The proposed use of the site will require a minimum of 2 parking spots: 1 for each employee, and one space for each 300 square foot of floor area. The proposed site will offer one parallel parking spots along the eastern curb for employee and one designated ADA accessible space. All the dispensers, and the dispenser mat are designed to be accessible and can be used as parking locations as well.

Utilities/Stormwater:

There is an existing sanitary lead for the site and combined storm/sanitary lines run along both road frontages. The final tie in point shown on the attached plans will combine the sanitary and storm services at the property line for a single connection point. Final approvals will be per the MWRD. There is an existing water service line for the site, as well as a 6" water main in the E. Northwest Hwy Right-of-Way. There are no existing catch basins within the development area and runoff sheet flows towards the property limits. This entire site falls within the same MWRD combined sewer area. Due to the size and location of the site, detention and/or volume control are not required per preliminary discussions with MWRD.

Operations:

Customers do not enter the fuel sales kiosk but complete transactions via a transaction window or credit card readers at each fueling dispenser-most transactions take place at the fuel dispensers. There will be men's and women's single occupancy restroom for the fueling customers. There are proposed to be limited outdoor selling, i.e. ice, propane, soda vending, dry goods, etc. on the exterior of the transaction kiosk and limited sales of convenience items from within the kiosk. An outdoors sales plan is attached. The units are design or enclosed in order to secure inventory during unmanned hours. The fuel center is open to the general public but does offer additional loyalty discounts for customers who shop at Kroger Co. grocery stores

The Fuel Center is proposed to be open 24 hours. The site will be manned with a gas station attendant during grocery store hours: 6AM-10PM and unmanned the remainder of the time. There will be one employee per shift with three shifts.

Please let us know if you have any questions or comments. Thank you for your time and consideration of this proposal.

Regards,

Tim Kratz

May 15, 2020

Sam Hubbard

Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005
P: 847-368-5223

**RE: 406 E Northwest Hwy
Arlington Heights, IL 60004
Special Use Criteria**

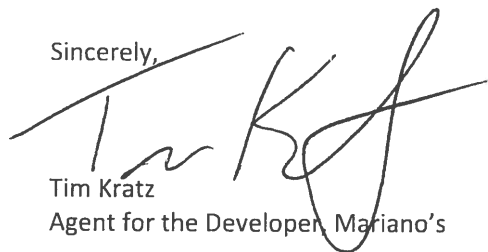
Dear Mr. Hubbard,

For the proposed development of a Mariano's Retail Fuel Center at 406 E Northwest Hwy, please find the below responses to the special use criteria:

1. That said special use is deemed necessary for the public convenience at this location.
 - a. **Redevelopment of an existing commercial property which will provide essential services to the motoring public.**
2. That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
 - a. **The proposed development will not be detrimental to the health, safety, morals, or general welfare of the persons residing or working in the vicinity. The development will adhere to all local, state, and federal codes and regulations.**
3. That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
 - a. **The proposed development will comply with the regulations and conditions specified in the ordinance and secure variations for any deficiencies. The proposed development will comply with all stipulations and conditions as granted by the Village Board of Trustees.**

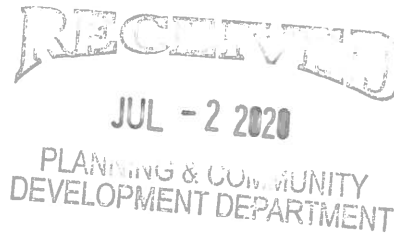
Thank you for your consideration.

Sincerely,



Tim Kratz
Agent for the Developer, Mariano's

Mariano's 531-00501
Arlington Heights Retail Fuel Center
Date: 05.07.2020



Sevan Engineering, P.C.
3025 Highland Parkway
Suite 850
Downers Grove, IL 60515
312.756.7778
sevansolutions.com

RE: MWRD Pre-Application meeting

Meeting Information: Held via Microsoft Teams Meeting @ 2:00PM

People in attendance: MWRD –Dan Feltes, Maureen Durkin, Lolita Thompson
Mariano's – Natalie Mouw
Seven Multi-Site Solutions – Tim Kratz, Austin Jamerson

Mr. Feltes,

Please see minutes below from our meeting to discuss the proposed Mariano's retail fuel center at 406 E. Northwest Hwy, Arlington Heights, IL 60004

- Anything under 0.5 AC does not need volume control – volume control will not be required for this site
- Property is not large enough to require detention
- Primary concern is runoff requirements, must provide emergency overland flow
- Emergency overland flow must convey flow from our site and upstream areas to discharge 100-year rain
- Ensure building is high enough to prevent flooding
- Use for gas station is a site constraint – not conducive to green infrastructure systems
- Combined sewer – storm and sanitary are separate on site and combined in last manhole on property for discharge into ROW.
- Can use existing lead if in good condition – televise line as needed.
- Existing service may be on the existing MWRD permit
- Permit will be conditioned on lead being televised to the satisfaction of the engineer.
- Just upstream on property – need a combination manhole
- Will need to add structure at connection point to existing combined line in ROW.
- Upstream of combined manhole, need an inspection port dedicated to our service
- There doesn't appear to be anything objectionable in this proposal. Minimal scope of work should be straight forward.

Thank you for your time. We look forward to working together on this project. A copy of these minutes will be send to all attendees via email.

Sincerely,

Austin Jamerson
Project Engineer

From: Thompson, Lolita
Sent: Wednesday, May 20, 2020 6:33 PM
To: Jamerson, Austin
Cc: Feltes, Daniel; Durkin, Maureen
Subject: Re: Mariano's 501 Arlington Heights Fuel Cneter

Austin,

I have reviewed the meeting minutes and they are acceptable.

Thanks.

Lolita Thompson, P.E.
Senior Civil Engineer
Local Sewer Systems Section
Metropolitan Water Reclamation District of Greater Chicago
111 East Erie Street
Chicago, Illinois 60611
312-751-3257

From: Jamerson, Austin
Sent: Thursday, May 14, 2020 12:38 PM
To: Feltes, Daniel Thompson, Lolita Durkin, Maureen
Cc: Kratz, Tim Mouw, Natalie S
Subject: Mariano's 501 Arlington Heights Fuel Cneter

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

All,

Thank you again for your time and feedback for our proposed fuel center in Arlington Heights, IL. Attached are minutes from our discussion. Please let us know if there are any items that need amendment.

Thanks,
Austin

sevan
MULTI-SITE SOLUTIONS

Austin Jamerson | Project Engineer
office:

Farmington Hills, MI

INTEGRITY | RESPECT | TEAMWORK | EXCELLENCE | CHARITY

From: [Perkins, Charles](#)
To: [Hautzinger, Steve](#); [Enright, Bill](#); [Hubbard, Sam](#)
Subject: FW: Comments for June 23 Design Commission Meeting - New Business, Item B
Date: Tuesday, June 23, 2020 4:28:49 PM
Attachments: [image001.png](#)

From: Maryfran Leno
Sent: Tuesday, June 23, 2020 2:56 PM
To:
Cc: Carrie Fullerton
Subject: Comments for June 23 Design Commission Meeting - New Business, Item B
Importance: High

To: Village of Arlington Heights Design Commission
From: Maryfran H. Leno, President of the Arlington Heights Park District Park Board of Commissioners
Re: June 23rd Design Commission Virtual Meeting
New Business Item B. Mariano's Retail Fuel Center – 406 E Northwest Hwy/Commercial

Dear Design Commissioners,

The Arlington Heights Park District prides itself in its park and recreation system which we provide to our residents. Past and current elected officials had the foresight and commitment to acquire and preserve open space throughout the community, especially land which is adjacent to one of our Community Center Parks. Recreation Park is the most iconic and oldest park in our system; and is home to our oldest community center, swimming pool, tennis/basketball courts, baseball diamond, playground and more. The Board is committed to the Arlington Heights Park District's Master Plan for Recreation Park, which was developed years ago, and to follow through as opportunities present themselves. In order to fulfill the District's mission, over the years, the Arlington Heights Park District has assembled and become the owner of ALL Recreation Park adjacent properties, except the proposed "Mariano's Retail Fuel Center", aka the "Shell Station" and one single family home on Belmont Street.

As the owner of ALL adjacent properties to the above property in question, the Park District would like to be on record that the above proposal for this site does not fit with the Arlington Heights Park District Recreation Park Master Plan or the overall plan for this Arlington Heights area. If this proposal proceeds, we will be requesting some of the following types of information: traffic plan, parking plan, projections of customers and traffic counts and more. Also, we would like to make the Design Commissioners aware of the following:

1. The Arlington Heights Park District was only made aware of potential changes at this site yesterday afternoon, by fluke.
2. Submitted "Property Photos" EXCLUDE any submittals of properties adjacent to the North and NorthEast of the "Grant Shell", which are the CLOSEST to the property. If these were included in the submittal, it would show the 3 current properties directly

North are #1, a 3 Apartment Building owned by the Park District; #2, Single Family Home; #3, Single Family Home Owned by the Park District. NorthEast is owned by the Park District (Recreation Park). Also, to be clear, the 3 “Properties to the Right” are all owned by the Park District as well (2 businesses currently leased from us and #3 is open space). Furthermore, properties to the NorthWest are not shown either, these are residential houses as well.

3. The Park District recently was awarded a \$400K Grant, towards a \$1.3M project at Recreation Park. The District is in the current developing phase of this project and it does include some of our property along Northwest Highway being developed.
4. Mariano’s Fuel Station in Oak Lawn is NOT located in a residential area. From the submitted photos it looks as if it is directly adjacent to the Mariano’s versus the proposed “Shell Station”, which is about 5 blocks away.
5. No comment on the brick/mortar.
6. The submitted sign is unwanted, too large and too close in location to residential housing in this area.

In closing, on behalf of the Arlington Heights Park District Board of Park Commissioners, this is the wrong location for this project and it does not mesh with the Master Planning of Recreation Park, nor the residential area of Recreation Park either. Please feel free to reach out to myself, or Carrie Fullerton, Executive Director of the AHPD.

Thank you for taking this submittal.

Maryfran H Leno, President of the Arlington Heights Park District, Park Board of Commissioners
Tim Gelinas, Vice President,
Will Ploger, Commissioner
Rob Nesvacil, Commissioner
Brian Owen, Commissioner

Carrie A. Fullerton, CPRE
Executive Director

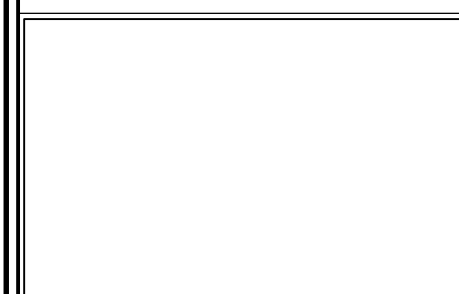
Arlington Heights Park District
410 N. Arlington Heights Rd | Arlington Heights, IL 60004
d: 847 577-3005 | f: 847 506-2735
| ahpd.org

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[illegible]

CONSULTANT



SEA



CUSTOMER



PROJECT DESCRIPTION

531-00501
RETAIL FUEL CENTER

PROJECT LOCATION

406 E NORTHWEST HWY
ARLINGTON HEIGHTS, IL 60004

(COOK COUNTY)

SHEET TITLE

DIMENSION CONTROL SITE PLAN

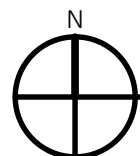
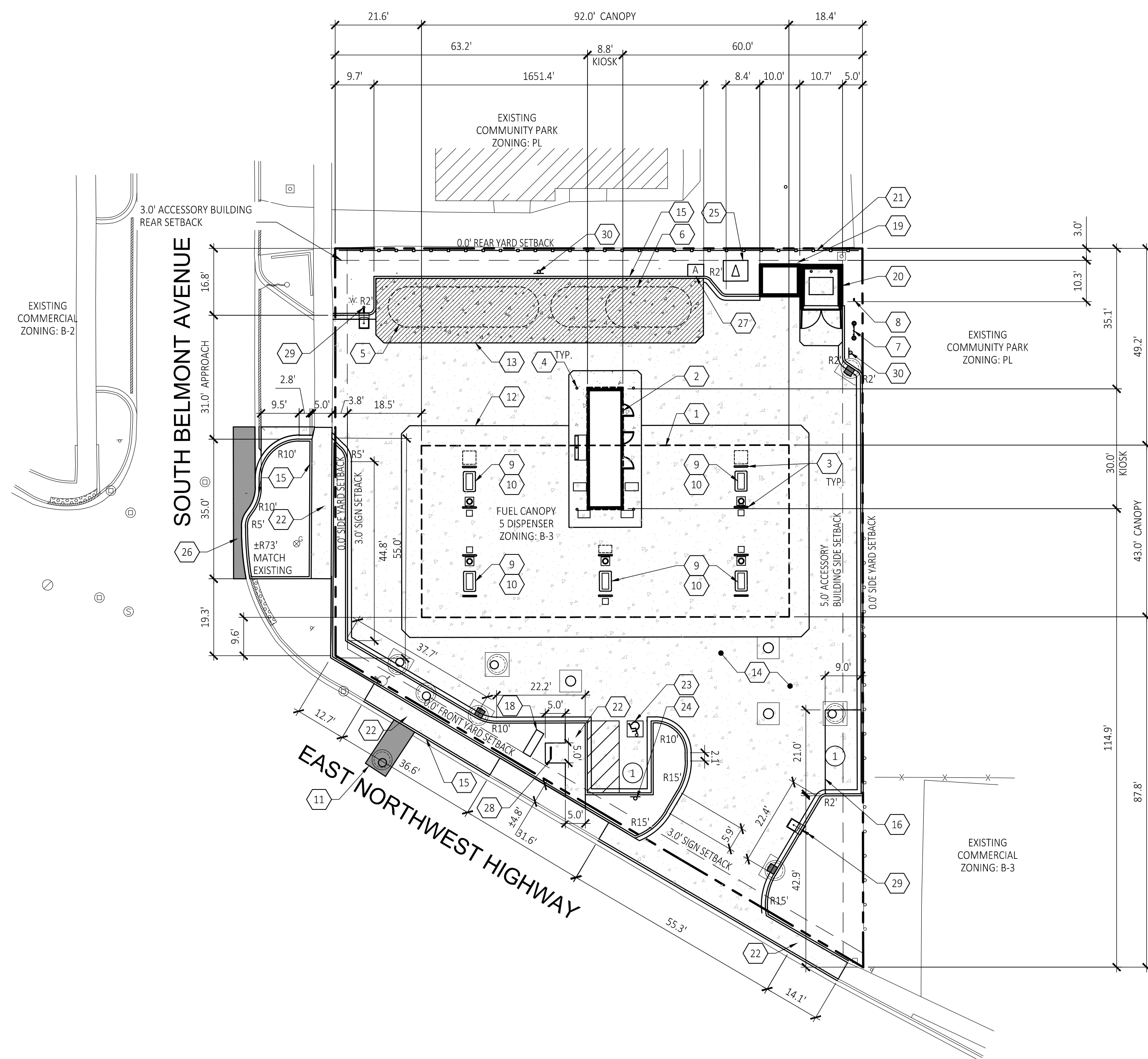
SHEET MANAGEMENT

PROJECT NO.:	531-00501
DATE:	
CAD FILE:	C1.20
PROJECT MANAGER:	T. KRATZ

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SHEET NUMBER

C1.20



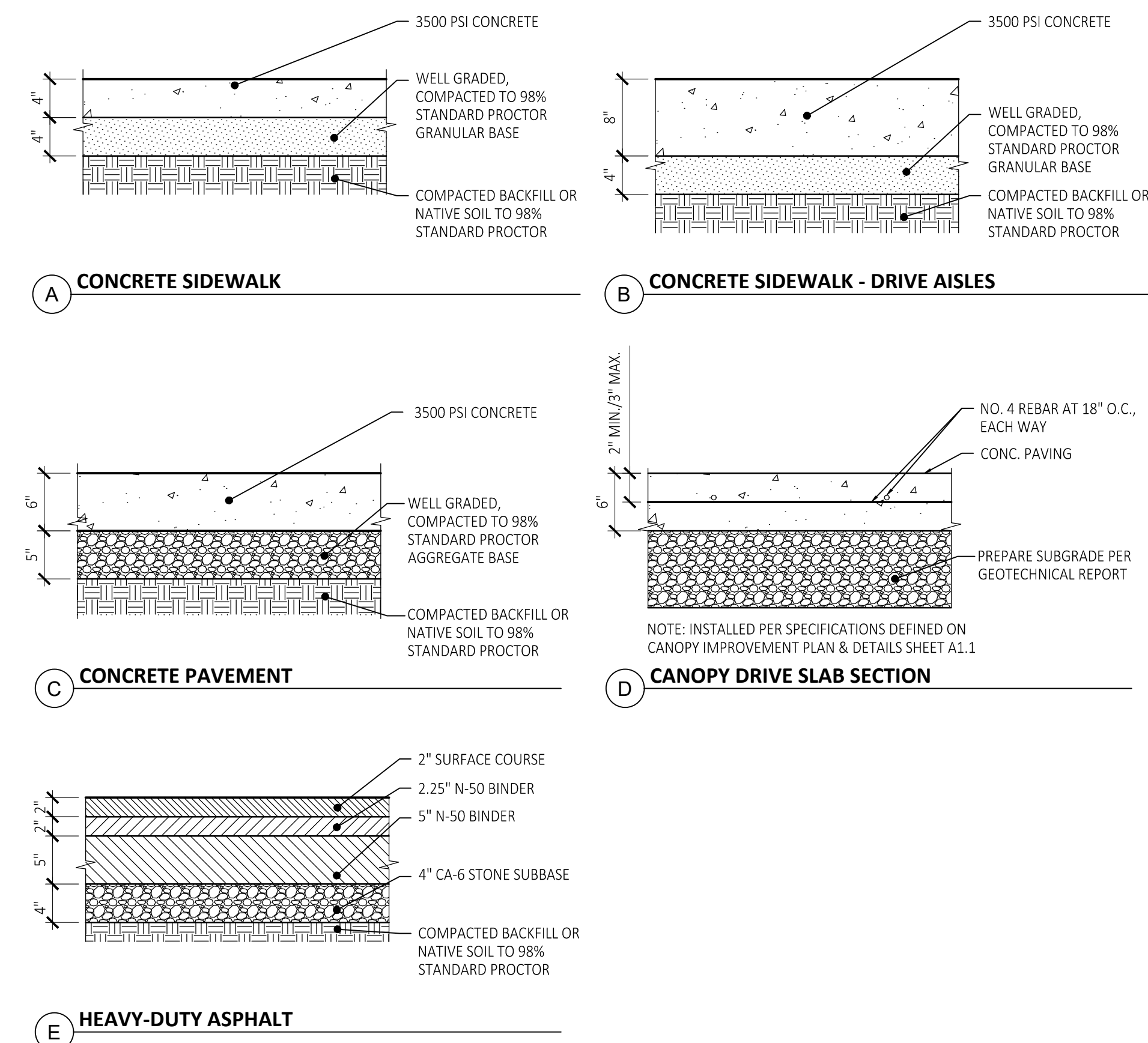
DIMENSION CONTROL SITE PLAN

SCALE: 1" = 20'-0"



- ## PROPOSED SITE IMPROVEMENTS

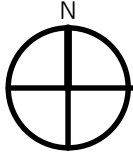
- 1 3,956 SF DISPENSER CANOPY, COLUMNS, AND FOOTINGS.
- 2 276 SF TRANSACTION KIOSK.
- 3 U-SHAPED BOLLARD AT CANOPY COLUMNS.
- 4 KIOSK BOLLARD.
- 5 20,000 GALLON DOUBLE-WALL UNDERGROUND STORAGE TANK (UNLEADED).
- 6 18,000 GALLON DOUBLE-WALL SPLIT UNDERGROUND STORAGE TANK 8,000 GALLONS PREMIUM/10,000 GALLONS DIESEL.
- 7 TANK VENT RISER.
- 8 TANK OVERFLOW ALARM.
- 9 3.00' X 5.00' DISPENSER ISLAND.
- 10 AUTOMOBILE MULTI-PRODUCT DISPENSER (3+1 GASOLINE/DIESEL) WITH CARD READER.
- 11 REPAIR EXISTING ROW PAVEMENT AS REQUIRED FOR SEWER SERVICE CONNECTION.
- 12 CONCRETE DISPENSER MAT.
- 13 CONCRETE TANK MAT.
- 14 CONCRETE PAVEMENT.
- 15 CONCRETE CURB.
- 16 4" PAINTED PARKING STRIPE. COLOR TO MATCH EXISTING.
- 17 NOT USED.
- 18 MONUMENT SIGN.
- 19 80 S.F. TECHNOLOGY BUILDING.
- 20 TRASH ENCLOSURE.
- 21 6 0" HIGH CEDAR PANEL PRIVACY FENCE.
- 22 CONCRETE SIDEWALK. MATCH EXISTING ADJACENT WIDTH.
- 23 BARRIER-FREE VAN ACCESSIBLE PARKING SPACE AND INTERNATIONAL PARKING SPACE SYMBOL. COLOR BLUE.
- 24 BARRIER-FREE VAN ACCESSIBLE PARKING SIGN.
- 25 TRANSFORMER PAD.
- 26 HEAVY-DUTY ASPHALT PAVEMENT.
- 27 AIR TOWER.
- 28 SURFACE MOUNTED BIKE RACK.
- 29 YARD LIGHT. SEE PHOTOMETRIC PLAN.
- 30 "NO PARKING / FIRE LANE" SIGN.



PAVING CROSS-SECTIONS

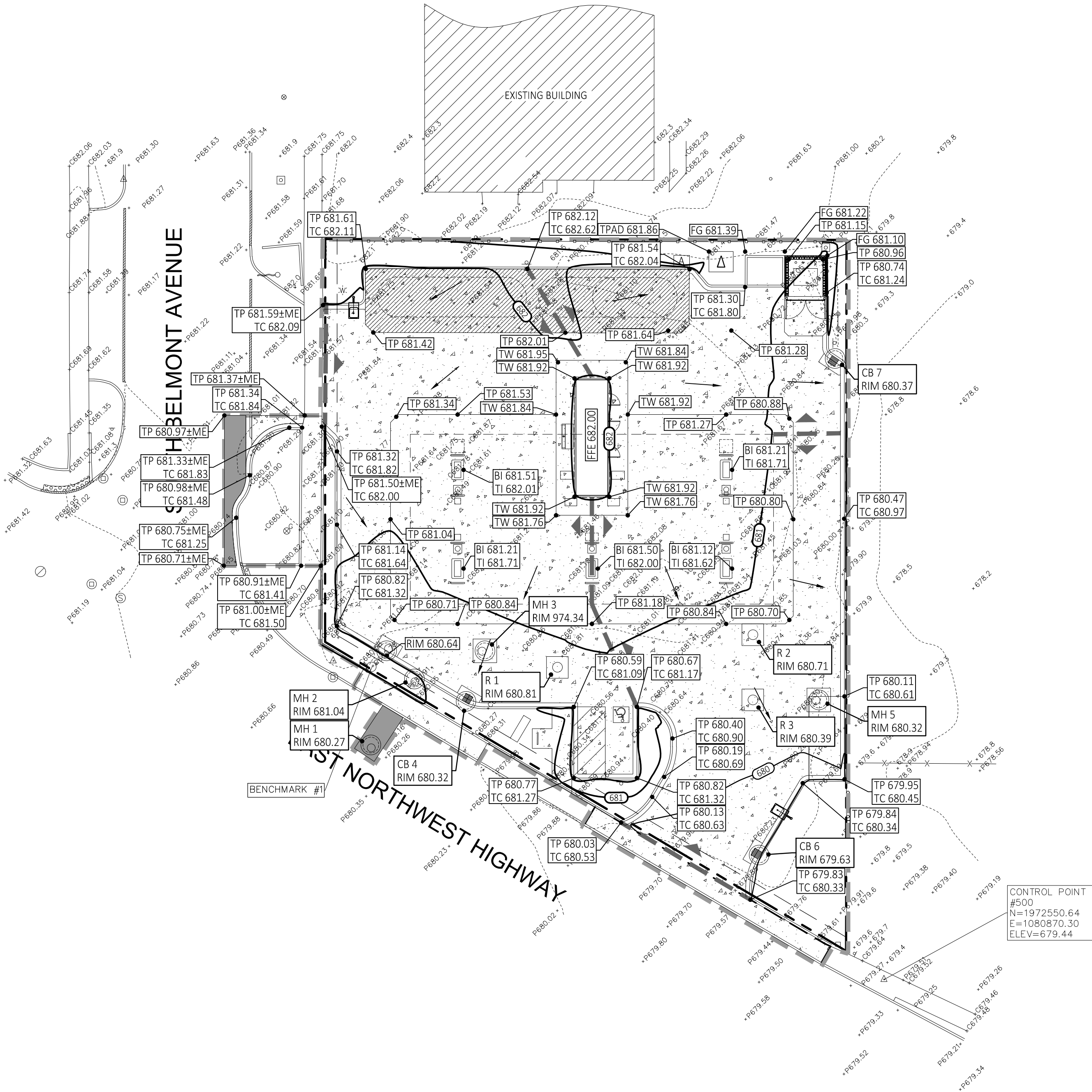
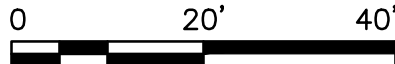
SCALE: NONE

FILE NAME: \\Shared\Clients\Round's Supermarkets Inc\Design\531-00501\A\ConDoc\CL1.30.dwg LAST SAVED BY: Jamerson, Austin SAVED DATE: 7/1/2020 1:03 PM PLOTTED: 7/1/2020 2:46 PM



GRADING PLAN

SCALE: 1" = 20'-0"



GRADING LEGEND:

- TG GUTTER GRADE
- TC TOP OF CURB
- BW FINISHED GRADE AT WALL
- FG FINISHED GRADE
- FL DITCH FLOW LINE
- BI PUMP ISLAND BOTTOM
- TI PUMP ISLAND TOP
- TP TOP OF PAVEMENT
- RIM UNDERGROUND STRUCTURE RIM
- TW TOP OF WALK
- FFE FINISHED FLOOR ELEVATION
- ME MATCH EXISTING
- 2.0% PROPOSED SLOPE

PAVING LEGEND:

- ASPHALT PAVEMENT.
- CONCRETE PAVEMENT TANK MAT.
- CONCRETE PAVEMENT

BENCHMARKS:

REFERENCE BENCHMARK:

DM3899

THE STATION IS 59.1 FEET EAST OF THE EDGE OF THE CURB OF NEW WILKE ROAD, 14.8 FEET SOUTH OF THE BACK OF CURB OF THE SUNSET MEADOWS PARKING LOT AND 7.2 FEET EAST OF THE EDGE OF PARK SIDEWALK.
DATUM: NAD83 NAVD88
ELEVATION: 690.96

SITE BENCHMARK #1:

NORTH BONNET BOLT ON FIRE HYDRANT AT THE NORTHEAST CORNER OF NORTHWEST HIGHWAY AND BELMONT AVENUE.
ELEVATION = 682.04

SITE BENCHMARK #2:
CROSS CUT ON TOP OF CURB WEST SIDE OF BELMOST AVENUE AND THE NORTHWEST CORNER OF THE SITE.
ELEVATION =681.63

NOTES:

GENERAL CONTRACTOR SHALL REVIEW GRADES AT DISPENSER ISLANDS PRIOR TO CONSTRUCTION TO ENSURE TOP OF ISLAND TO BOTTOM OF ISLAND RELATIONSHIP WILL MATCH GALLOWAY DETAILS ON T-DRAWINGS.

FLOOD NOTE:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17031 C 0203 J, WITH A DATE OF IDENTIFICATION OF AUGUST 19, 2008, FOR COMMUNITY NUMBER 170056 0203 J, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

GRADING NOTES:

- REFER TO CL1.11 FOR EROSION CONTROL NOTES AND DETAILS
- VERIFY REQUIRED SPOT ELEVATIONS/GRADING IN THE VICINITY OF THE BUILDING WITH THE ARCHITECTURAL PLANS.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN CONFORMANCE WITH THE DRAWINGS AND PROJECT MANUAL, AND WITH LOCAL JURISDICTIONAL AUTHORITY STANDARDS AND SPECIFICATIONS.
- ALL PROPOSED SPOT ELEVATIONS IN PAVED AREAS ARE TO TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
- THE PROJECT SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AT ALL TIMES, ENSURING NO AREAS OF STANDING WATER.
- THE GENERAL CONTRACTOR SHALL, AT HIS OR HER EXPENSE, RESTORE ANY AND ALL STRUCTURES, PIPE, UTILITY, PAVEMENT, CURB, SIDEWALK, LANDSCAPED AREA, ETC. DISTURBED WITHIN THE SITE AND/OR ADJOINING PROPERTIES DURING DEMOLITION OR CONSTRUCTION. SUCH FACILITIES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE AFFECTED OWNER(S).
- UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE GENERAL CONTRACTOR AND AUTHORIZED BY THE OWNER'S REPRESENTATIVE, AFTER SUBGRADE IS ROUGH GRADED.
- UNLESS OTHERWISE EXPRESSLY INDICATED HEREON, FINISHED GRADES ARE TO MATCH ADJACENT EXISTING GRADES.
- THE GENERAL CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. SEE SESC PLAN ON SHEET CL1.11 FOR LIMIT OF DISTURBANCE. PROTECT EXISTING TREES TO REMAIN WITH TEMPORARY FENCING PLACED AT THE DRIP LINE. NO GROUND DISTURBANCE OR STORAGE OF MATERIAL SHALL OCCUR WITHIN THE DRIP LINE LIMITS, UNLESS HEREON EXPRESSLY INDICATED OTHERWISE.
- ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MEANS, METHODS AND MATERIALS OF CONSTRUCTION TO COMPLETE THE CONSTRUCTION PER THE DRAWINGS AND PROJECT MANUAL. ADDITIONALLY, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, AS WELL AS THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE PROJECT.

FUEL GRADING DESIGN STANDARDS:

- PROVIDE POSITIVE DRAINAGE AWAY FROM FUEL CENTER CONCRETE PAD(S). PER GRADING/SECTION DRAWINGS. 1%-3% SLOPE IS TYPICAL WITH A MAXIMUM SLOPE OF 5%, UNLESS EXPRESSLY AUTHORIZED BY THE OWNER'S REPRESENTATIVE, SURFACE WATER SHALL NOT DRAIN THROUGH THE FUEL/CANOPY AREAS.
- PROVIDE MAXIMUM OF 2% SLOPES/GRADES ACROSS FUEL CENTER CONCRETE PADS (UNDER CANOPY AREA), WHILE MAINTAINING POSITIVE DRAINAGE AWAY FROM THE FUEL CENTER KIOSK AND DISPENSER ISLANDS. GRADES AT TANK PAD SHALL NOT EXCEED 3% SLOPE.
- SPECIAL ATTENTION IS REQUIRED AT THE DOORWAY OF THE KIOSK. IN GENERAL, THE KIOSK FINISH FLOOR IS TO BE 1" HIGHER THAN THE SURROUNDING EXTERIOR GRADE. SLOPE DRIVEWAY PAVING TO MEET THE FINISH FLOOR GRADE AT ANY DOORWAY, AND COORDINATE WITH FUEL CENTER CONTRACTOR. ADA GUIDELINES MUST BE VERIFIED FOR DOOR ENTRANCES AND FOR THE CUSTOMER SERVICE DRAWER AT THE KIOSK WINDOW.

SITE SPECIFIC GRADING GENERAL NOTES:

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY EXISTING SITE IMPROVEMENTS THAT MAY BE DISTURBED DURING CONSTRUCTION. THIS SHALL INCLUDE, AND IS NOT NECESSARILY LIMITED TO:

- (A) EXISTING CURB THAT MAY BE DISTURBED DURING INSTALLATION OF VENT STANDS, AIR STANDS, ETC.
- (B) EXISTING ASPHALT THAT MAY BE DISTURBED DURING TANK INSTALLATION,
- (C) EXISTING LANDSCAPING,
- (D) EXISTING LIGHT STANDARD(S) AND WIRING.

sevan
ENGINEERING

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Downers Grove, IL 60515

Info@sevasolutions.com www.sevasolutions.com

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REVISIONS

NO.	DATE	DESCRIPTION
0	05.15.2020	SITE PLAN REVIEW
1	07.02.2020	SITE PLAN REVISIONS

CONSULTANT

SEAL



CUSTOMER

MARIANO'S

PROJECT DESCRIPTION

531-00501
RETAIL FUEL CENTER

PROJECT LOCATION

406 E NORTHWEST HWY
ARLINGTON HEIGHTS, IL 60004

(COOK COUNTY)

SHEET TITLE

GRADING PLAN

SHEET MANAGEMENT

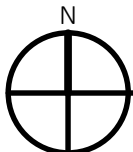
PROJECT NO.:	531-00501
DATE:	-
CAD FILE:	CL1.20
PROJECT MANAGER:	T. KRATZ

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SHEET NUMBER

C1.30

FILE NAME: \\Shared\Clients\Round's Supermarkets Inc\Design\531-00501-A\ConDoc\C1.31.dwg LAST SAVED BY: Jamerson, Austin SAVED DATE: 7/1/2020 1:35 PM PLOTTED: 7/1/2020 2:28 PM



STORM WATER MANAGEMENT PLAN

SCALE: 1"= 20'-0"

Site Area =	0.427 Acres	Pervious=	0.062 Acres
Allowed Release Rate (Area x 0.18cfs/Ac) =	0.077 cfs	Impervious=	0.365 Acres
Weighted "C" Factor =	0.885	Water=	0.000 Acres
		Synth Turf=	0.000 Acres

Site Area =	0.427 Acres	Pervious=	0.062 Acres
Release Rate for 2" Restrictor =	0.250 cfs	Impervious=	0.365 Acres
Weighted "C" Factor =	0.885	Water=	0.000 Acres
		Synth Turf=	0.000 Acres

A	B	C	D	E	F	G	H	J	K
Runoff Factor "C"	Storm Duration		Updated Rainfall Intensity "I" (in/hr)	Site Area "A" (acres)	Inflow Rate (CxlxA) (cfs)	Release Rate (cfs)	Storage Rate (cfs)	Storage Required (cu-ft)	(Ac-ft)
0.885	5	0.083	12.34	0.427	4.66	0.077	4.59	1370	0.031
0.885	10	0.167	10.80	0.427	4.08	0.077	4.00	2407	0.055
0.885	15	0.25	9.26	0.427	3.50	0.077	3.42	3080	0.071
0.885	30	0.50	6.34	0.427	2.40	0.077	2.32	4174	0.096
0.885	60	1.00	4.03	0.427	1.52	0.077	1.45	5205	0.119
0.885	120	2.00	2.49	0.427	0.94	0.077	0.86	6221	0.143
0.885	180	3.00	1.83	0.427	0.69	0.077	0.61	6637	0.152
0.885	360	6.00	1.07	0.427	0.40	0.077	0.33	7071	0.162
0.885	720	12.00	0.62	0.427	0.23	0.077	0.16	6795	0.156
0.885	1080	18.00	0.45	0.427	0.17	0.077	0.09	6030	0.138
0.885	1440	24.00	0.36	0.427	0.14	0.077	0.06	5101	0.117

Max Volume = 0.162 Acre-Ft
= 7,071 cu-ft

Orifice Computation

1) Allowed Release Rate, Q(cfs)	0.077	Free Flow	Submerged Flow
2) High Water Elevation	676.00	676.00	0.00
3) Outfall Water Elevation	-	-	0.00
4) Invert Elevation	670.50	670.50	0.00
5) Diameter of Restrictor (inch)	2.00	2.00	0
6) Cross Section Area (sq ft)	-	0.022	0.000
7) Head (ft) h =	5.42	5.42	0.00
8) Discharge Coefficient	0.61	0.61	0.00
Square Edge	0.79 - 0.82		
Round Edge	0.93 - 0.98		
Sharp Edge	0.58 - 0.64	<-- Most common=0.61	
Projecting	0.50		

$$Q = C^*a^*(\text{sqrt } 2^*g^*h)$$

$$\text{Orifice area: } a = \frac{Q}{C^*(\text{sqrt } 2^*g^*h)}$$

$$Q \text{ (cfs)} = \frac{Q}{0.25} \quad 0.000$$

STORM WATER DETENTION CALCULATIONS

A	B	C	D	E	F	G	H	J	K
Runoff Factor "C"	Storm Duration		Updated Rainfall Intensity "I" (in/hr)	Site Area "A" (acres)	Inflow Rate (CxlxA) (cfs)	Release Rate (cfs)	Storage Rate (cfs)	Storage Required (cu-ft)	(Ac-ft)
0.885	5	0.083	12.34	0.427	4.66	0.250	4.41	1319	0.030
0.885	10	0.167	10.80	0.427	4.08	0.250	3.83	2303	0.053
0.885	15	0.25	9.26	0.427	3.50	0.250	3.25	2924	0.067
0.885	30	0.50	6.34	0.427	2.40	0.250	2.15	3863	0.089
0.885	60	1.00	4.03	0.427	1.52	0.250	1.27	4583	0.105
0.885	120	2.00	2.49	0.427	0.94	0.250	0.69	4975	0.114
0.885	180	3.00	1.83	0.427	0.69	0.250	0.44	4769	0.109
0.885	360	6.00	1.07	0.427	0.40	0.250	0.15	3334	0.077
0.885	720	12.00	0.62	0.427	0.23	0.250	-0.02	-678	-0.016
0.885	1080	18.00	0.45	0.427	0.17	0.250	-0.08	-5181	-0.119
0.885	1440	24.00	0.36	0.427	0.14	0.250	-0.11	-9846	-0.226

Max Volume = 0.114 Acre-Ft
= 4,975 cu-ft

Orifice Computation

1) Allowed Release Rate, Q(cfs)	0.250	Free Flow	Submerged Flow
2) High Water Elevation	676.00	676.00	0.00
3) Outfall Water Elevation	-	-	0.00
4) Invert Elevation	670.50	670.50	0.00
5) Diameter of Restrictor (inch)	2.00	2	0
6) Cross Section Area (sq ft)	-	0.022	0.000
7) Head (ft) h =	5.42	5.42	0.00
8) Discharge Coefficient	0.61	0.61	0.00
Square Edge	0.79 - 0.82		
Round Edge	0.93 - 0.98		
Sharp Edge	0.58 - 0.64	<-- Most common=0.61	
Projecting	0.50		

$$Q = C^*a^*(\text{sqrt } 2^*g^*h)$$

$$\text{Orifice area: } a = \frac{Q}{C^*(\text{sqrt } 2^*g^*h)}$$

$$Q \text{ (cfs)} = \frac{Q}{0.249} \quad 0.000$$

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For design assistance, drawings, and pricing send completed worksheet to: dyods@contech-cpi.com

Project Summary

Date:	6/25/2020
Project Name:	Mariano's M501
City / County:	Arlington Heights, Cook
State:	IL
Designed By:	TK
Company:	Sevan Multi-Site Solutions
Telephone:	

Enter Information in Blue Cells

Corrugated Metal Pipe Calculator

Storage Volume Required (cf):	4,975
Limiting Width (ft):	24.00
Invert Depth Below Asphalt (ft):	7.50
Solid or Perforated Pipe:	Solid
Shape Or Diameter (in):	66
Number Of Headers:	2
Spacing between Barrels (ft):	2.75
Stone Width Around Perimeter of System (ft):	0
Depth A: Porous Stone Above Pipe (in):	0
Depth C: Porous Stone Below Pipe (in):	0
Stone Porosity (0 to 40%):	40

23.76 ft² Pipe Area

System Sizing

Pipe Storage:	5,037 cf
Porous Stone Storage:	0 cf
Total Storage Provided:	5,037 cf
Number of Barrels:	3 barrels
Length per Barrel:	56.0 ft
Length Per Header:	22.0 ft
Rectangular Footprint (W x L):	22 ft x 67 ft

101.2% Of Required Storage

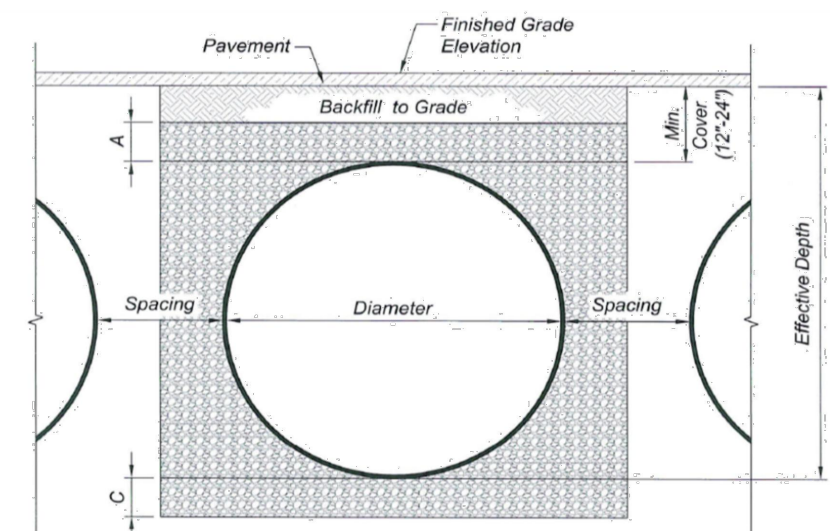
CONTECH Materials

Total CMP Footage:	212 ft
Approximate Total Pieces:	11 pcs
Approximate Coupling Bands:	12 bands
Approximate Truckloads:	6 trucks

Construction Quantities**

Total Excavation:	410 cy
Porous Stone Backfill For Storage:	0 cy stone
Backfill to Grade Excluding Stone:	223 cy fill

**Construction quantities are approximate and should be verified upon final design



System Layout

Barrel 12	0
Barrel 11	0
Barrel 10	0
Barrel 9	0
Barrel 8	0
Barrel 7	0
Barrel 6	0
Barrel 5	0
Barrel 4	0
Barrel 3	0
Barrel 2	56
Barrel 1	56

Barrel Footage (w/o headers)

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3025 Highland Parkway, Suite 850
Downers Grove, IL 60515
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REVISIONS

NO.	DATE	DESCRIPTION
0	05.15.2020	SITE PLAN REVIEW
1	07.02.2020	SITE PLAN REVISIONS

CONSULTANT

SEAL



CUSTOMER

MARIANO'S

PROJECT DESCRIPTION

531-00501
RETAIL FUEL CENTER

PROJECT LOCATION

406 E NORTHWEST HWY
ARLINGTON HEIGHTS, IL 60004

(COOK COUNTY)

SHEET TITLE

STORM WATER
MANAGEMENT PLAN

SHEET MANAGEMENT

PROJECT NO.:	531-00501
DATE:	-
CAD FILE:	C1.31
PROJECT MANAGER:	T. KRATZ

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SHEET NUMBER

C1.31

STRUCTURE TABLE		
NAME:	DETAILS:	DESCRIPTION:
CB 4	RIM = 680.32 12 E INV OUT = 676.00	4.0' DIA PRECAST CONCRETE CATCH BASIN WITH REMOVABLE HOOD
CB 6	RIM = 679.63 12 N INV OUT = 676.25	4.0' DIA PRECAST CONCRETE CATCH BASIN WITH REMOVABLE HOOD
CB 7	RIM = 680.37 8 W INV IN = 676.00 12 S INV OUT = 676.50	4.0' DIA PRECAST CONCRETE CATCH BASIN WITH REMOVABLE HOOD
DET IN 1	RIM = 5.28 12 W INV IN = 675.75 66 NE INV IN = 670.50	DETENTION IN
DET IN 2	RIM = 680.97 12 E INV IN = 675.75 66 W INV IN = 670.50	DETENTION IN
DET OUT	RIM = 676.28 66 E INV IN = 670.50 12 W INV OUT = 670.50	DETENTION OUT
MH 1	RIM = 680.27 12 NE INV IN = 670.00	4.0' DIA PRECAST CONCRETE MANHOLE
MH 2	RIM = 681.04 12 E INV IN = 670.25 6 NW INV IN = 670.25 12 SW INV OUT = 670.25	4.0' DIA PRECAST CONCRETE MANHOLE
MH 3	RIM = 974.34 12 E INV IN = 670.50 12 W INV OUT = 670.50	4.0' DIA PRECAST CONCRETE OUTLET CONTROL STRUCTURE
MH 5	RIM = 680.32 12 N INV IN = 676.00 12 S INV IN = 676.00 12 W INV OUT = 676.00	4.0' DIA PRECAST CONCRETE MANHOLE
R 1	RIM = 680.81 66 E INV IN = 670.50 66 E INV IN = 670.50 66 SW INV IN = 670.50	30" CMP RISER
R 2	RIM = 680.71 66 W INV IN = 670.50 66 W INV IN = 670.50	30" CMP RISER
R 3	RIM = 680.39 66 E INV IN = 670.50 66 W INV IN = 670.50	30" CMP RISER

STORM STRUCTURE NOTES:

- ALL STORM STRUCTURES TO BE INSTALLED IN ACCORDANCE WITH VILLAGE OF ARLINGTON HEIGHTS STANDARDS AND DETAILS UNLESS NOTED OTHERWISE.
- PROVIDE INLET FILTERS ON ALL PROPOSED INLETS. FILTER SHALL BE REGULARLY MAINTAINED AND REMAIN IN PLACE UNTIL FINAL GRADES HAVE BEEN ESTABLISHED. REFER TO SHEET C1.11.

STORM STRUCTURE TABLE

PROPOSED:

COMBINED STORM/SANITARY	CS
STORM SEWER	STM
ROOF DRAIN	
SANITARY SEWER	SAN
WATER MAIN/SERVICE	W
GAS MAIN/SERVICE	GAS
ELECTRIC SERVICE	UGE
TELEPHONE SERVICE	UGT
OVERHEAD UTILITIES	OH
PROPOSED UTILITIES BY OTHERS	STM

STORM MANHOLE	TRANSFORMER
CATCH BASIN	LIGHT POLE
YARD BASIN	WATER VALVE
FLARED END SECTION	FIRE HYDRANT
SANITARY MANHOLE	FUEL VENT
SANITARY CLEANOUT	AIR TOWER

EXISTING

MANHOLE	DOWN SPOUT
STORM STRUCTURE	BORING HOLE
SANITARY MANHOLE	MONITORING WELL
CLEANOUT	GATE POST
FLARED END SECTION	BOLLARD POLE
TRANSFORMER PAD	SIGN
ELECTRIC MANHOLE	FLAG POLE
ELECTRIC BOX	MAILBOX
ELECTRIC PEDESTAL	SANITARY SEWER
ELECTRIC MARKER	STORM SEWER
ELECTRIC METER	WATER MAIN
UTILITY POLE	GAS MAIN
UTILITY POLE W/LIGHT	ELECTRIC LINE
UTILITY POLE W/TSF	OVERHEAD WIRES
GUY POLE	TELEPHONE LINE
OVERHEAD TRAFFIC SIGNAL	CONFEROUS TREE
TRAFFIC SIGNAL MANHOLE	W/ APPROX. DIAMETER
LIGHT	DECIDUOUS TREE
LIGHT POLE	W/ APPROX. DIAMETER
HAND HOLE	W/ APPROX. DIAMETER
VALVE VAULT	(DRIPLINE SHOWN IS APPROXIMATE)
FIRE HYDRANT	+ ELEVATION
IRRIGATION CONTROL VALVE	CONCRETE SURFACE
POST INDICATOR VALVE	DEPRESSED CURB
SIAMSESE WATER CONNECTION	GRAVEL SURFACE
WATER MARKER	LANDSCAPE AREA
WATER METER	LIMITS OF LAND PER
VALVE BOX	LEGAL DESCRIPTION
B/BOX	ADJACENT LAND PARCEL LINE
SPRINKLER CONTROL VALVE	EASEMENT LINE
TELEPHONE MANHOLE	CENTERLINE
TELEPHONE NETWORK INTERFACE	BUILDING SETBACK LINE
TELEPHONE MARKER	WOOD FENCE
TELEPHONE PEDESTAL	CHAIN LINK FENCE
CABLE TELEVISION PEDESTAL	METAL FENCE
GAS METER	METAL GUARDRAIL
GAS VALVE	OVERHEAD TRAFFIC ARM

LEGEND

[illegible]

--

531-00501
RETAIL FUEL CENTER

**406 E NORTHWEST HWY
ARLINGTON HEIGHTS, IL 60004**

(COOK COUNTY)

UTILITY PLAN

PROJECT NO.:	531-00501
DATE:	
CAD FILE:	C1.40
PROJECT MANAGER:	T. KRATZ
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C1.40

UTILITY PLAN

SCALE: 1" = 20'-0"

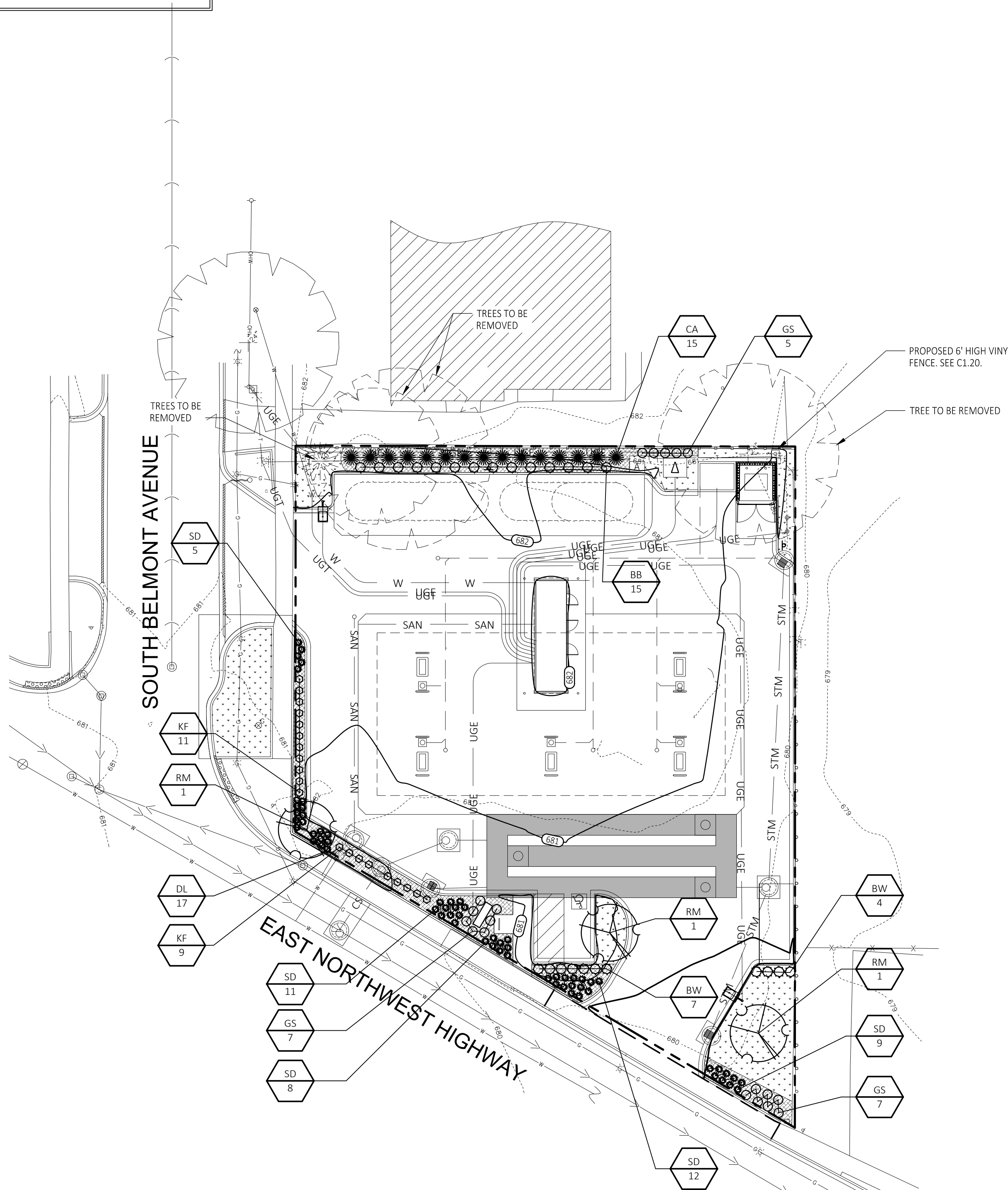
PLANT AND MATERIAL SCHEDULE

	KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
DECIDUOUS TREE	RM	3	ACER RUBRUM	RED MAPLE	10 FEET	B&B	
EVERGREEN TREES	CA	15	THUJ OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ABORVITAE	8 FEET	B&B	SPACE 5.0' O.C. MATURE HEIGHT = 20'
SHRUBS	BB	15	EURONYMUS ALTAS 'COMPACTUS'	DWARF BURNING BUSH	3 FT. HT.	CONTAINER	SPACE 5.0' O.C.
	BW	11	MONROVIA	BOXWOOD	3 FT. HT.	CONTAINER	
	GS	19	SPIREA X BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	3 FT. HT.	CONTAINER	
PERENNIALS	DL	17	HEMEROCALLIS 'RED MAGIC'	RED MAGIC DAYLILY	1 GAL.	CONTAINER	
	SD	45	HEMEROCALLIS 'SETTLA D'ORO	STELLA D'ORO RE-BLOOMING DAYLILY	1 GAL.	CONTAINER	
ORNAMENTAL GRASS	KF	20	CALA-AGROSTIS x ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER ORNAMENTAL GRASS	1 GAL.	CONTAINER	SPACE 3.0' O.C.

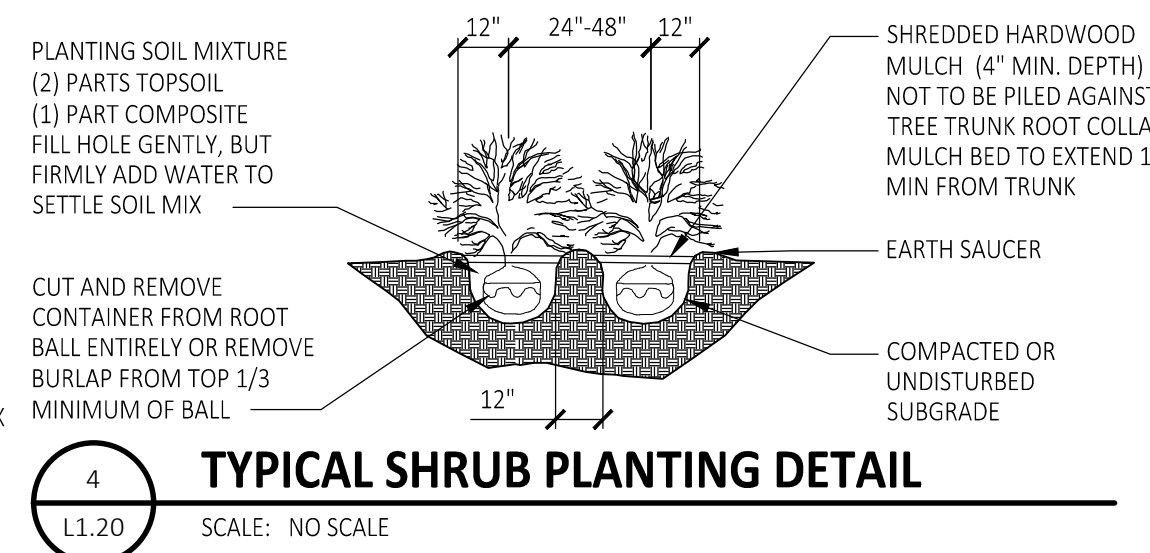
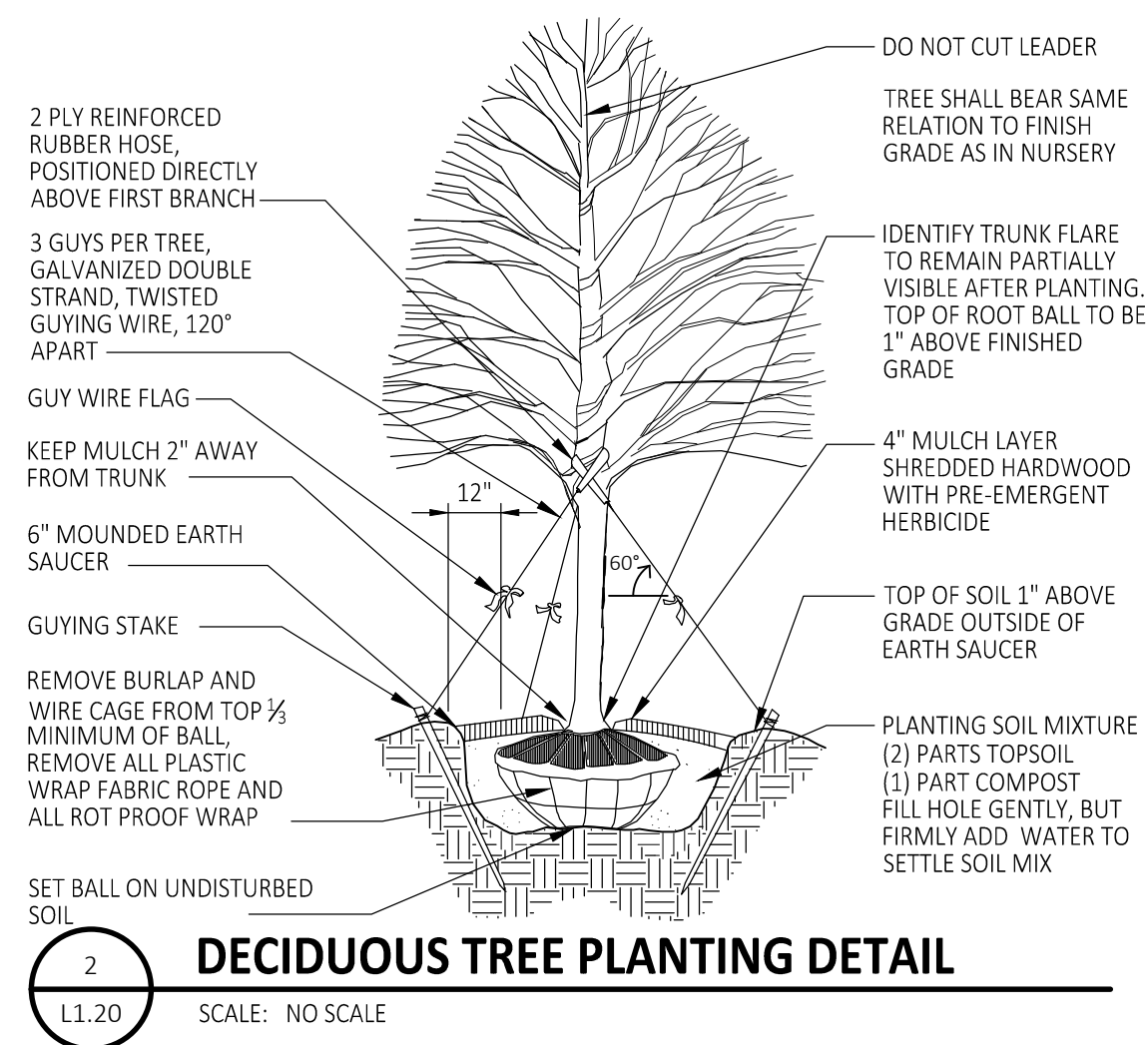
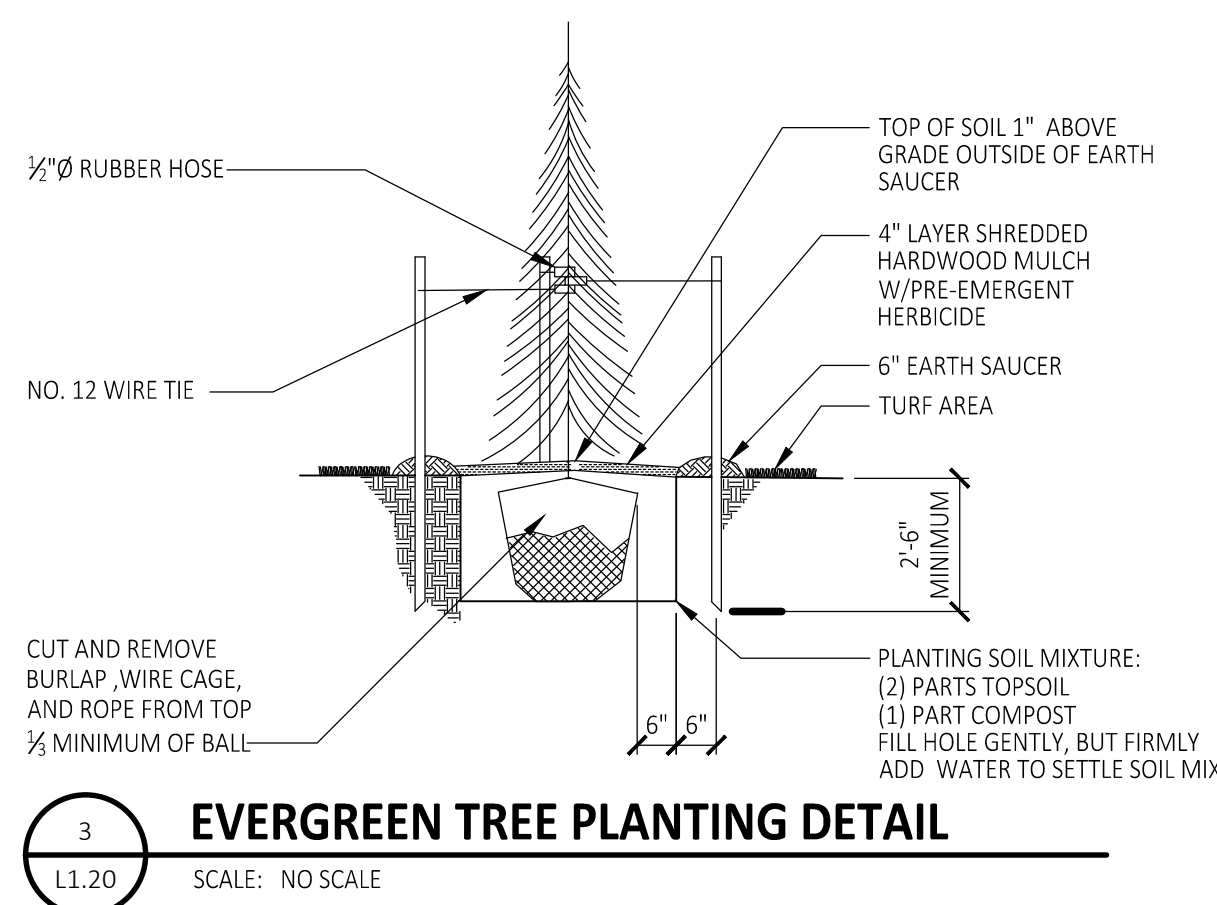
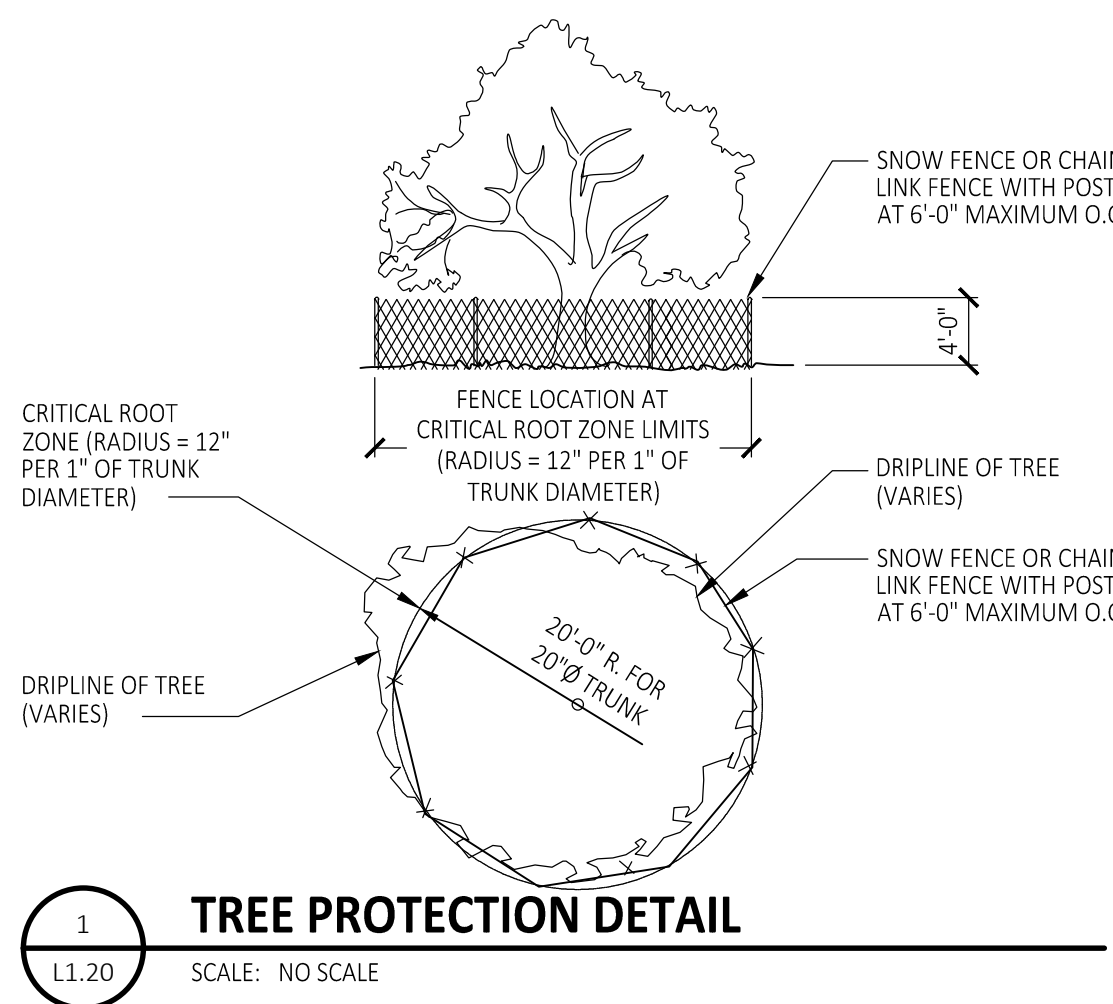
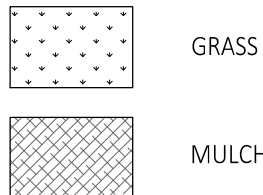
NOTES:
1. ALL DISTURBED LANDSCAPE AREAS NOT TO BE RESTORED TO MATCH EXISTING

GENERAL NOTE:

ALL LANDSCAPE ISLANDS TO BE IRRIGATED.
RAINBIRD CONTROLLER TO BE LOCATED IN KIOSK.



LANDSCAPE LEGEND:



LANDSCAPE NOTES:

1. ALL TREES AND SHRUBS SHALL BE STAKED IN THE FIELD FOR APPROVAL BY THE ENGINEER PRIOR TO PLANTING.
2. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK".
3. ANY SUBSTITUTIONS OF PLANT MATERIAL OR ALTERATION IN PLANT SIZES, SPECIFICATION OR LOCATION SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
4. ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED, AND WRAPPED. SEE LANDSCAPE DETAILS.
5. PLANT BEDS TO BE MULCHED AND DRESSED WITH 4" MIN. OF SHREDDED HARDWOOD WITH PRE-EMERGENT HERBICIDE. SEE DETAIL THIS SHEET.
6. DIG SHRUB PIT 1' FOOT LARGER THAN SHRUB ROOT BALLS AND THREE TIPS TWO FEET LARGER THEN ROOT BALL BACK FILL WITH TWO PARTS TOP SOIL AND ONE PART COMPOST.
7. REMOVE ALL TWINE, WIRE, AND BURLAP FROM TREE AND SHRUB ROOT BALLS, AND FROM TRUNKS.
8. ALL DISTURBED AREAS NOT DESIGNATED AS PAVEMENT, OR PLANTING BEDS, SHALL BE SODED. ALL TURF AREAS SHALL CONSIST OF A MINIMUM 8" THICKNESS TOPSOIL FREE OF CLAY DEBRIS, STICKS OR ROCKS IN EXCESS OF 1" IN DIAMETER. ALL TOPSOIL AREAS SHALL BE FINE GRADED AND RAKED. REMOVING RIDGES AND FILLING DEPRESSIONS AS REQUIRED TO MEET FINISHED GRADES AND CREATE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
9. LAWN TREES TO BE MULCHED WITH 4" WIDE MINIMUM OF 4" DEEP SHREDDED BARK RING OR APPROVED ALTERNATE DESIGN FOR TRUNK PROTECTION.
10. PROVIDE SOD FOR ALL NEW LAWN AREAS UNLESS NOTED OTHERWISE. TURF AREA SHALL BE TREATED WITH FERTILIZER APPLIED AT A RATE OF 1 POUND PER 1,000 SQUARE FEET.
11. INSTALLATION OF PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
12. AT THE TIME OF SITE PREPARATION, ENGINEER TO REVIEW ALL EXISTING VEGETATION, AND TAG MATERIALS TO BE SAVED OR RELOCATED.
13. ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
14. PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS, AND PARKING STALLS:

a. SHADE TREES:	5 FEET
b. ORNAMENTAL AND EVERGREEN TREES: (CRAB, PINE, SPRUCE, ETC.)	10 FEET
c. SHRUBS THAT ARE LESS THAN 1 FOOT TALL AND WIDE AT MATURITY:	2 FEET
15. LOCATE ALL UTILITIES PRIOR TO DIGGING, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES.
16. NO TREES, EVERGREENS, AND SHRUBS SHALL BE INSTALLED OVER ANY EXISTING OR PROPOSED UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR EXACT LOCATION AND DETAILS.
17. LAWN AND LANDSCAPE AREAS TO BE FULLY IRRIGATED WITH AUTOMATIC UNDERGROUND SYSTEMS (TWO INCH AND CUE-5000) TO ESTABLISH, AND MAINTAIN GOOD AND HEALTHY TURF AND PLANT MATERIAL. PER THE KROGER CO. KROGER MASTER BUILDING SPECIFICATIONS, SECTION 32 84 00 - PLANTING/IRRIGATION OF THE PROCUREMENT AND CONTRACTING DOCUMENTS GROUP.
18. ALL LANDSCAPE PLANT MATERIAL TO BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND ACCEPTANCE.
19. ALL SHRUB PLANTINGS WITHIN SITE TRIANGLE AREAS TO BE MAXIMUM HEIGHT OF THIRTY (30'), AND FIRST BRANCHING FOR PROPOSED TREES TO BE MINIMUM OF 7' ABOVE PROPOSED GRADES.
20. ALL DISEASED, DAMAGED OR DEAD PLANT MATERIALS SHALL BE REPLACED IN ACCORDANCE WITH SPECIFICATIONS, AND LOCAL REGULATIONS.
21. PLANT FERTILIZER SHALL BE AGRIFORM 21 GRAIN TABLETS, SLOW RELEASE, 20-10-15 ANALYSIS AND/OR APPROVED EQUAL. RATES OF APPLICATION SHALL BE AS RECOMMENDED BY MANUFACTURER.

sevan
ENGINEERING

Regional Office:
37704 Hills Tech Drive
Farmington Hills, MI 48331
 734.367.4445 Telephone

Corporate Office:
3025 Highland Parkway, Suite 850
Downers Grove, IL 60515
info@sevansolutions.com www.sevansolutions.com

INTEGRITY | RESPECT | TEAMWORK | EXCELLENCE | CHARITY

REVISIONS

[illegible]

CONSULTANT

SEAL



CUSTOMER



PROJECT DESCRIPTION

531-00501
RETAIL FUEL CENTER

PROJECT LOCATION

406 E NORTHWEST HWY
ARLINGTON HEIGHTS, IL 60004

(COOK COUNTY)

SHEET TITLE

LANDSCAPE PLAN

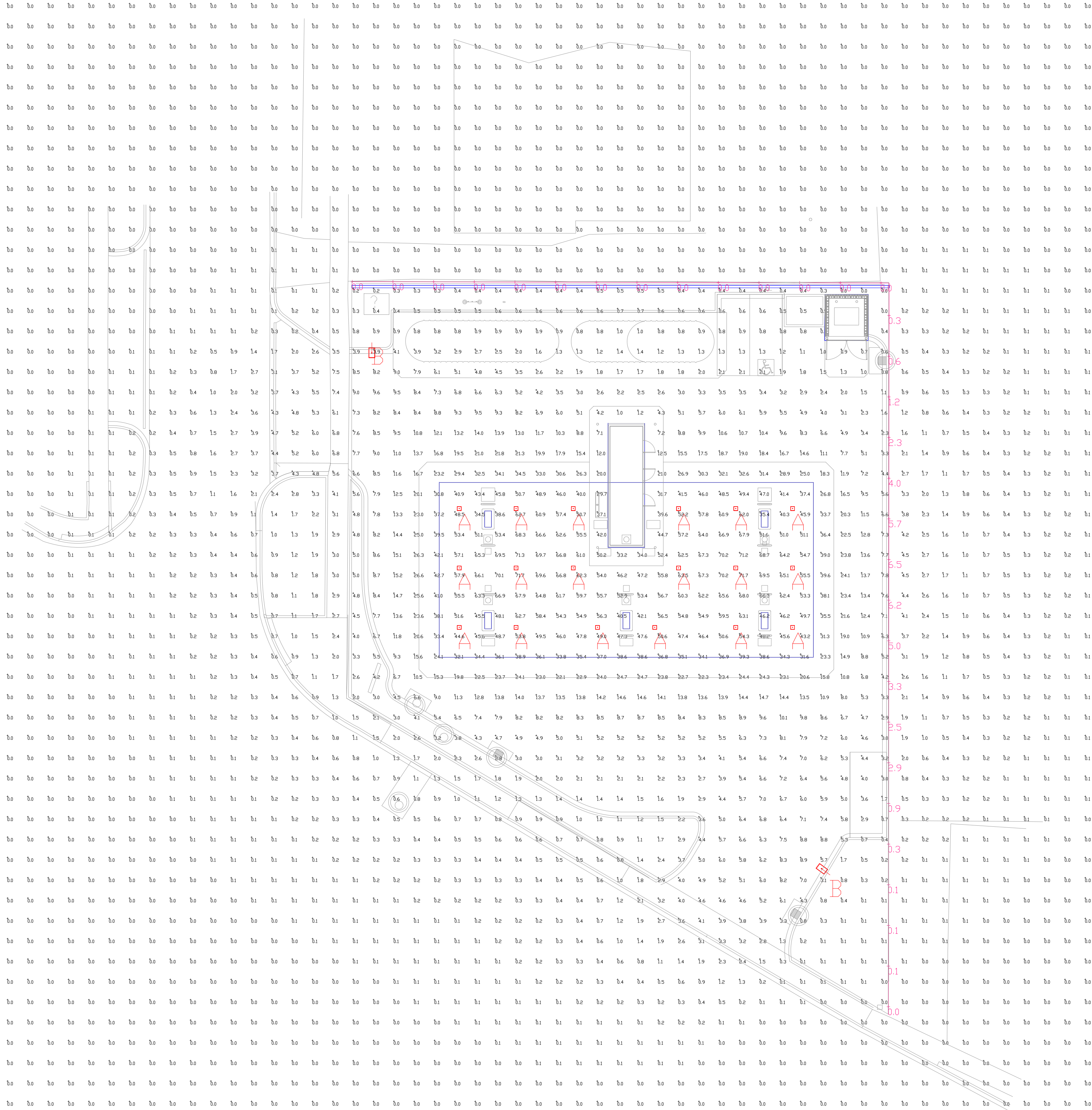
SHEET MANAGEMENT

PROJECT NO.:	531-00501
DATE:	-
CAD FILE:	L1.20
PROJECT MANAGER:	T. KRATZ

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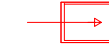
SHEET NUMBER

L1.20



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	18	A	SINGLE	CRUS-SC-LED-HD-50 - 15'MH	1.000	1.000	1.000	18633	132.4
	2	B	SINGLE	SLM-LED-18L-SIL-FT-50-70CRI-IL-SINGLE - 16'MH	1.000	1.000	1.000	12568	148.5

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
CalcPts_1	Illuminance	Fc	N.A.	N.A.	N.A.	N.A.	N.A.	



Click image to open Product Page

Total Project Watts
Total Watts = 2680.2



LIGHTING PROPOSAL LD-151510-1

MARJANO'S #531, IL
406 E NORTHWEST HWY
ARLINGTON HEIGHTS, IL

BY:HC DATE:6/9/2020 REV:6/10/2020 SHEET 1 OF 1

SCALE: 1"=16' 0 16

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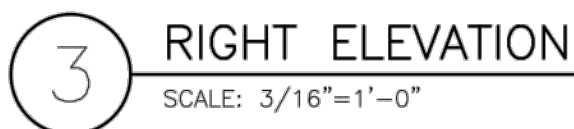
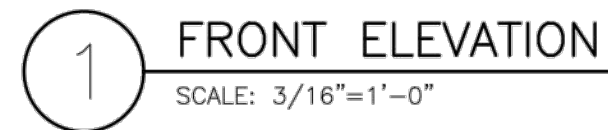
531-00501
RETAIL FUEL CENTER

6 E NORTHWEST HWY
NGTON HEIGHTS, IL 60004
(COOK COUNTY)

EL CENTER CANOPY ELEVATIONS & FLOOR PLAN

CT NO.:	531-00501
LE:	C1.20
CT MANAGER:	T. KRATZ
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ARIANO'S

531-00501
RETAIL FUEL CENTER

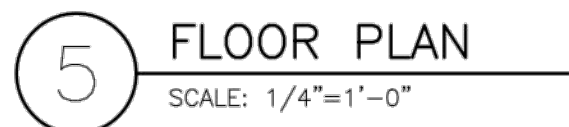
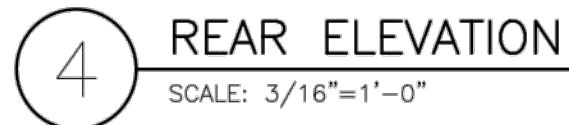
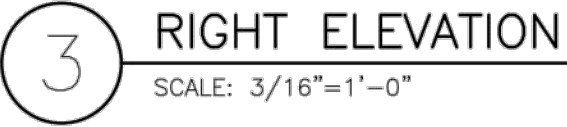
6 E NORTHWEST HWY
NGTON HEIGHTS, IL 60004
(COOK COUNTY)

IT ROOM ELEVATIONS & FLOOR PLAN

SHEET MANAGEMENT	
CT NO.:	531-00501
LE:	A2.1
CT MANAGER:	T. KRATZ

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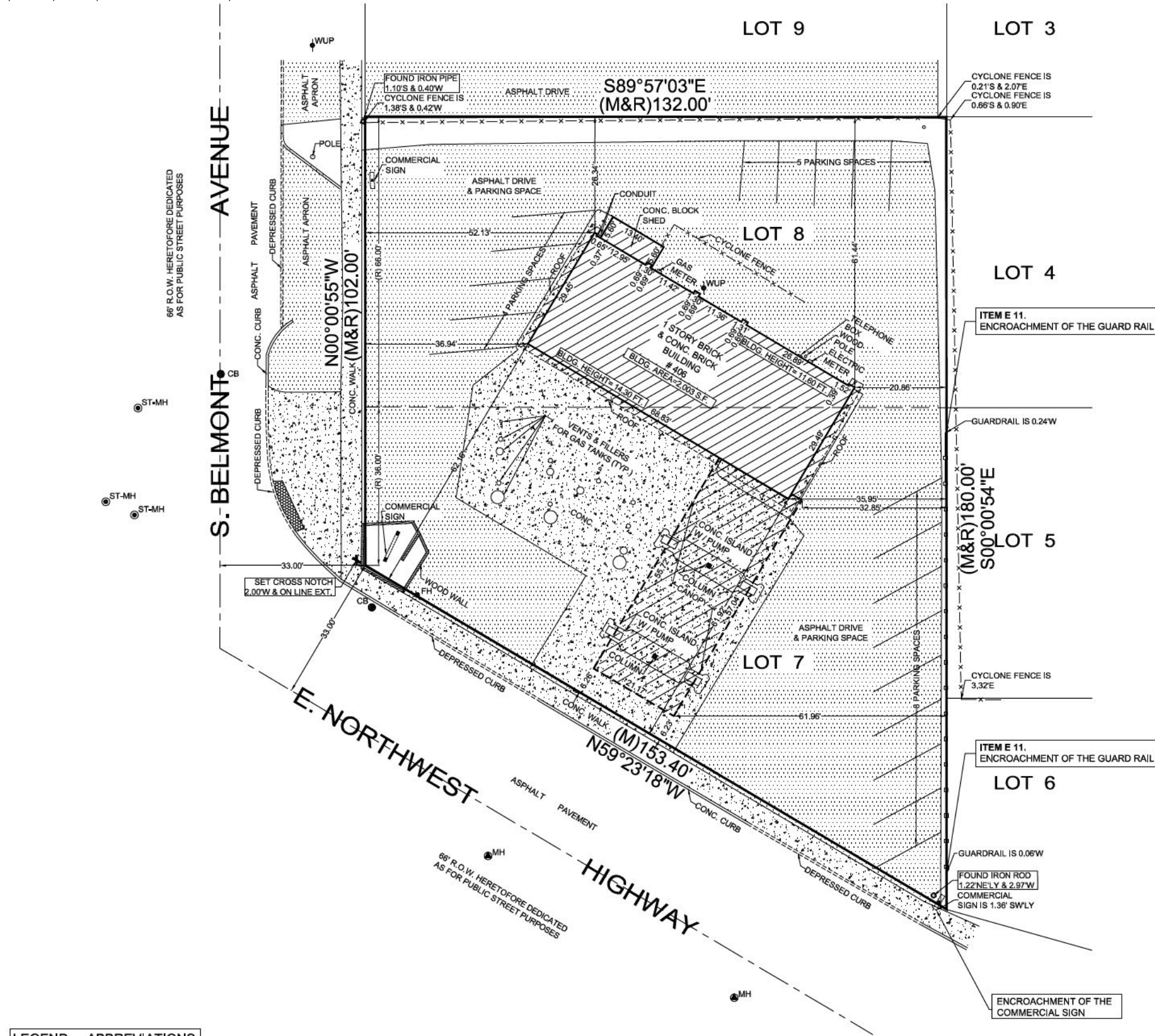
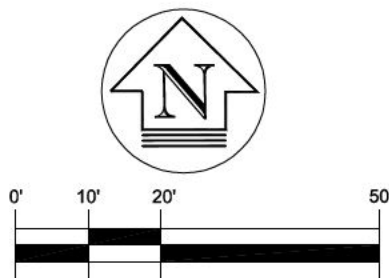
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MARIANO'S
Retail Fuel Center
406 East Northwestern Hwy.
Arlington Heights, IL

sevan
MULTI-SITE SOLUTIONS



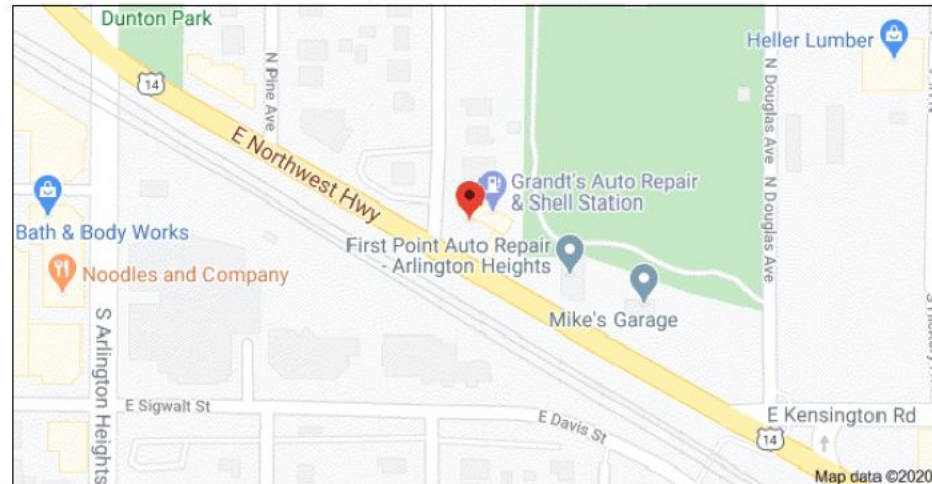
LEGEND	ABBREVIATIONS
	ST-MH
	CB
	WUP
	MH
	FH
(R)	RECORD DATA
(M)	MEASURED DATA

ORDERED BY:	
TROUTMAN-DAMS	
SCALE : 1" = 15'	
DATE : FEBRUARY 19, 2020	
FILE No.:	
2020 - 27397	
DATE	REVISION

FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17031 C 0203 J, WITH A DATE OF IDENTIFICATION OF AUGUST 19, 2008, FOR COMMUNITY NUMBER 170056 0203 J, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

LOCATION MAP



NOTES:

-THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREETS KNOWN AS E, NORTHWEST HIGHWAY AND S. BELMONT AVENUE.

-THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;

-THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;

-THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;

-ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.

-THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

- **ITEM # 8 FROM TABLE A**
ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

- **ITEM # 9 FROM TABLE A**
THERE ARE 17 STRIPED PARKING SPACES ON THE PROPERTY.

- **ITEM # 10 FROM TABLE A**
THERE ARE NO PARTY WALLS (ALL WALLS ARE INDEPENDENT).

- **ITEM # 11 FROM TABLE A**
ALL VISIBLE UTILITIES ARE PLOTTED.

- **ITEM # 16 FROM TABLE A**
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.

- **ITEM # 17 FROM TABLE A**
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

- **ITEM # 18 OF TABLE A**
THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.

- **ITEM # 20 FROM TABLE A**
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005
TEL 1.847.368.5000

ZONING REQUIREMENTS:
B-3 - GENERAL SERVICE, WHOLESALE AND MOTOR VEHICLE DISTRICT

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS
LAND TITLE SURVEY
OF

LOTS 7 AND 8 IN BLOCK 3 IN KRAUSE'S SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE WEST 627 FEET OF THE EAST 992.45 FEET OF THE SOUTH 824.10 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF CHICAGO ROAD IN THE VILLAGE OF ARLINGTON HEIGHTS, AND INCLUDING ALSO LOT 1 IN BLOCK 5 IN GEORGE W. DUNTON'S ADDITION TO ARLINGTON HEIGHTS NUMBER 2 IN COOK COUNTY, ILLINOIS.

KNOWN AS : 406 E. NORTHWEST HIGHWAY, ARLINGTON HEIGHTS, ILLINOIS .

PERMANENT INDEX NUMBER: 03 - 29 - 351 - 009 - 0000

AREA= 18,612 SQ. FT. OR 0.427 ACRE

NOTE:
THIS LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	17
HANDICAP	0
TOTAL	17

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO. : SC19031175
EFFECTIVE DATE: OCTOBER 17, 2019

ITEMS CORRESPONDING TO SCHEDULE B, PART II:

ITEMS 1 - D 10,
NOT SURVEY RELATED

ITEM E 11.
ENCROACHMENT OF THE GUARD RAIL BEAM LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY BY 0.06 TO 0.24 FEET, AS REFERENCED ON ALTA NSPS SURVEY PREPARED BY UNITED SURVEY SERVICE LLC FEBRUARY 19, 2020 NO. 27397-2020
(PLOTTED ON THE DRAWING)

ITEM F 12.
ENCROACHMENT OF SIGN AND LIGHT ONTO PUBLIC WAY AT THE SOUTHEASTERLY CORNER BY 1.36' FEET, AS REFERENCED ON ALTA NSPS SURVEY PREPARED BY UNITED SURVEY SERVICE LLC FEBRUARY 19, 2020 NO. 27397-2020
(PLOTTED ON THE DRAWING)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, **ROY G. LAWNICZAK**, A REGISTERED LAND SURVEYOR, LICENSE NO. 35-2290, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- **CHICAGO TITLE LAND TRUST COMPANY, SUCCESSOR TRUSTEE TO THE BANK & TRUST COMPANY OF ARLINGTON HEIGHTS, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 6TH DAY OF JUNE, 1986 KNOWN AS TRUST NUMBER 3601**

- **TROUTMAN & DAMS LLC**

- **FIDELITY NATIONAL TITLE INSURANCE COMPANY**

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 16, 17, 18 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 19, 2020.

DATE OF PLAT: FEBRUARY 21, 2020.

BY:
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2020
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2021



Project Opinion of Probable Cost

Developer: Mariano's
 Project: Mariano's 501 Arlington Heights
 Date: 07.01.2020

RECEIVED
 JUL - 2 2020
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

Category	Description	Quantity	Unit	Cost	Total Cost
Water:					
	1.5" Copper	75 ft		\$33.00	\$2,475.00
	Stop Box and Valve	1 each		\$1,650.00	\$1,650.00
Sanitary Sewer:					
	6" PVC	110 ft		\$23.10	\$2,541.00
	Sewer Tap	1 each		\$330.00	\$330.00
	48" Monitoring Manhole	1 each		\$3,850.00	\$3,850.00
Stormwater:					
	12" CMP	181 ft		\$38.50	\$6,968.50
	12" RCP	20 ft		\$34.10	\$682.00
	48" Catch Basin	3 each		\$3,850.00	\$11,550.00
	48" Manhole	4 each		\$3,850.00	\$15,400.00
	6" PVC	170 ft		\$15.40	\$2,618.00
	8" PVC	90 ft		\$23.10	\$2,079.00
	66" CMP Detention Piping	212 ft		\$88.00	\$18,656.00
Electrical and Conduit:					
	3/4"-2" PVC	1,100 ft		\$5.50	\$6,050.00
	4" PVC	450 ft		\$8.80	\$3,960.00
Paving:					
	Concrete Tank Mat w/ Reinf	1,325 Sq ft		\$7.15	\$9,473.75
	Concrete Dispenser Mat w/ Reinf	5,215 Sq ft		\$5.78	\$30,116.63
	Heavy Duty Bituminous	250 Sq ft		\$4.40	\$1,100.00
	Concrete Pavement - Heavy	12,440 Lump		\$4.95	\$61,578.00
	Signage/Markings	1 Lump		\$550.00	\$550.00
Curb:					
	6" Concrete	855 ft		\$23.10	\$19,750.50
Sidewalk:					
	4" Concrete	600 Sq ft		\$23.10	\$13,860.00
	8" Concrete	200 Sq ft		\$35.20	\$7,040.00
Site Misc:					
	Trees	18 Each		\$275.00	\$4,950.00
	Shrubs	107 each		\$55.00	\$5,885.00
	Ornamental Grasses	1 Lump		\$330.00	\$330.00
	Earthwork	1 Lump		\$11,000.00	\$11,000.00
	Soil Erosion	1 Lump		\$2,750.00	\$2,750.00

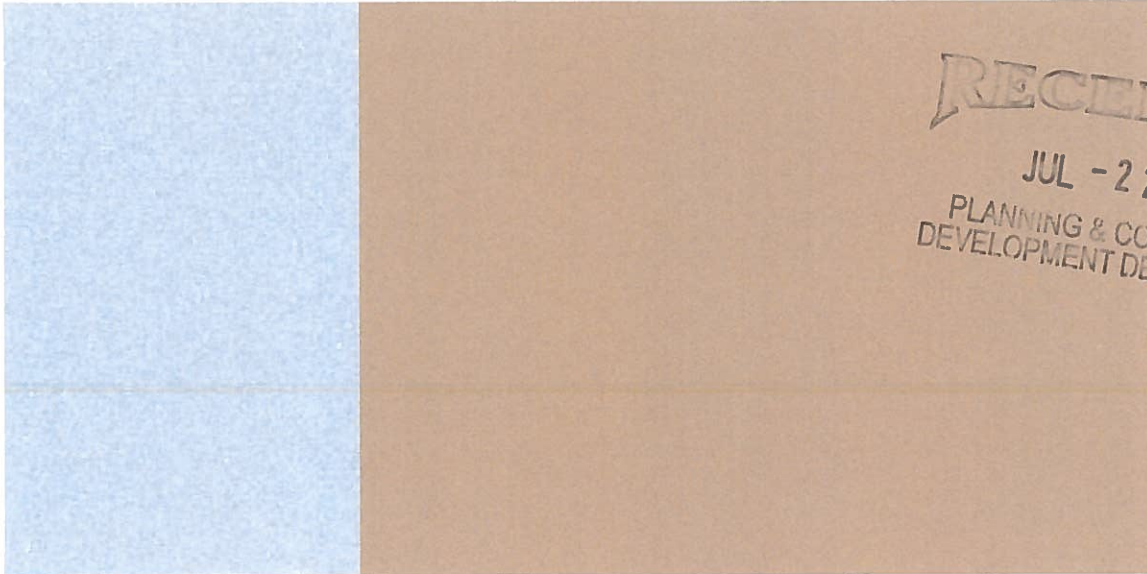
Total Estimated Costs:	\$247,193.38
Review Fee (3%)	\$7,415.80

EXTERIOR COLORS/MATERIALS

KROGER

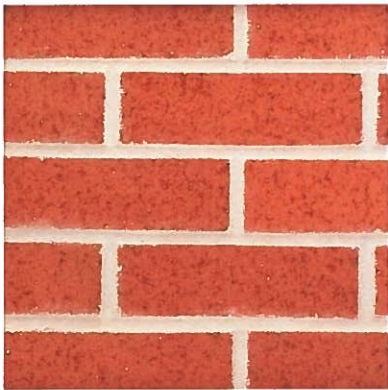
#RO-501

ARLINGTON HEIGHTS, IL



ACM FACIA
PLATINUM

ACM FACIA & PAINT
SANDSTONE (SW-7549 "TAUPE")



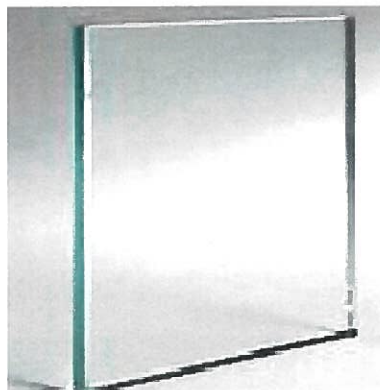
GLEN-GERY BRICK
CLASSIC SERIES
3 3/8"x7 5/8"x23 5/8"
"900 RED MATT"
TO MATCH STORE



ARRISCRAFT-RENNAISSANCE
ROCK FACE FINISH
FOR STONE WAINSCOTT
"WHEAT"



ARRISCRAFT-RENNAISSANCE
SMOOTH FACE FINISH
FOR STONE SILL
"WHEAT"



KIOSK CLEAR GLASS



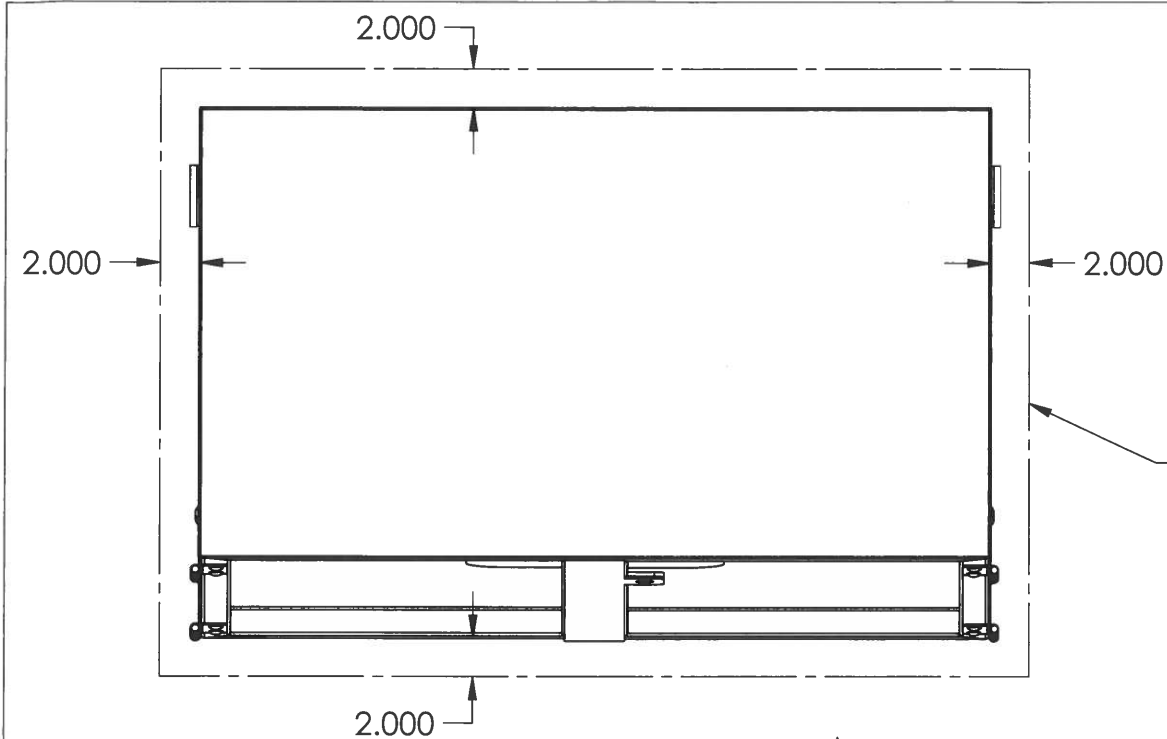
DATE: JUNE, 2020
REV: JULY, 2020

Galloway

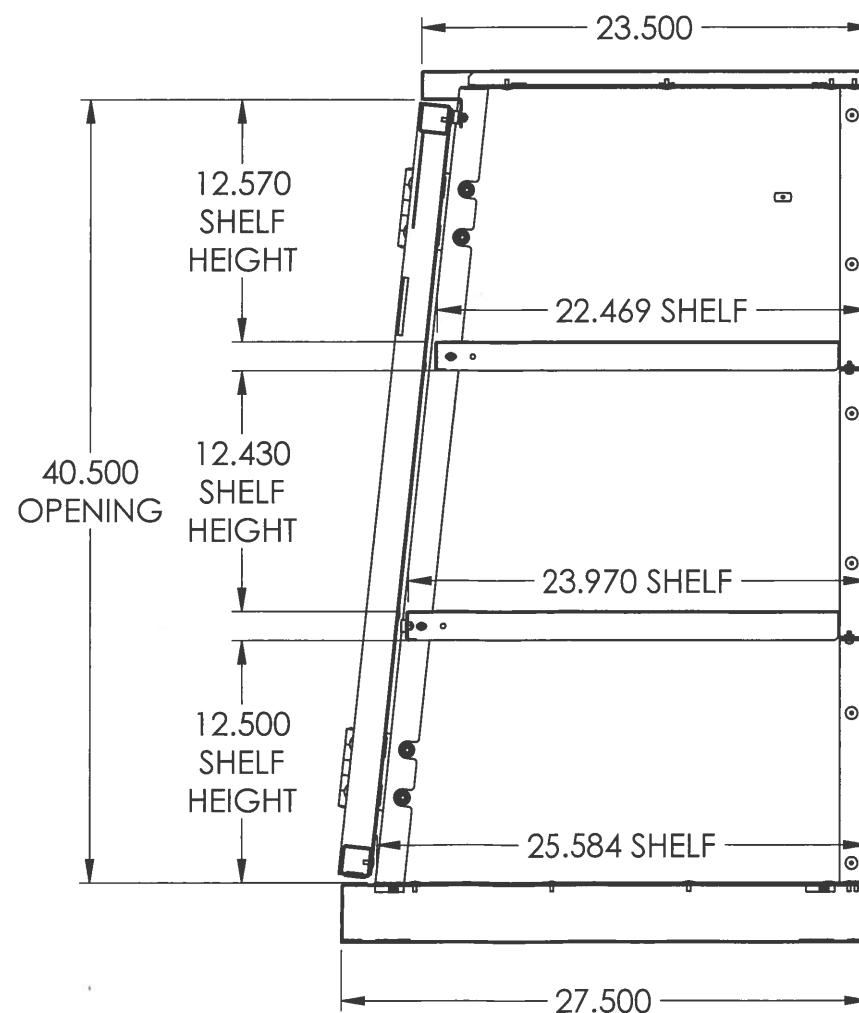
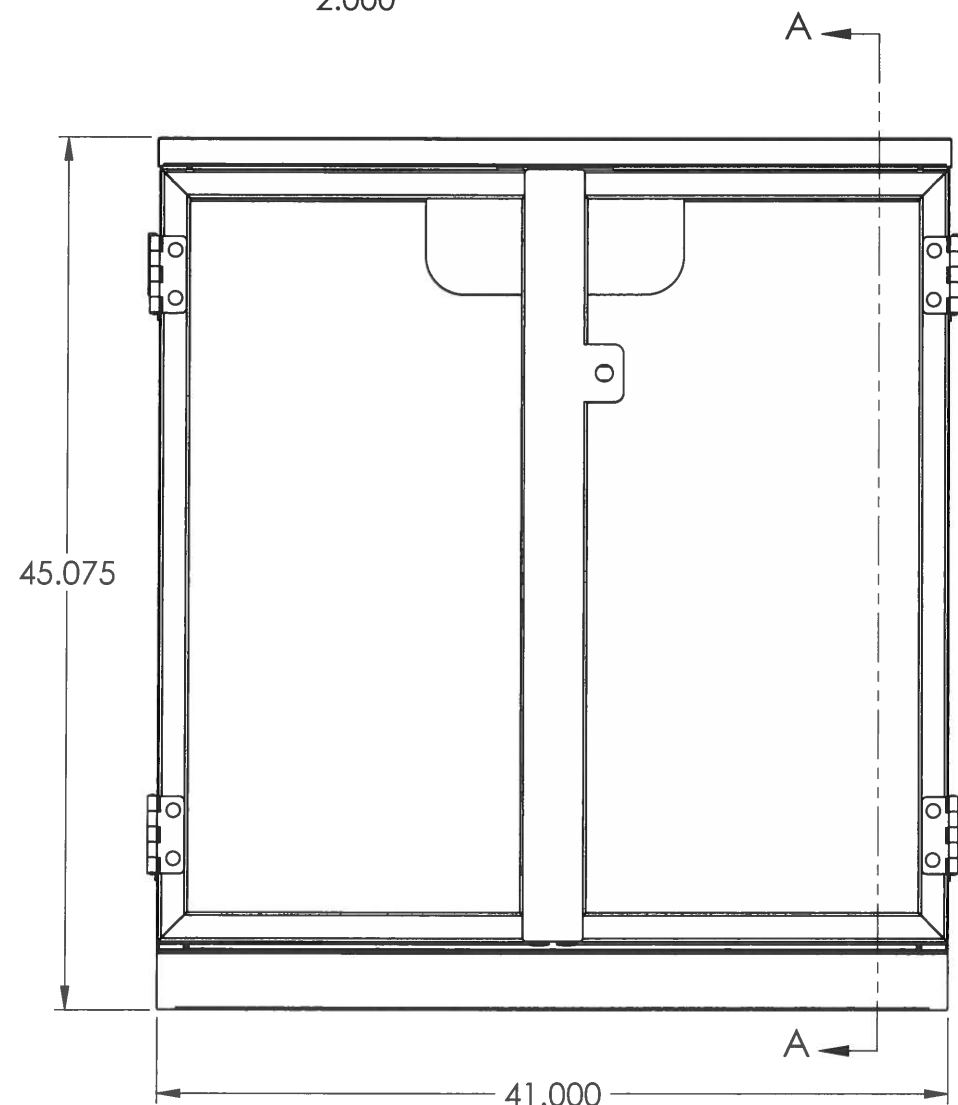
6162 S Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

KROR0501.40

REV	ECN #	DESCRIPTION	DATE	BY
A		VISUAL FOR LAYOUT	10/01/19	JB

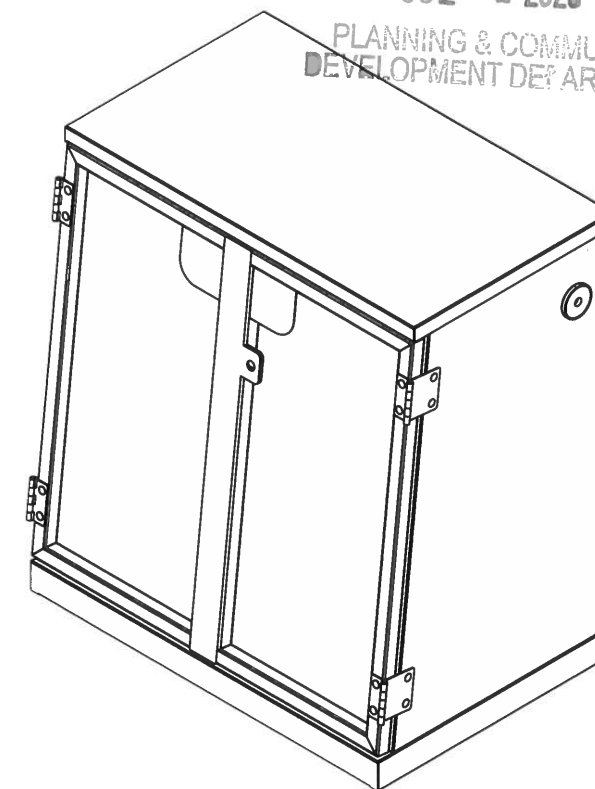


PER KROGER, LEAVE 2" MINIMUM
TO ANY SURROUNDING
OBJECT/WALL/BOLLARD



SECTION A-A
(SHOWING OPTIONAL SHELVES)

RECEIVED
JUL - 2 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

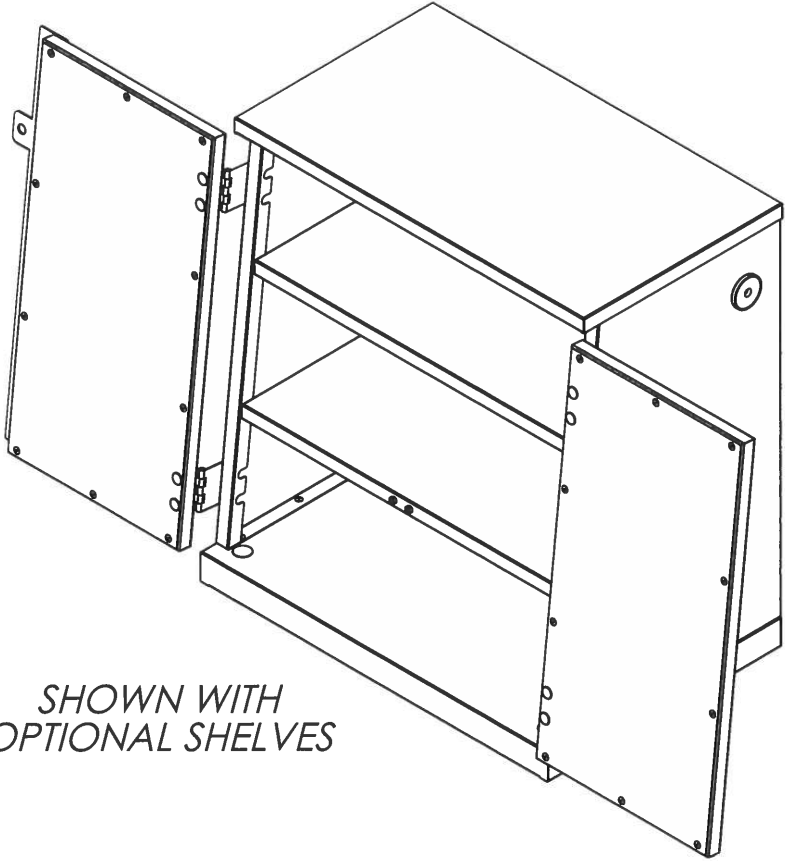
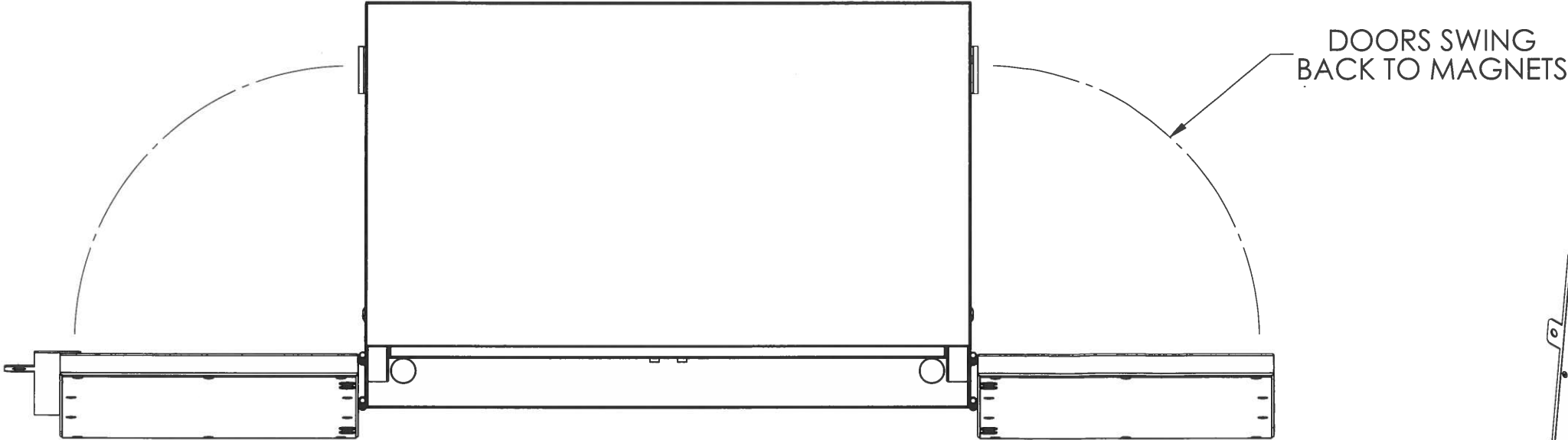


CABINET

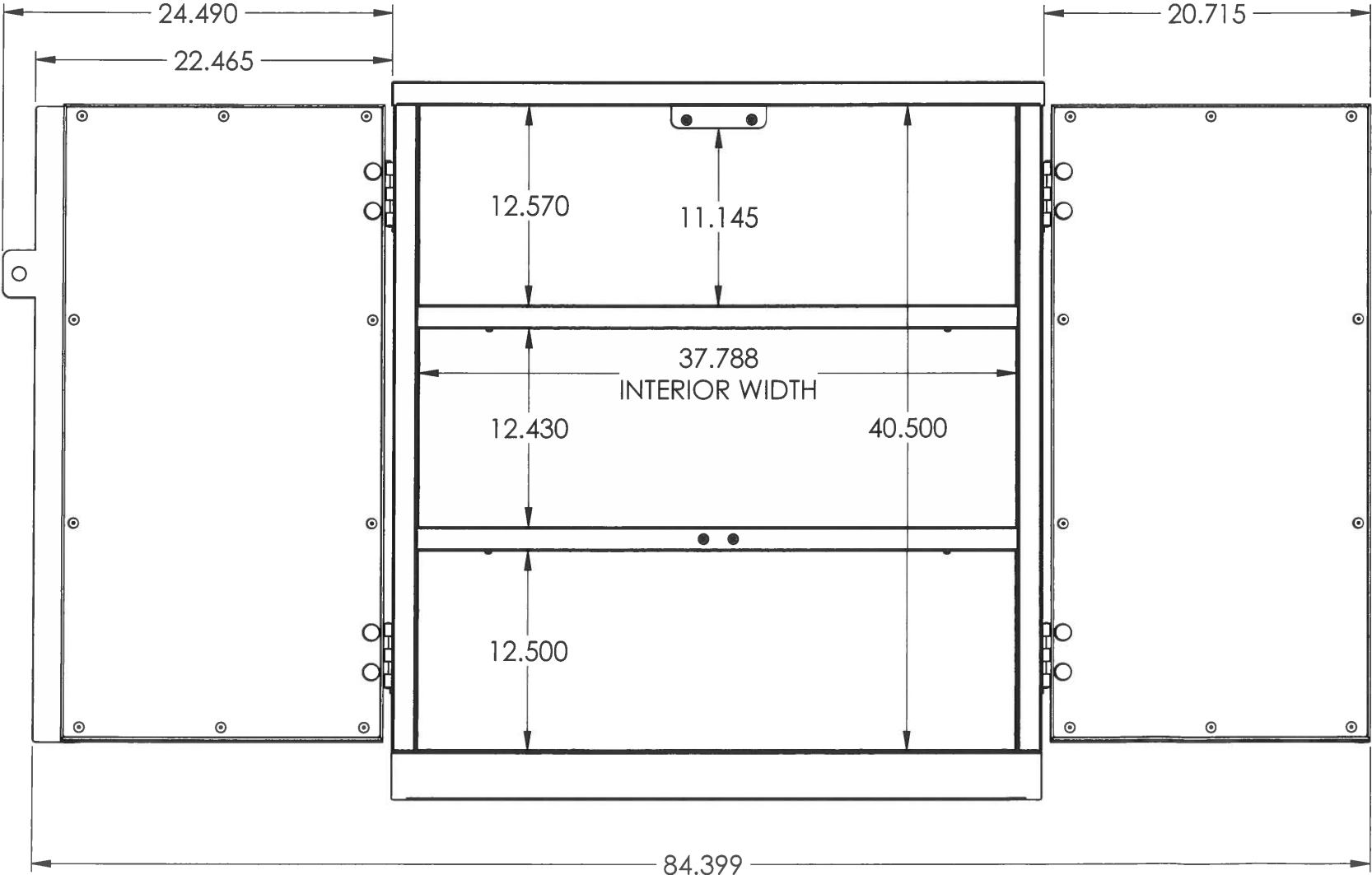
WEIGHT: ~250 LBS (WITH SHELVES)
WEIGHT: ~200 LBS (WITHOUT SHELVES)

TOLERANCES UNLESS OTHERWISE NOTED XXX ± .015 XX ± .030 HOLE ± .005 ANGLE ± 1°		 AMD Industries Inc. 4620 West 19th Street, Cicero, IL 60804	
DESIGNED JB		TITLE KROGER CABINET LAYOUT	
DATE 10/01/19	DRAWN TG	MATERIAL N/A	PART NO CABINET
	DATE 10/01/19	FINISH N/A	SHEET 1 OF 2

REV	ECN #	DESCRIPTION	DATE	BY
A		VISUAL FOR LAYOUT	10/01/19	JB



SHOWN WITH
OPTIONAL SHELVES

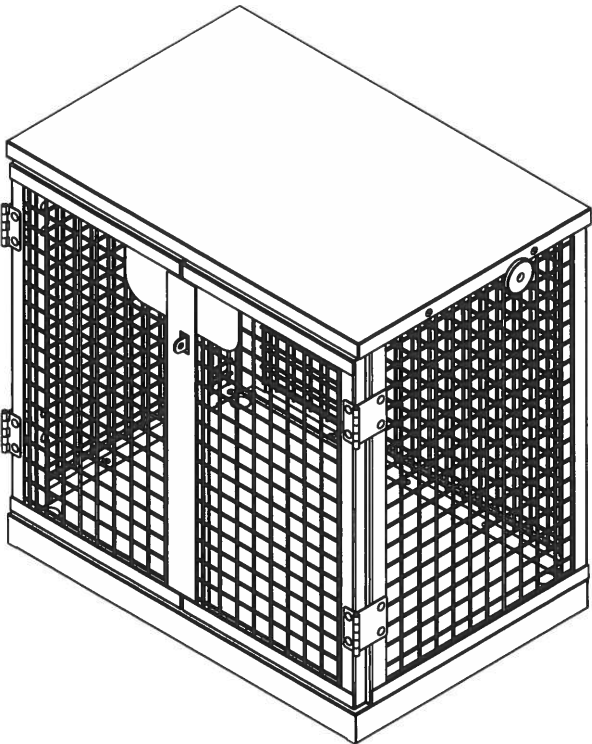
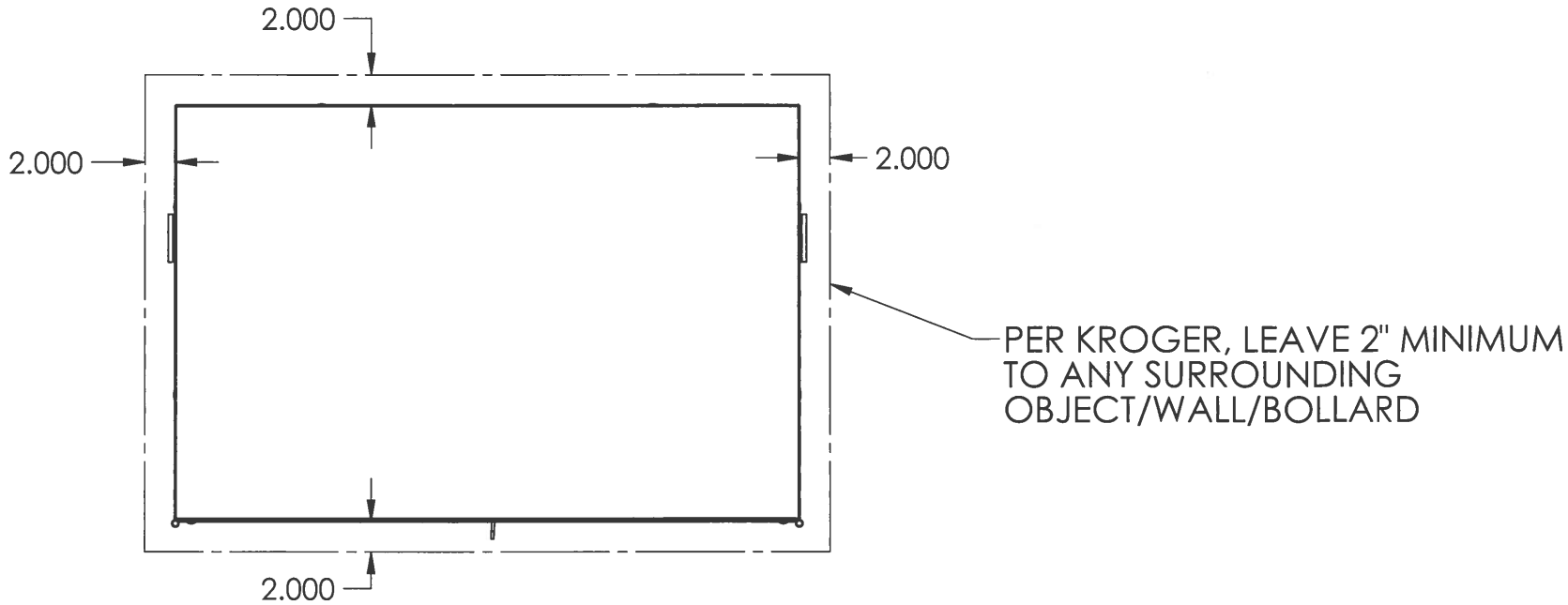


CABINET

WEIGHT: ~250 LBS (WITH SHELVES)
WEIGHT: ~200 LBS (WITHOUT SHELVES)

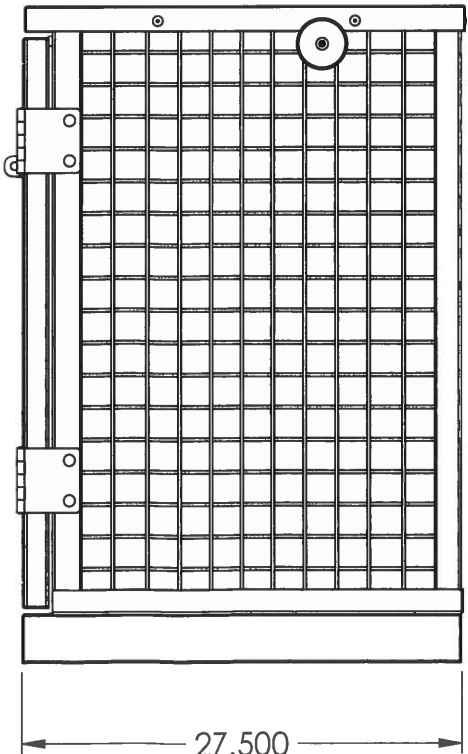
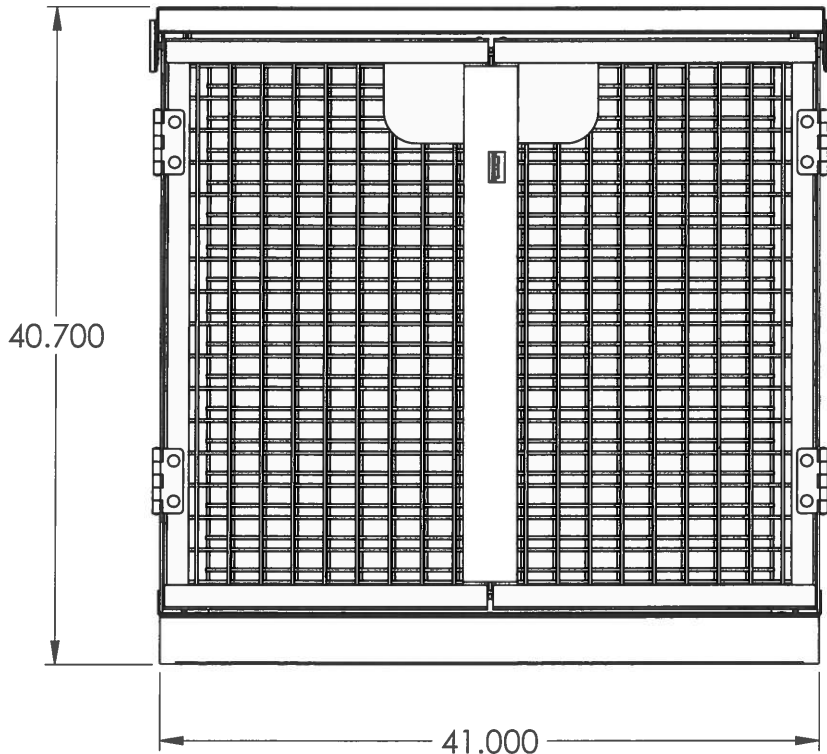
TOLERANCES UNLESS OTHERWISE NOTED XXX ± .015 XX ± .030 HOLE ± .005 ANGLE ± 1°		AMD INDUSTRIES, INC. AMD Industries Inc. 4620 West 19th Street, Cicero, IL 60804	
		TITLE KROGER CABINET LAYOUT	
DESIGNED JB	DRAWN TG	MATERIAL N/A	PART NO CABINET
DATE 10/01/19	DATE 10/01/19	FINISH N/A	SHEET 2 OF 2

REV	ECN #	DESCRIPTION	DATE	BY
1		VISUAL LAYOUT	10/01/19	JB



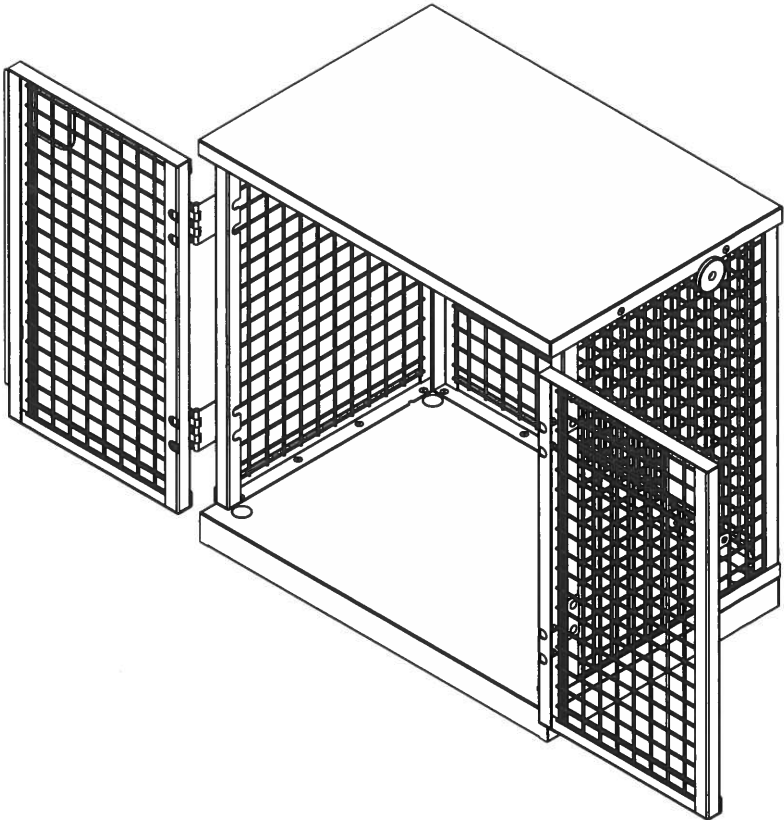
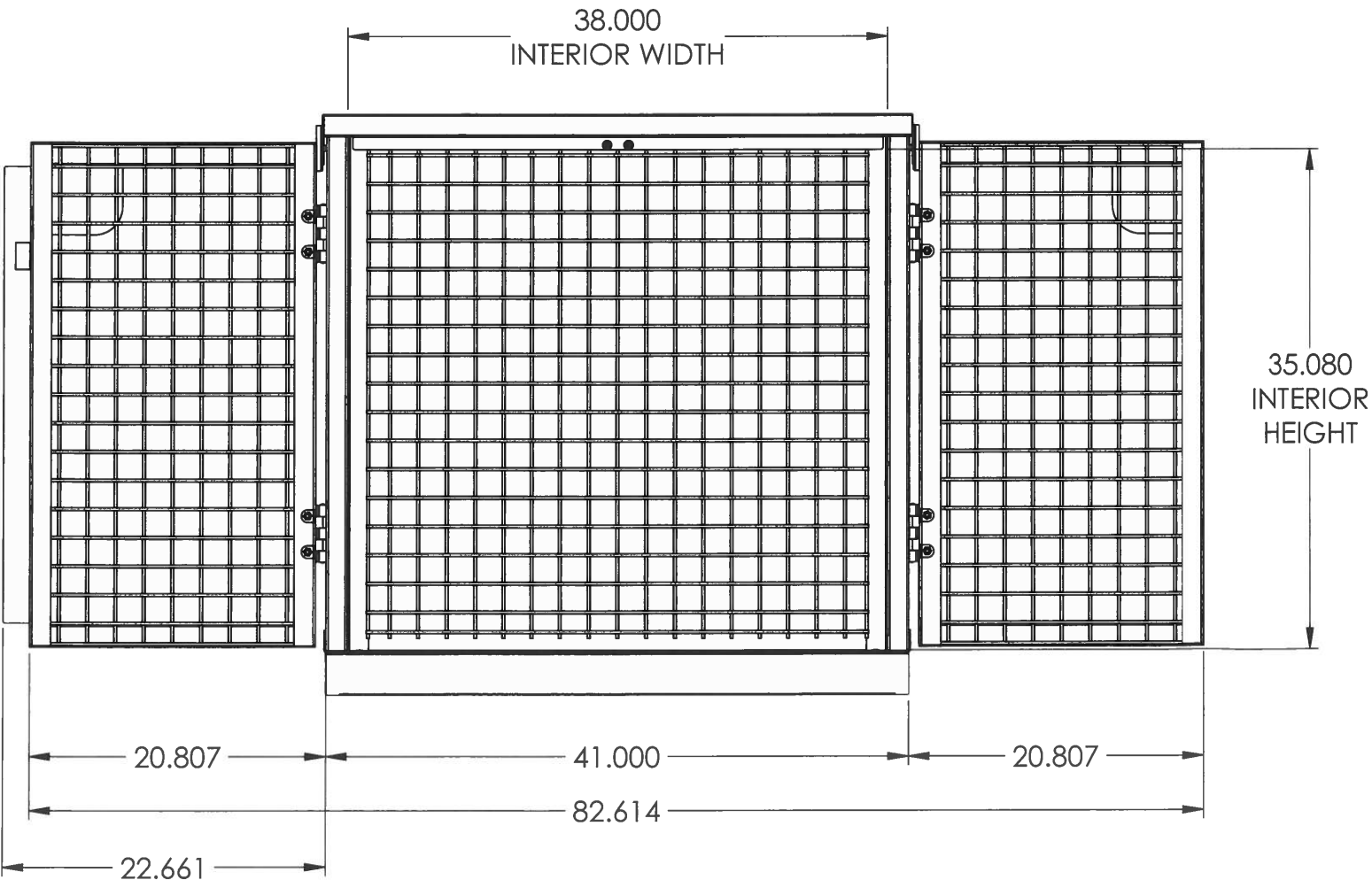
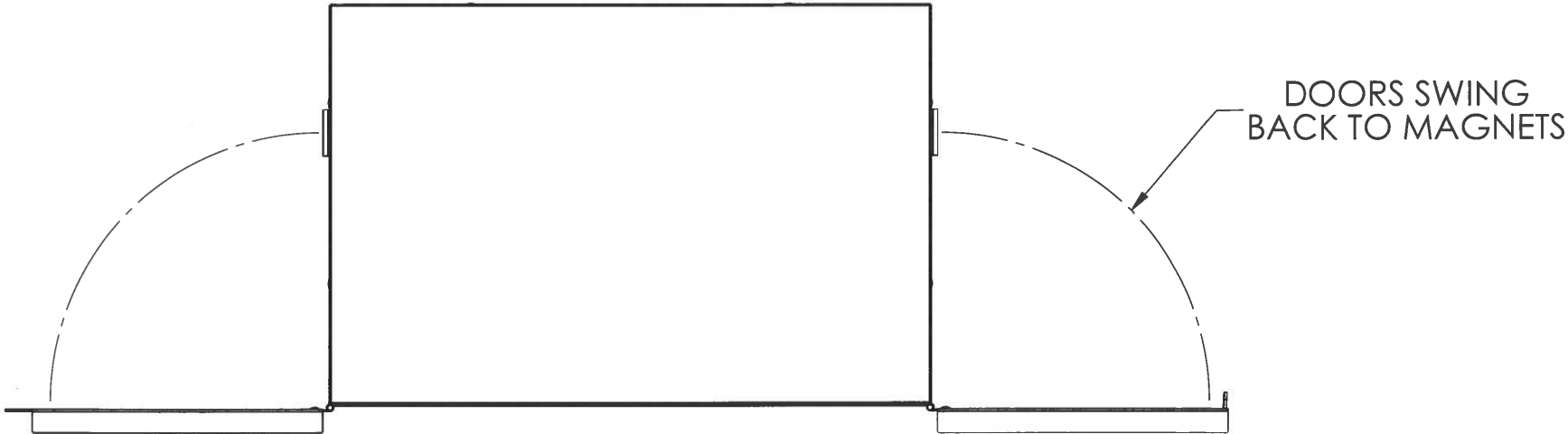
FIREWOOD CAGE

WEIGHT: ~200 LBS



TOLERANCES UNLESS OTHERWISE NOTED XXX ± .015 XX ± .030 HOLE ± .005 ANGLE ± 1°				AMD INDUSTRIES, INC. AMD Industries Inc. 4620 West 19th Street, Cicero, IL 60804	
				TITLE KROGER FIREWOOD CAGE LAYOUT	
DESIGNED JB	DRAWN FC	MATERIAL N/A		PART NO FIREWOOD CAGE	
DATE 10/01/19	DATE 12/28/18	FINISH N/A		SHEET 1 OF 2	

REV	ECN #	DESCRIPTION	DATE	BY
1		VISUAL LAYOUT	10/01/19	JB

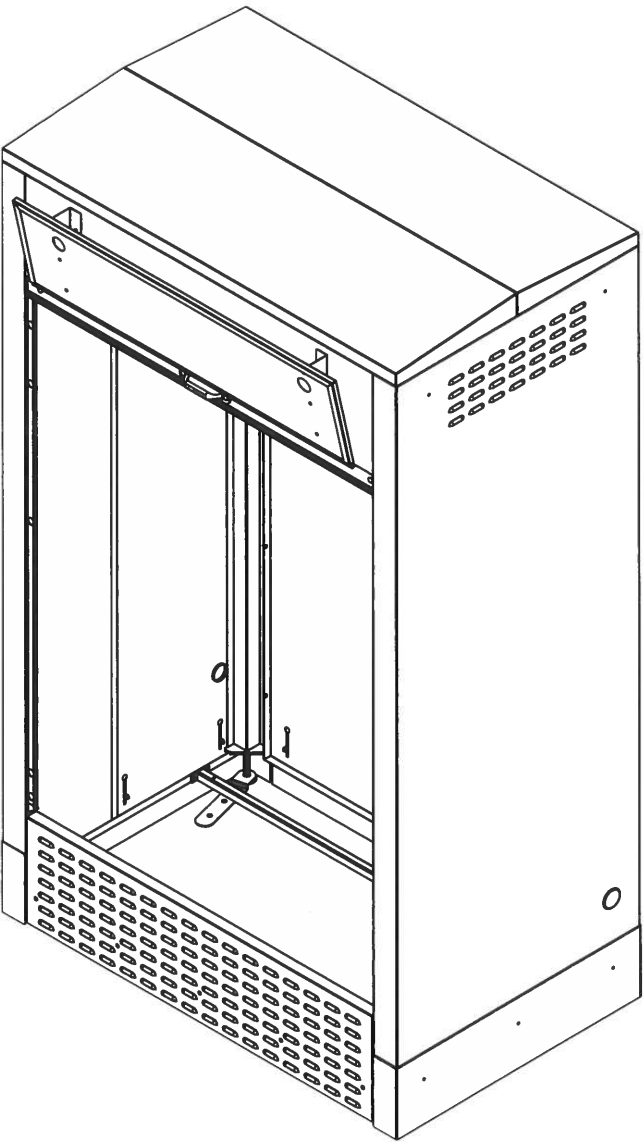
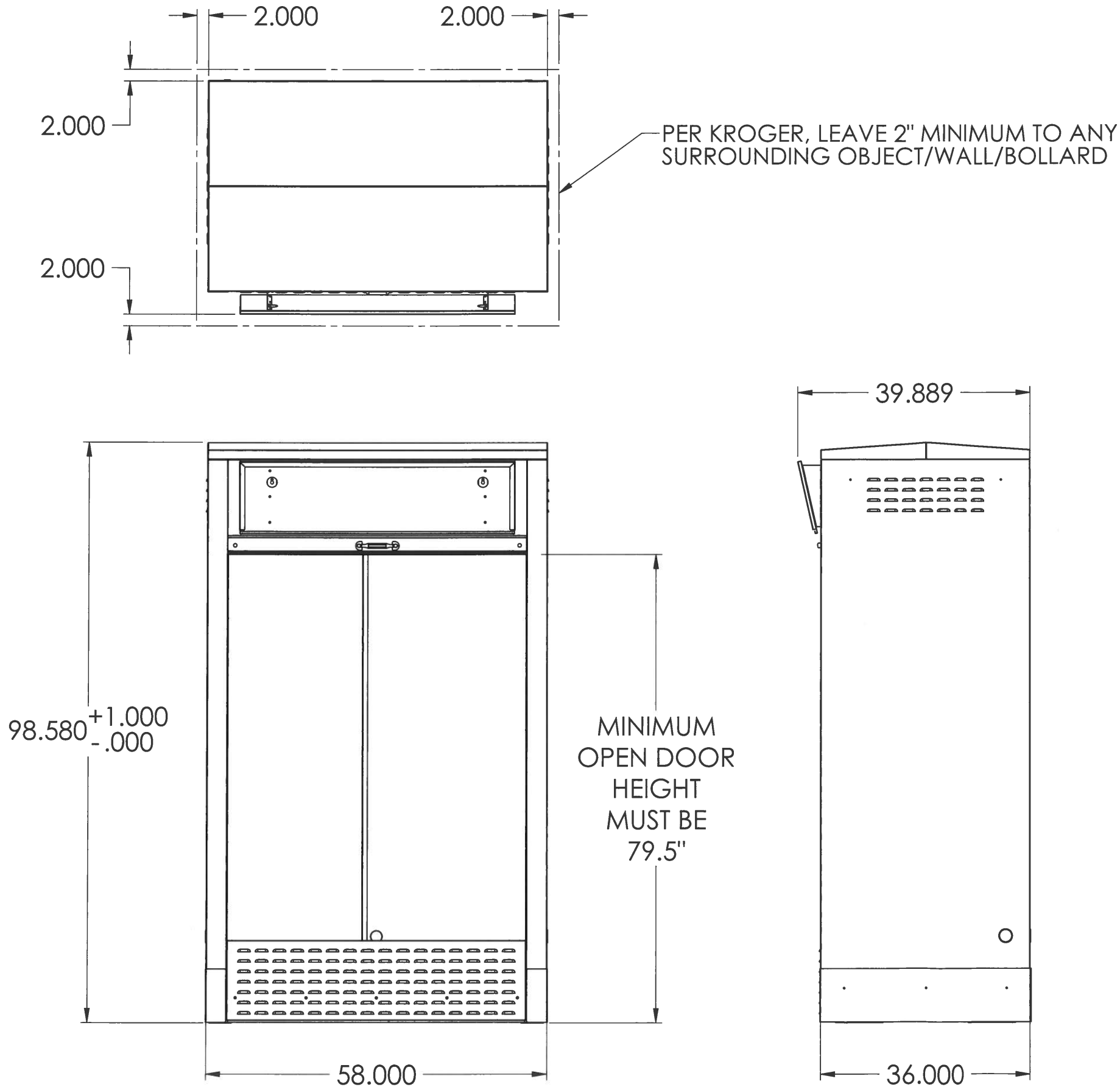


FIREWOOD CAGE

WEIGHT: ~200 LBS

TOLERANCES UNLESS OTHERWISE NOTED XXX ± .015 XX ± .030 HOLE ± .005 ANGLE ± 1°		 AMD Industries Inc. 4620 West 19th Street, Cicero, IL 60804	
		TITLE KROGER FIREWOOD CAGE LAYOUT	
DESIGNED JB	DRAWN FC	MATERIAL N/A	PART NO FIREWOOD CAGE
DATE 10/01/19	DATE 12/28/18	FINISH N/A	SHEET 2 OF 2

REV	ECN #	DESCRIPTION	DATE	BY
A		VISUAL LAYOUT	10/02/19	JB

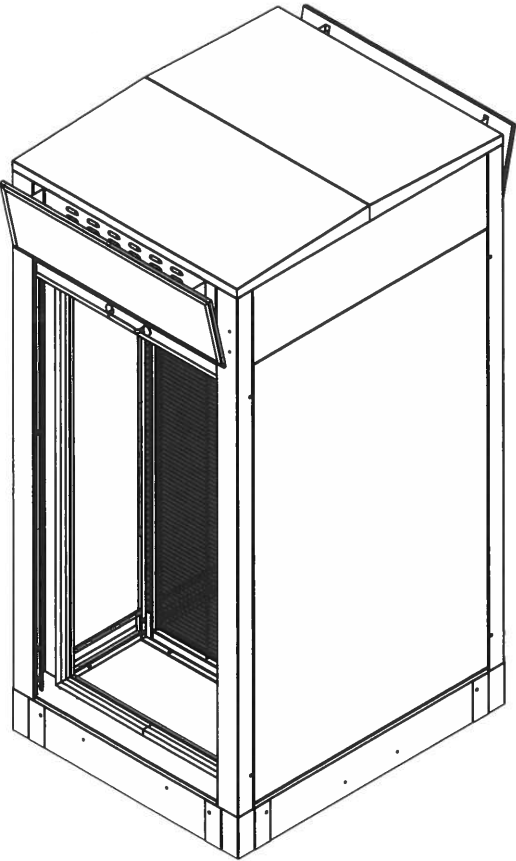
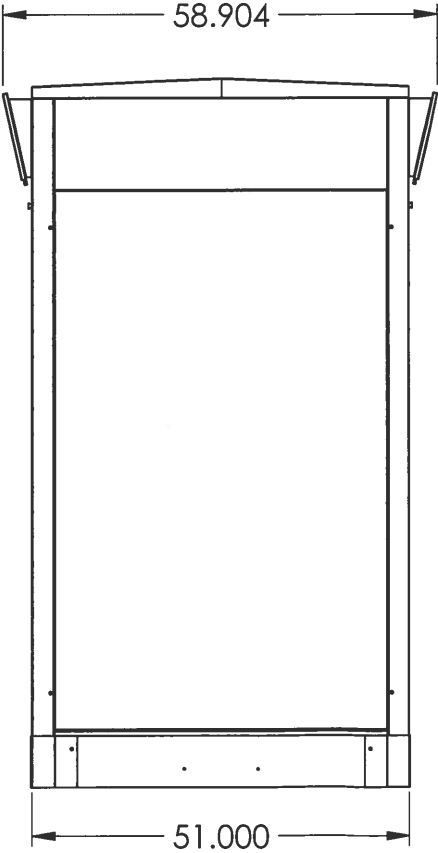
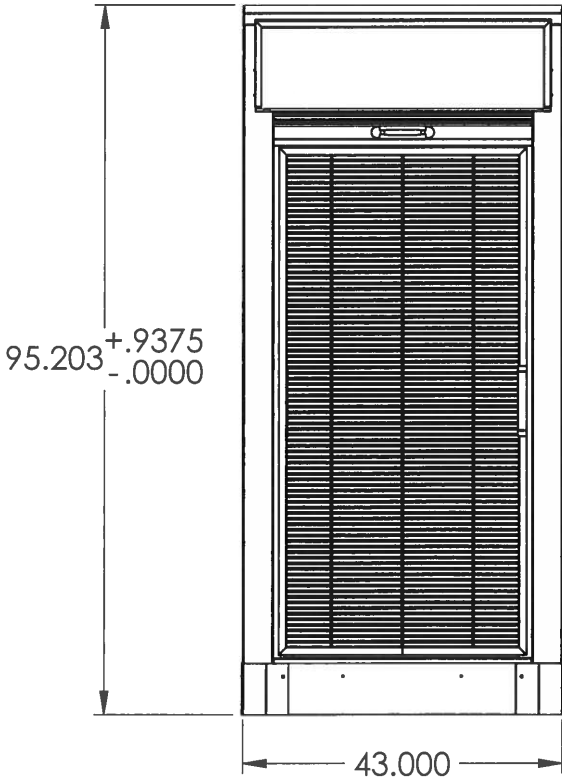
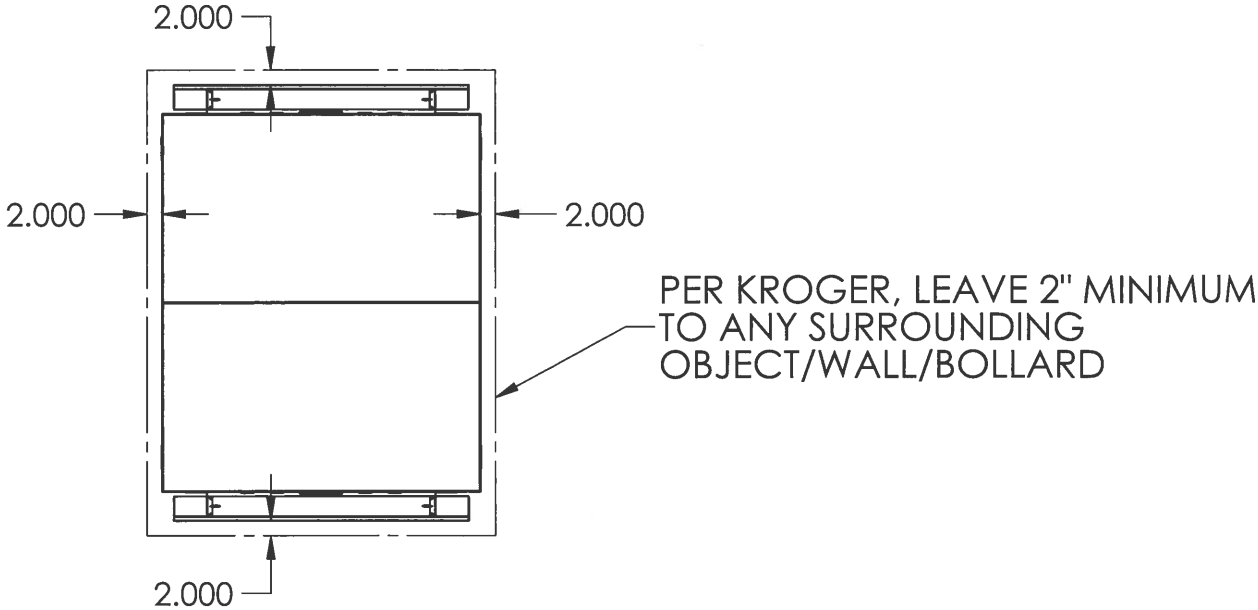


HABCO COOLER SHROUD

WEIGHT: ~460 LBS

TOLERANCES UNLESS OTHERWISE NOTED XXX ± .015 XX ± .030 HOLE ± .005 ANGLE ± 1°		 AMD Industries Inc. 4620 West 19th Street, Cicero, IL 60804	
		TITLE HABCO COOLER SHROUD (ESM46-BX)	
DESIGNED JB	DRAWN JB	MATERIAL N/A	PART NO HABCO SHROUD
DATE 10/02/19	DATE 10/02/19	FINISH N/A	SHEET 1 OF 1

REV	ECN #	DESCRIPTION	DATE	BY
1	XXXX	VISUAL LAYOUTS	10/01/19	JB

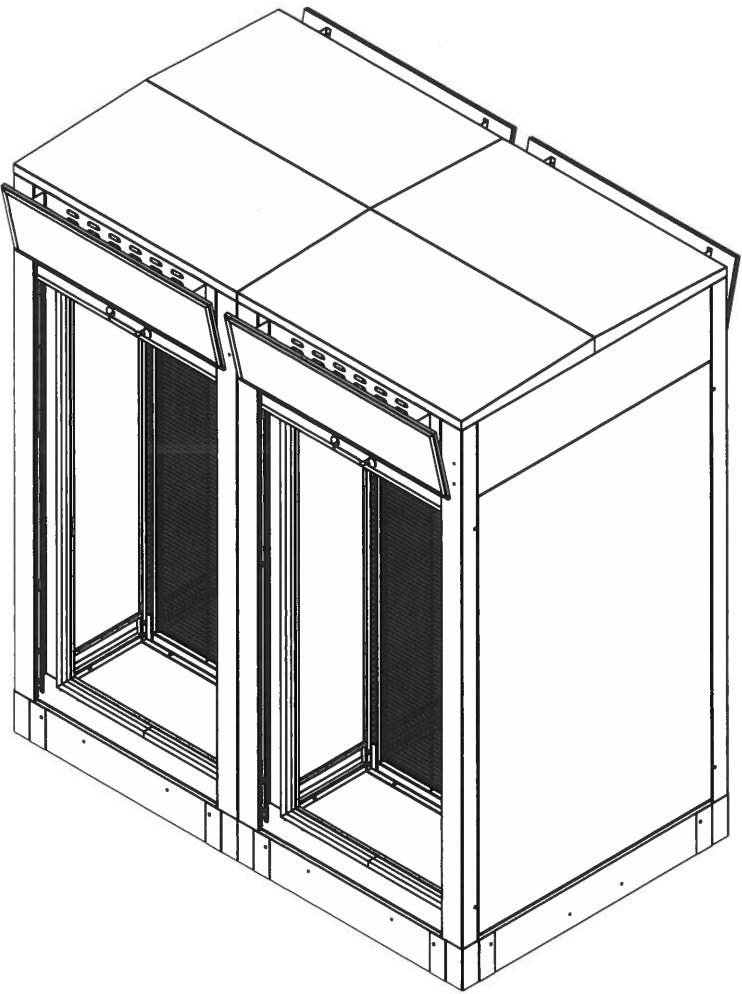
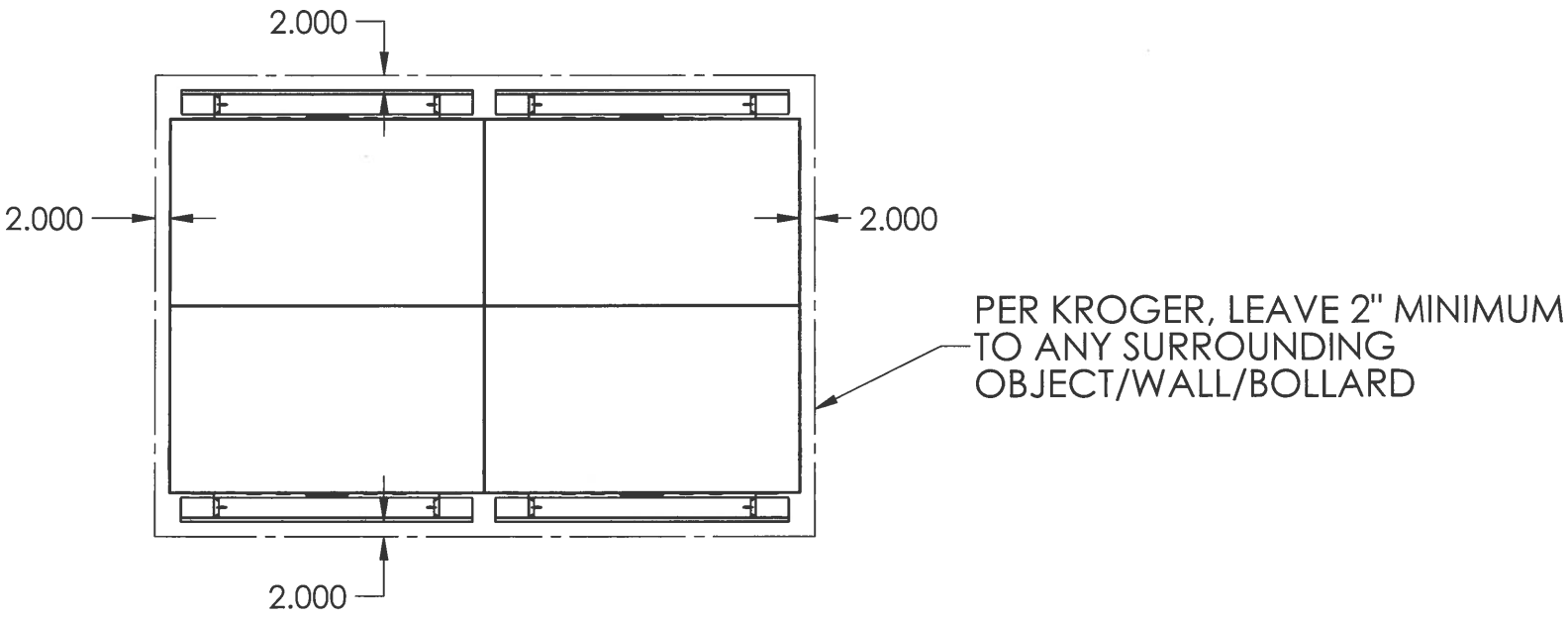


1 RIM UNIT

(SHELVES NOT SHOWN)
WEIGHT: ~700 LBS

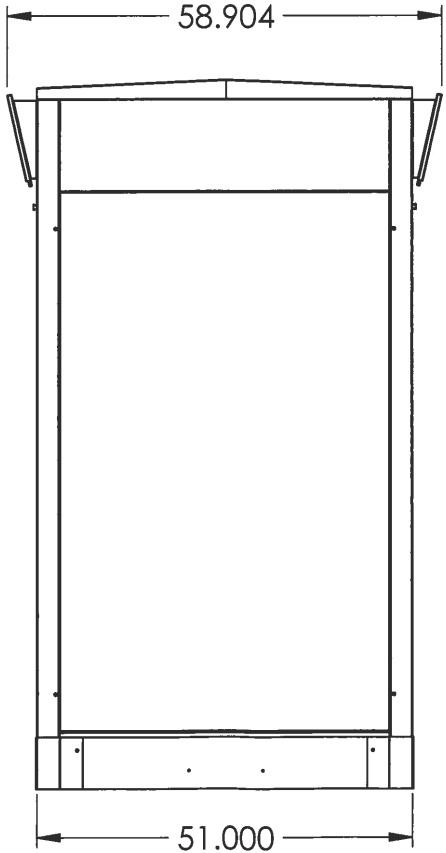
TOLERANCES UNLESS OTHERWISE NOTED XXX ± .015 XX ± .030 HOLE ± .005 ANGLE ± 1°		 AMD Industries Inc. 4620 West 19th Street, Cicero, IL 60804	
		TITLE KROGER - 1 RIM UNIT	
DESIGNED JB	DRAWN JB	MATERIAL N/A	PART NO RIM UNIT
DATE 10/01/19	DATE XX/XX/15	FINISH XXXXXXXXXX	SHEET 1 OF 3

REV	ECN #	DESCRIPTION	DATE	BY
1	XXXX	VISUAL LAYOUTS	10/01/19	JB



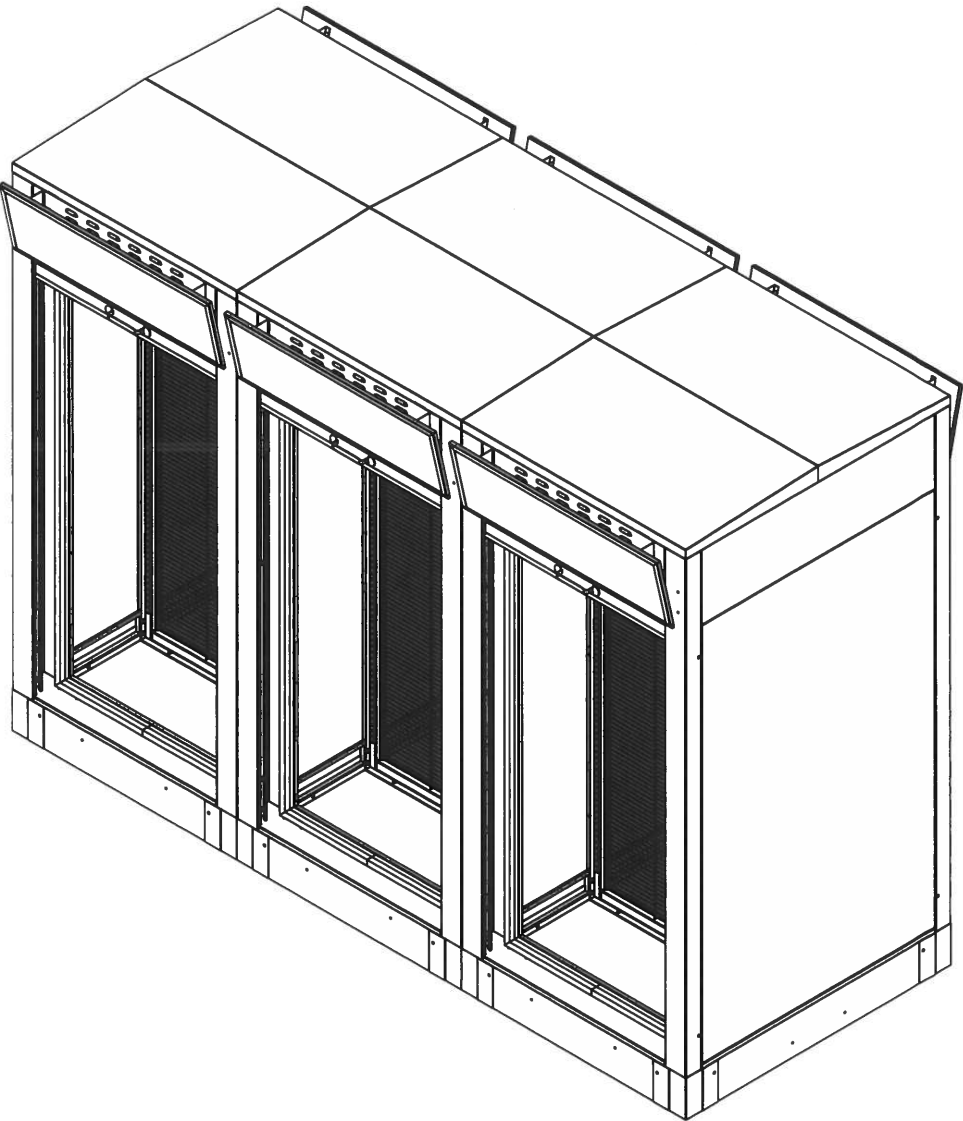
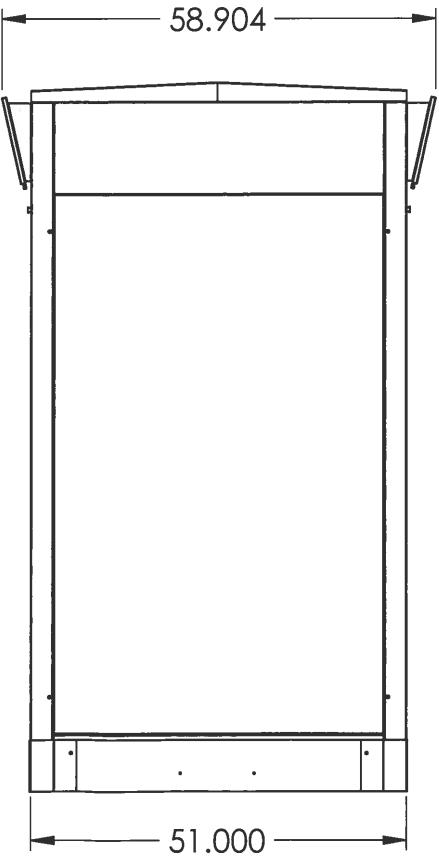
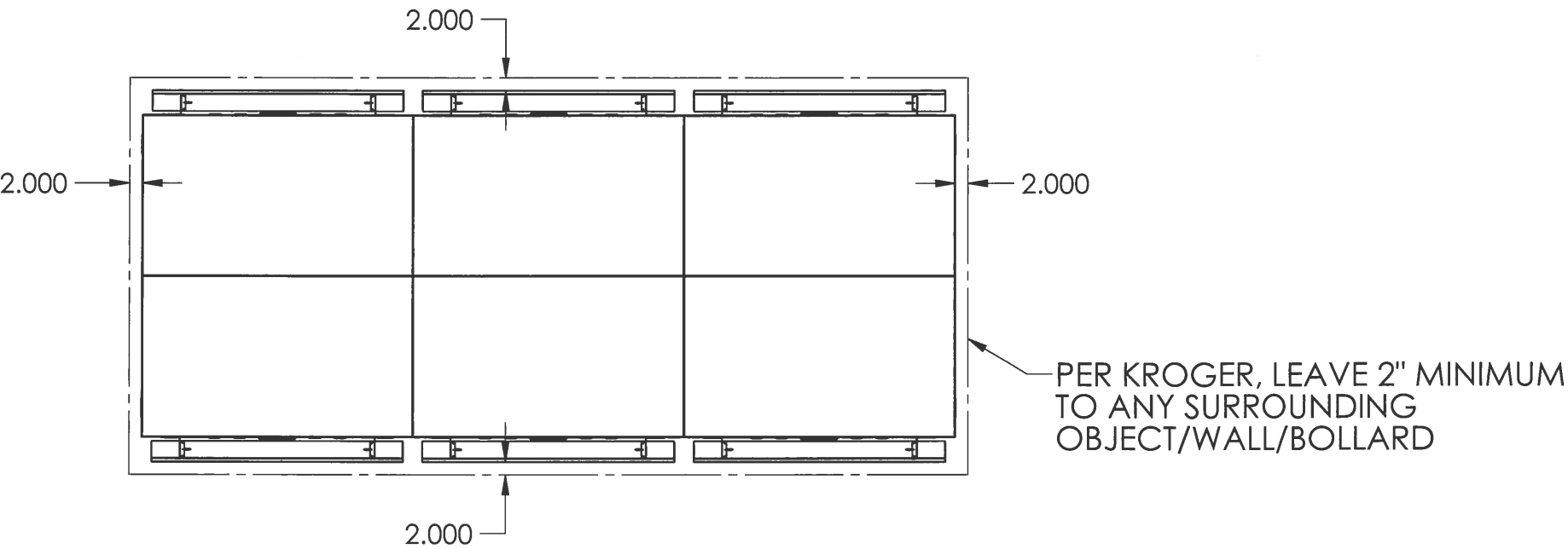
2 RIM UNITS

(SHELVES NOT SHOWN)
WEIGHT: ~1400 LBS



TOLERANCES UNLESS OTHERWISE NOTED XXX ± .015 XX ± .030 HOLE ± .005 ANGLE ± 1°		AMD INDUSTRIES, INC. AMD Industries Inc. 4620 West 19th Street, Cicero, IL 60804	
		TITLE KROGER - 2 RIM UNITS	
DESIGNED JB	DRAWN JB	MATERIAL N/A	PART NO RIM UNIT
DATE 10/01/19	DATE XX/XX/15	FINISH XXXXXXXXXX	SHEET 2 OF 3

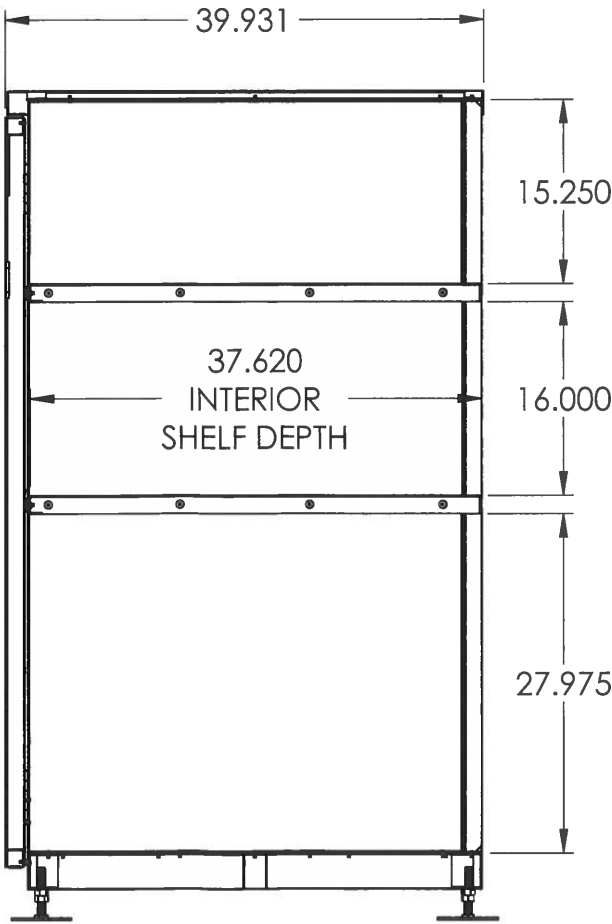
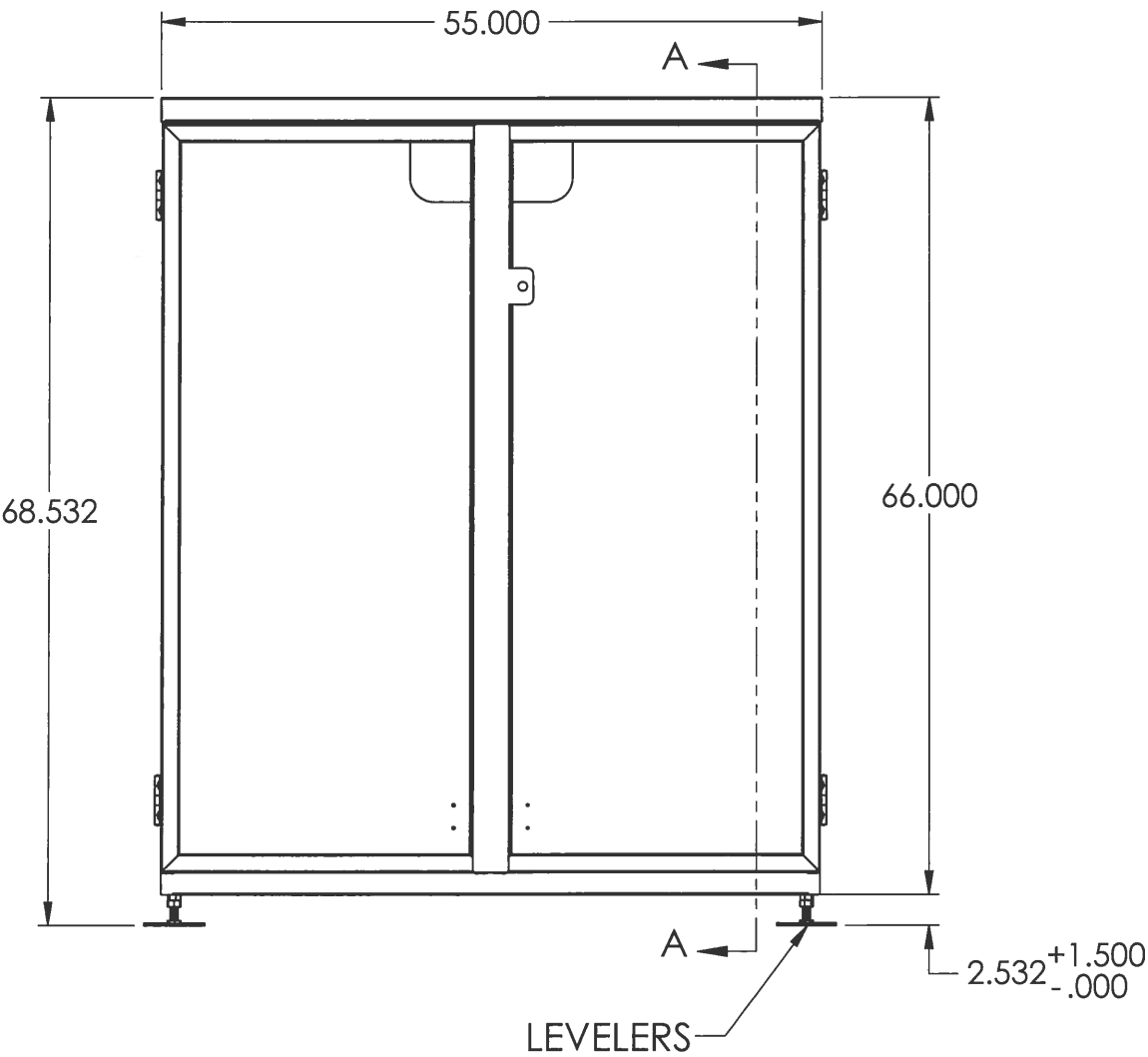
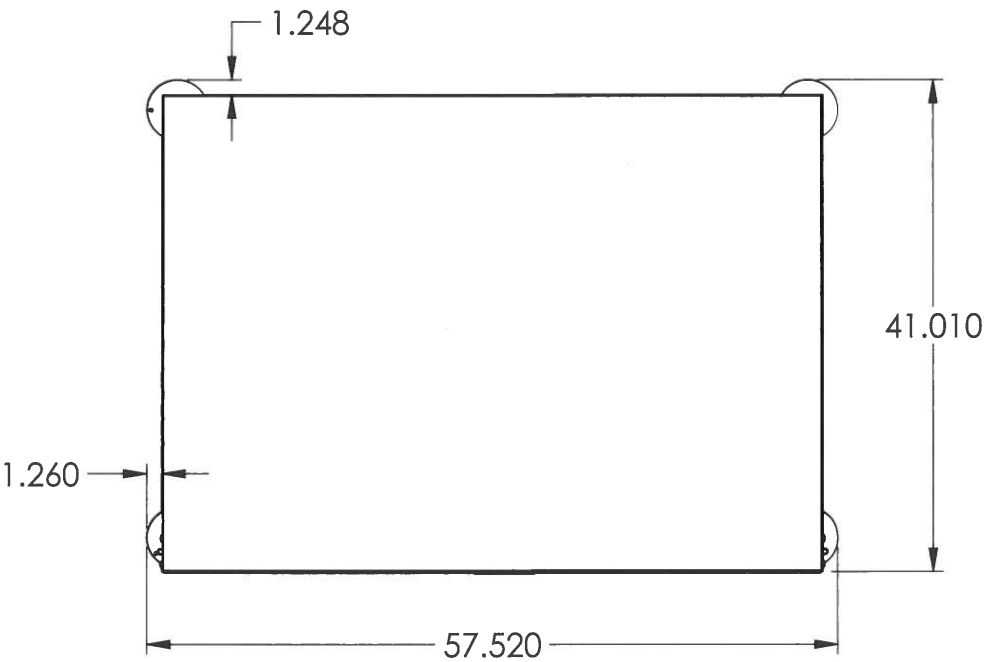
REV	ECN #	DESCRIPTION	DATE	BY
1	XXXX	VISUAL LAYOUTS	10/01/19	JB



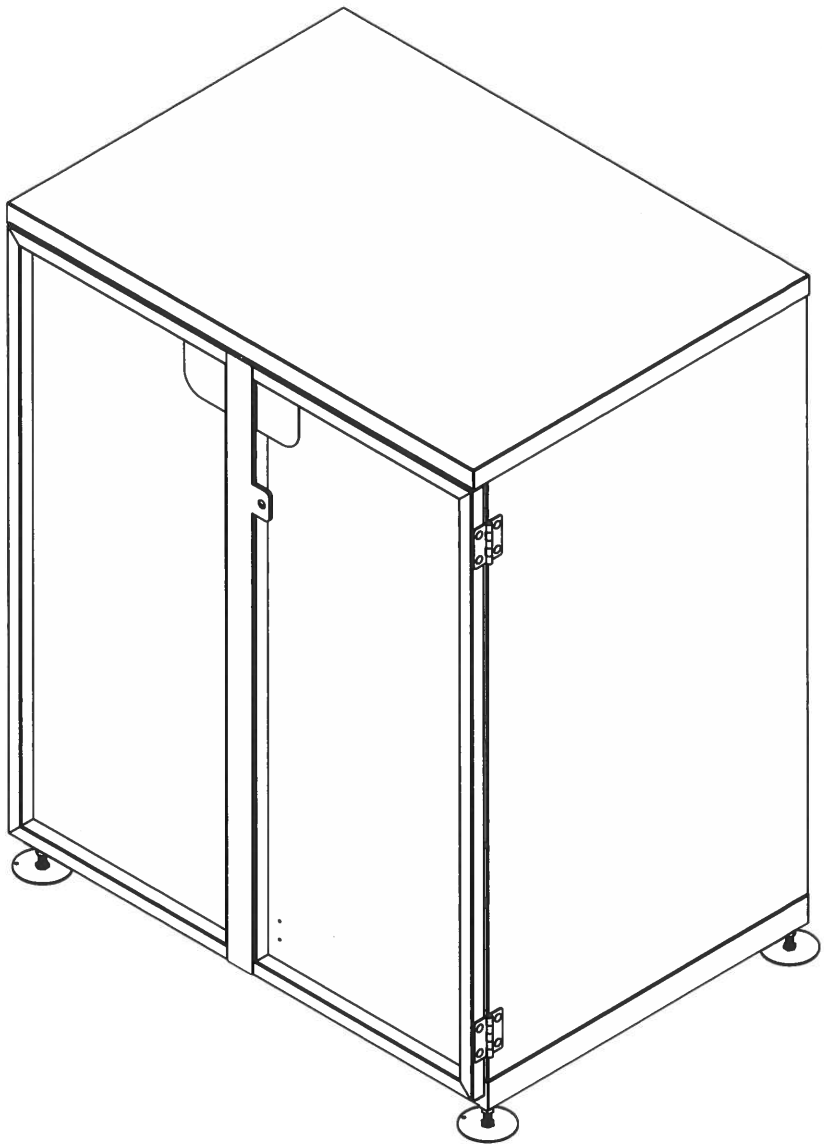
3 RIM UNITS
 (SHELVES NOT SHOWN)
 WEIGHT: ~2100 LBS

TOLERANCES UNLESS OTHERWISE NOTED XXX ± .015 XX ± .030 HOLE ± .005 ANGLE ± 1°		 AMD Industries Inc. 4620 West 19th Street, Cicero, IL 60804	
		TITLE KROGER - 3 RIM UNITS	
DESIGNED JB	DRAWN JB	MATERIAL N/A	PART NO RIM UNIT
DATE 10/01/19	DATE XX/XX/15	FINISH XXXXXXXXXX	SHEET 3 OF 3

REV	ECN #	DESCRIPTION	DATE	BY
A		VISUAL FOR LAYOUTS	10/01/19	JB



SECTION A-A

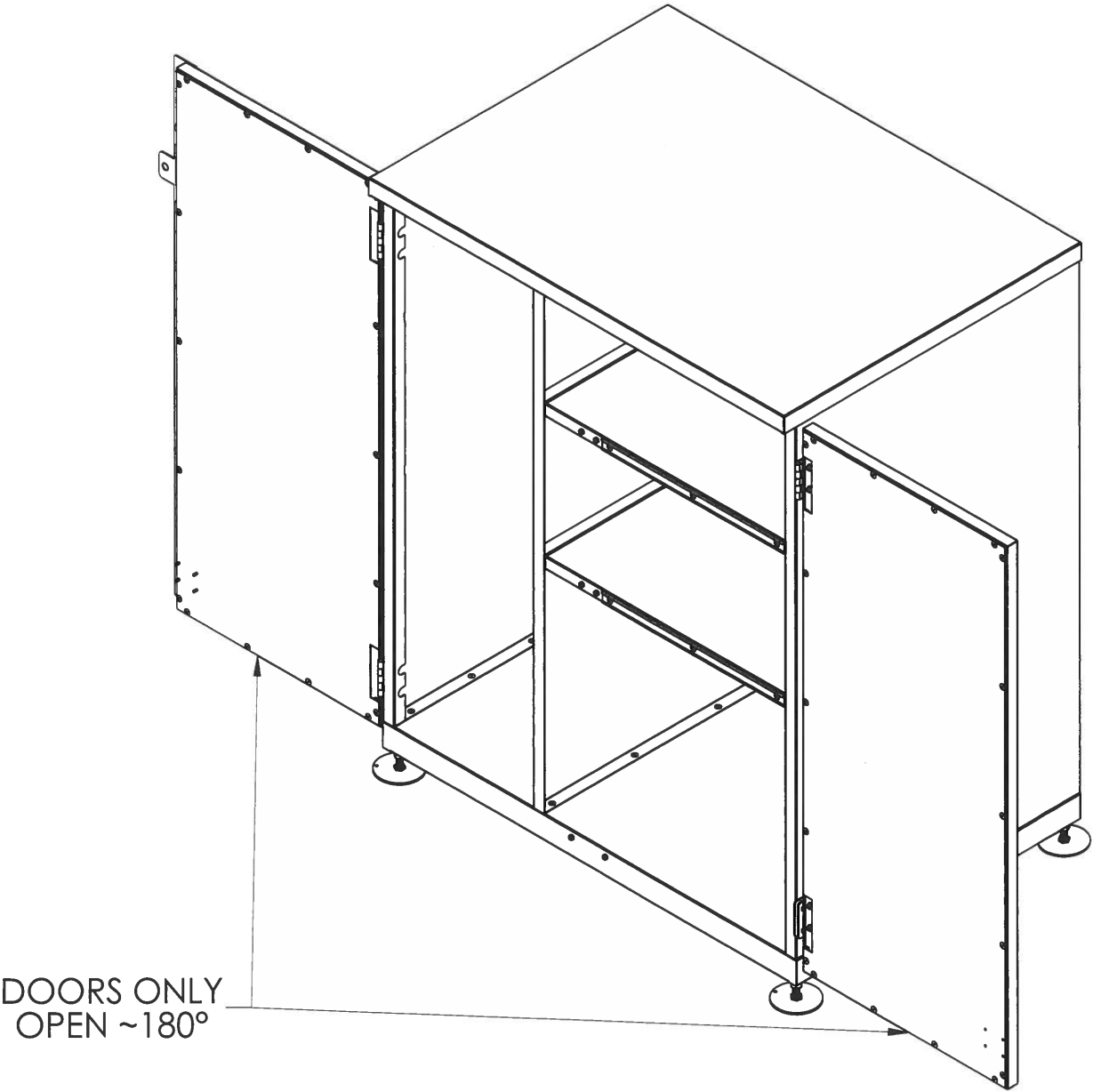
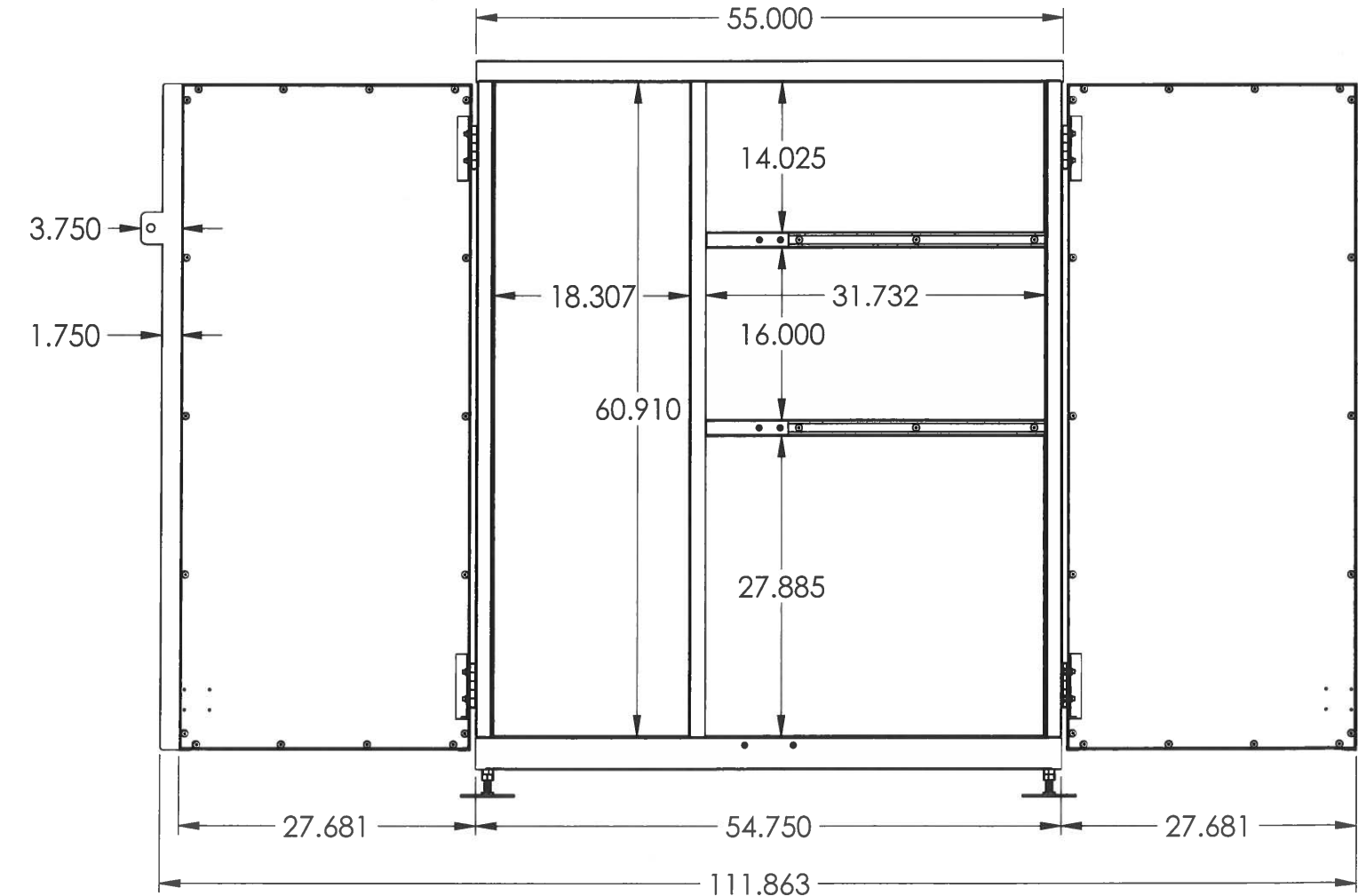
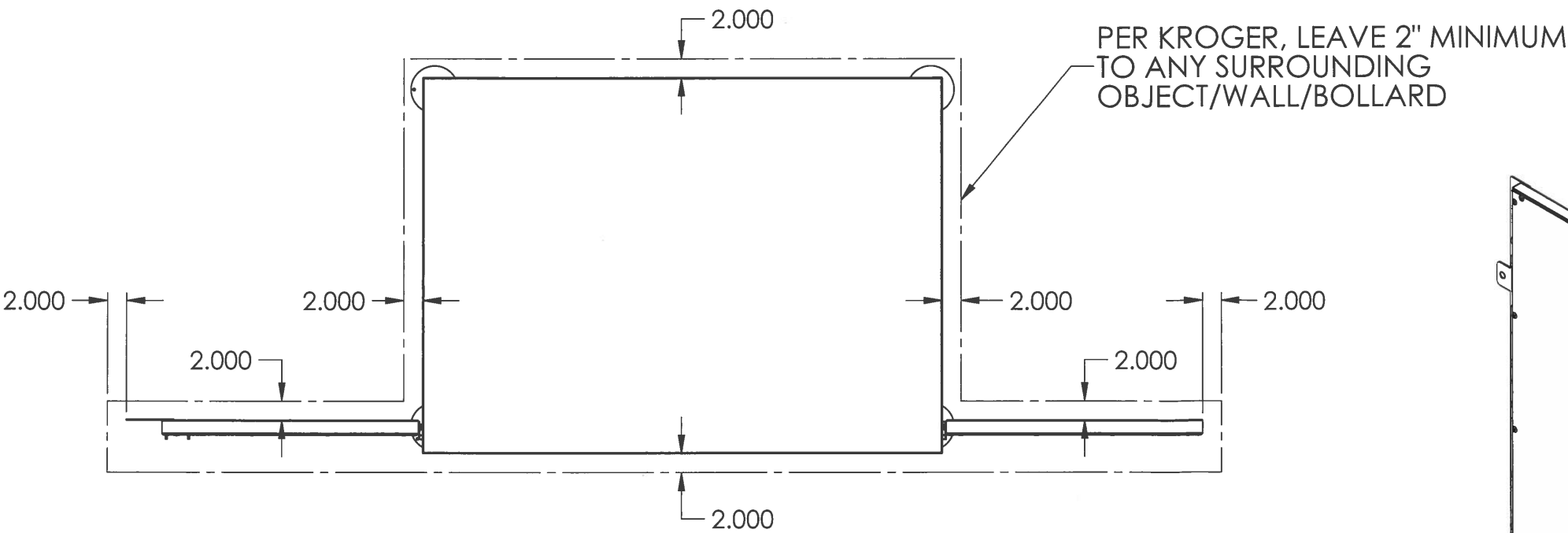


KROGER SPILL CABINET

WEIGHT: ~510 LBS

TOLERANCES UNLESS OTHERWISE NOTED XXX ± .015 XX ± .030 HOLE ± .005 ANGLE ± 1°		AMD INDUSTRIES, INC.		AMD Industries Inc. 4620 West 19th Street, Cicero, IL 60804	
DESIGNED JB		DRAWN TG		MATERIAL N/A	
DATE 10/01/19		DATE 10/01/19		FINISH N/A	
		TITLE KROGER SPILL CABINET LAYOUT		PART NO SPILL CABINET	
				SHEET 1 OF 2	

REV	ECN #	DESCRIPTION	DATE	BY
A		VISUAL FOR LAYOUTS	10/01/19	JB

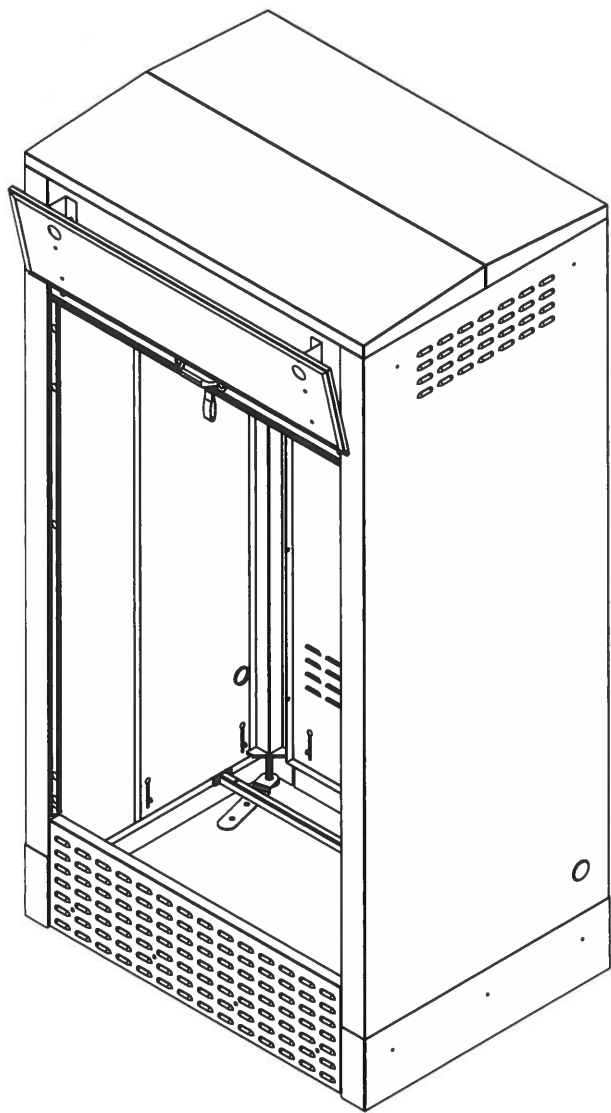
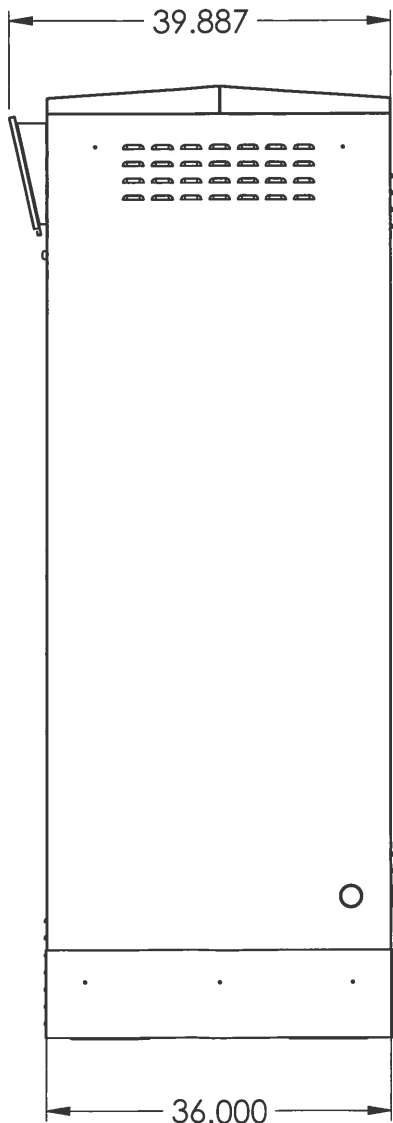
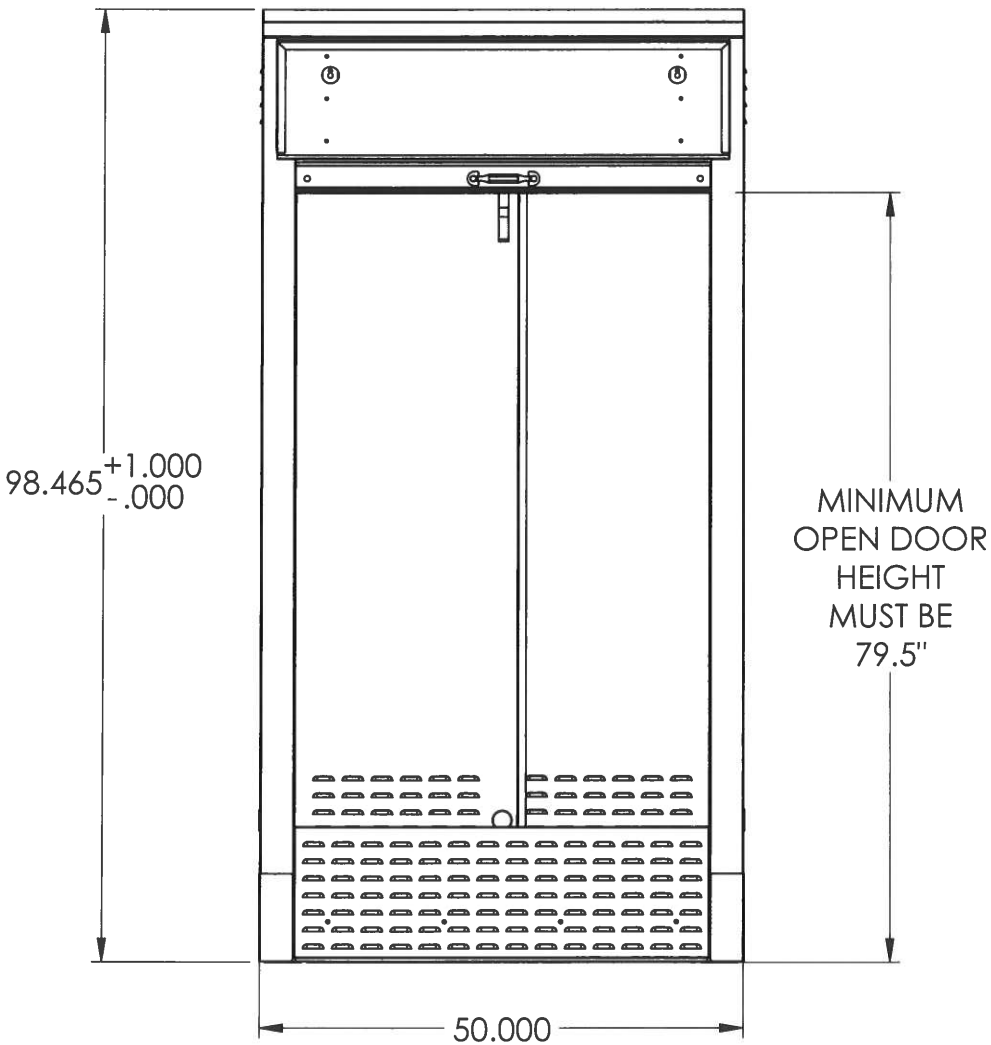
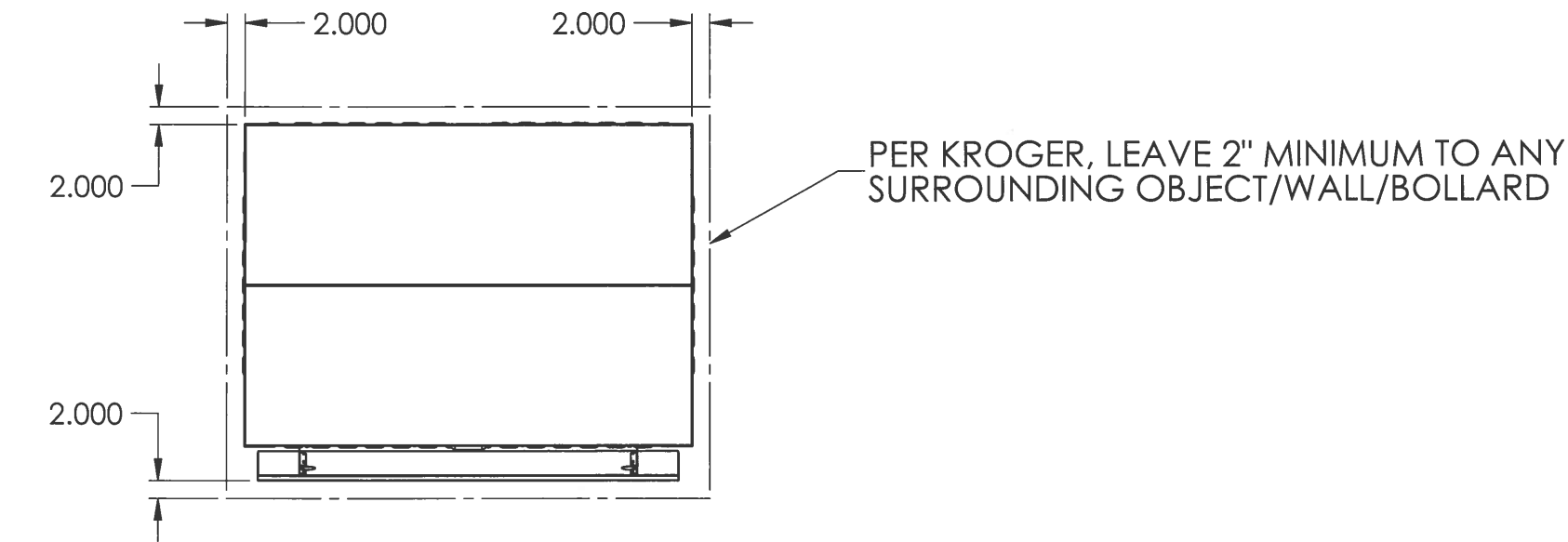


KROGER SPILL CABINET

WEIGHT: ~510 LBS

TOLERANCES UNLESS OTHERWISE NOTED XXX ± .015 XX ± .030 HOLE ± .005 ANGLE ± 1°		 AMD Industries Inc. 4620 West 19th Street, Cicero, IL 60804	
DESIGNED JB		TITLE KROGER SPILL CABINET LAYOUT	
DRAWN TG		MATERIAL N/A	
DATE 10/01/19		PART NO SPILL CABINET	
DATE 10/01/19		FINISH N/A	
		SHEET 2 OF 2	

REV	ECN #	DESCRIPTION	DATE	BY
A		VISUAL LAYOUT	10/02/19	JB

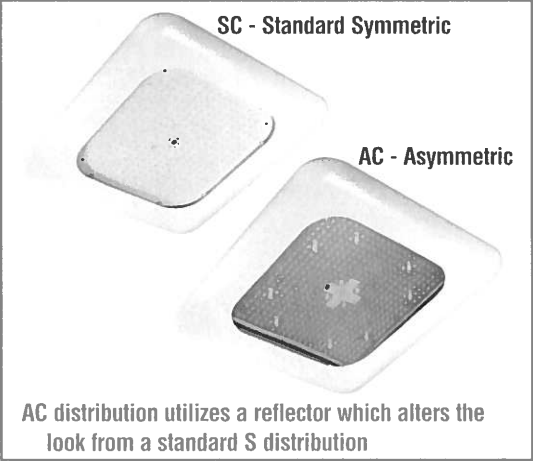


TRUE COOLER SHROUD

WEIGHT: ~400 LBS

TOLERANCES UNLESS OTHERWISE NOTED XXX ± .015 XX ± .030 HOLE ± .005 ANGLE ± 1°		 AMD Industries Inc. 4620 West 19th Street, Cicero, IL 60804	
DESIGNED JB		TITLE TRUE COOLER SHROUD (GDM-33CPT-GASI-SB-LD)	
DATE 10/02/19		PART NO TRUE SHROUD	
DRAWN JB		FINISH N/A	
DATE 10/02/19		SHEET 1 OF 1	

LED CANOPY LIGHT - LEGACY™ (CRUS)



DOE LIGHTING FACTS
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

US & Int'l. patents pending.

HOUSING - Low profile, durable die-cast, aluminum construction, providing a reliable weather-tight seal.

LEDS - Features an array of select, mid-power, high brightness, high efficiency LED chips; 3000K, 4000K and 5000K color temperatures, 70 CRI (nominal).

DRIVE CURRENT - Choice of Very Low Wattage (VLW), Low Wattage (LW), Super Saver (SS), High Output (HO) or Very High Output (VHO).

OPTICS / DISTRIBUTION - Choice of Symmetrical or Asymmetrical, which directs light through a clear tempered glass lens, to provide a uniform distribution of light to vertical and horizontal surfaces.

OPTICAL UNIT - Features an ultra-slim 7/8" profile die-cast housing, with a flat glass lens. Unit is water-resistant, sealed to an IP67 rating. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

PRESSURE STABILIZING VENT - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

HAZARDOUS LOCATION - Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 only when properly installed per LSI installation instructions (consult factory).

DRIVER - State-of-the-art driver technology superior energy efficiency and optimum light output. Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. 0-10 V dimming supplied standard with all drive currents.

DRIVER HOUSING - Die-cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock-out" connection of primary wiring and contributes to attaining the lowest operating temperatures available. Seals to optical housing via one-piece molded silicone gasket.

OPERATING TEMPERATURE - -40°C to 50°C (-40°F to +122°F)

ELECTRICAL - Universal voltage power supply, 120-277 VAC, 50/60 HZ input. Drivers feature two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C.

FINISH - Standard color is white and is finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

INSTALLATION - One person installation. No additional sealant required. Installs in a 12" or 16" deck pan. Deck penetration consists of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottsdale (4") hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SC/ECTA without having to relocate the conduit. Retro panels are available for existing Encores (see back page) as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck.

SHIPPING WEIGHT - 27 pounds (single pack), 48 pounds (double pack).

EXPECTED LIFE - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

WARRANTY - Limited 5-year warranty.

LISTING - UL and ETL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

Consult Factory

Class 1, Division 2 – Available on LW and SS

T5 Temperature Classification – The surface temperature of this product will not rise above 100°C., within a 40°C ambient.

Gas Groups A,B,C, and D – Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Project Name _____ Fixture Type _____

Catalog # _____

05/14/20
© 2020
LSI INDUSTRIES INC.

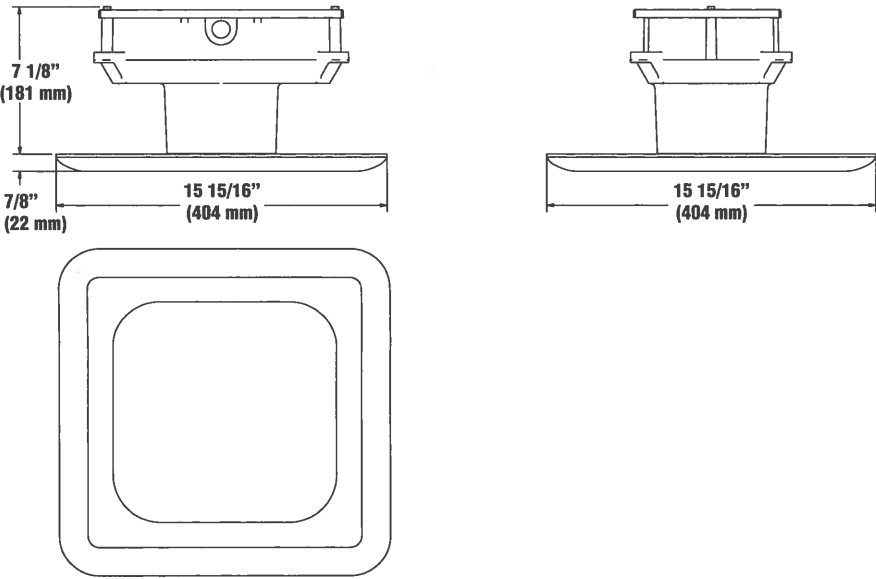
LED CANOPY LIGHT - LEGACY™ (CRUS)

LUMINAIRE ORDERING INFORMATION							
TYPICAL ORDER EXAMPLE: CRUS SC LED HO 50 UE WHT							
Prefix	Distribution ¹	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
CRUS	SC - Standard Symmetric AC - Asymmetric	LED	VLW - Very Low Watt LW - Low Watt SS - Super Saver HO - High Output VHO - Very High Output	30 - 3000K 40 - 4000K 50 - 5000K	UE - Universal Voltage (120-277V) 347 - 480V	WHT - White BRZ - Bronze BLK - Black	HL - Hazardous location available on LW and SS

FOOTNOTES:
1- AC distribution utilizes a reflector which alters the look from a standard S distribution.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)			
Description	Order Number	Description	Order Number
Retrofit Panels - EC / ECTA / SCF to CRU, for 16" Deck Panel	525946	Kit - Hole Plugs and Silicone (enough for 25 retrofits) ¹	1320540
Retrofit Panels - ECTA / SCF to CRU, for 12" Deck Panel	530281	1 - Consists of (25) 7/8" hole plugs and (1) 10.3 oz tube of RTV	
Retrofit 2x2 Cover Panel Blank (no holes)	357282		
Retrofit RIC Cover Panel Blank (no holes)	354702		

DIMENSIONS



DELIVERED LUMENS*											
Lumen Package	Distribution	3000K CCT			4000K CCT			5000K CCT			Avg. Watts
		Delivered Lumens	Efficacy	BUG Ratings	Delivered Lumens	Efficacy	BUG Ratings	Delivered Lumens	Efficacy	BUG Ratings	
VLW	SC	7933	130	B3-U0-G1	7977	131	B3-U0-G1	9055	148	B3-U0-G1	61
	AC	6687	110	B2-U0-G1	6723	110	B2-U0-G1	7632	125	B2-U0-G2	
LW	SC	9221	125	B3-U0-G1	9272	125	B3-U0-G1	10525	142	B3-U0-G1	74
	AC	7783	105	B2-U0-G1	7826	106	B2-U0-G1	8884	120	B2-U0-G2	
SS	SC	11980	122	B3-U0-G1	12046	128	B3-U0-G1	13674	140	B3-U0-G1	98
	AC	10159	104	B3-U0-G2	10215	104	B3-U0-G2	11595	118	B3-U0-G2	
HO	SC	16325	124	B3-U0-G1	16415	124	B3-U0-G1	18633	141	B3-U0-G1	132
	AC	13269	101	B3-U0-G2	13342	101	B3-U0-G2	15145	115	B3-U0-G2	
VHO	SC	19641	124	B4-U0-G2	19749	124	B4-U0-G2	22418	141	B4-U0-G2	159
	AC	15124	95	B3-U0-G2	15207	96	B3-U0-G2	17262	109	B3-U0-G2	



Project Name _____ Fixture Type _____
Catalog # _____

05/14/20
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LSI INDUSTRIES INC.

MEMORANDUM TO: Natalie Mouw
The Kroger Company

FROM: Andrew Bowen
Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: May 14, 2020

SUBJECT: Traffic Impact Statement
Proposed Mariano's Fuel Center
Arlington Heights, Illinois



This memorandum summarizes the results and findings of a site traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed Mariano's fuel center to be located in Arlington Heights, Illinois. The development site, which currently contains a Shell Gas Station and Auto Repair, is located in the northeast corner of the intersection of Northwest Highway (US Route 14) with Belmont Avenue. The plans call for redeveloping the site with a fuel center with 10 fueling positions and a small kiosk. Access to the site will continue to be provided off Northwest Highway and Belmont Avenue. **Figure 1** shows an aerial view of the site.

The purpose of this evaluation is to evaluate the trip generation characteristics of the proposed development and to evaluate the adequacy of the proposed access system.

Existing Traffic Conditions

As indicated earlier, the site is located in the northeast corner of the intersection of Northwest Highway with Belmont Avenue. Land uses within the vicinity of the site are primarily residential north and south of the site with multiple commercial developments located along Northwest Highway including First Point Auto Repair and Mike's Garage east of the site and Wayne Griffin Travel and Favia Family Dental west of the site. An existing Mariano's grocery store is located approximately one-quarter of a mile to the east on the north side of Northwest Highway. Recreation Park borders the site to the east. The characteristics of the two roadways that front the site are as follows:

Northwest Highway (US Route 14) is a northwest-southeast, minor arterial roadway that provides two lanes in each direction. At its unsignalized intersection with Belmont Avenue, Northwest Highway provides a through lane and a shared through/right-turn lane on the northwest-bound approach and a through lane and a shared through/left-turn lane on the southeast-bound approach. According to the Illinois Department of Transportation (IDOT), Northwest Highway carries an annual average daily traffic (AADT) volume of 15,900 vehicles (IDOT 2019). Northwest Highway is under the jurisdiction of IDOT, is not designated as a Strategic Regional Arterial (SRA), and has a posted speed limit of 30 miles per hour.



Aerial View of Site

Figure 1

Belmont Avenue is a north-south, local roadway that extends north from Northwest Highway and provides one lane in each direction. At its unsignalized intersection with Northwest Highway, Belmont Avenue provides one outbound lane and is under stop sign control. Belmont Avenue is under the jurisdiction of the Village of Arlington Heights and has no posted speed limit.

Existing Shell Gas Station and Auto Repair

The site currently contains a Shell Gas Station and Auto Repair Center with eight fueling positions and four auto repair bays. Access to the site is provided as follows:

- A full movement access drive off Northwest Highway located approximately 65 feet east of Belmont Avenue. This access drive provides one inbound lane and one outbound lane and is approximately 33 feet wide.
- A full movement access drive off Northwest Highway located approximately 145 feet east of Belmont Avenue. This access drive provides one inbound lane and one outbound lane and is approximately 52 feet wide.
- A full movement access drive off Belmont Avenue located approximately 80 feet north of Northwest Highway. This access drive provides one inbound lane and one outbound lane and is approximately 47 feet wide.

Traffic Characteristics of the Proposed Development

The plans call for redeveloping the site with a Mariano's fuel center with 10 fueling positions and a small kiosk. Access to the site will be provided via the following:

- The existing full movement access drive off Northwest Highway located approximately 145 feet east of Belmont Avenue. This access drive will remain unchanged.
- The exiting full movement access drive off Belmont Avenue located approximately 80 feet north of Northwest Highway. This access drive will be reduced to 31 feet across, increasing the distance between the access drive and Northwest Highway, and will continue to provide one inbound lane and one outbound lane.

It should be noted that as part of the development, the exiting western access drive off Northwest Highway will be removed. The removal of this access drive will reduce the number of conflict points on Northwest Highway and will serve to improve safety and traffic flow. A copy of the preliminary site plan is included in the Appendix.

Development Traffic Generation

The number of trips estimated to be generated by the proposed fuel center was based on vehicle trip generation rates contained in *Trip Generation Manual*, 10th Edition, published by the Institute of Transportation Engineers (ITE). The "Gasoline/Service Station" (Land-Use Code 944) rate was used for the 10 fueling positions.

It is important to note that surveys conducted by ITE have shown that approximately 60 percent of trips made to fuel centers are diverted from the existing traffic on the roadway system. This is particularly true during the weekday morning and evening peak hours when traffic is diverted from the home-to-work and work-to-home trips. Furthermore, the proposed Mariano's fuel center is expected to share some patrons with the nearby Mariano's grocery store. However, while these reductions will reduce the new volume of traffic on the roadway system, they will not change the volume of traffic utilizing the access drives and no reduction was taken.

Table 1 tabulates the vehicle trips anticipated for this development on a typical weekday as well as during the weekday morning and weekday evening peak hours.

Table 1

ESTIMATED PEAK HOUR DEVELOPMENT-GENERATED TRAFFIC VOLUMES

Land Use	Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Average Daily Traffic
		In	Out	Total	In	Out	Total	
Gasoline/Service Station LUC 944	10 Fueling Positions	52	51	103	70	70	140	1,720

Trip Generation Comparison

The number of peak hour trips estimated to be generated by the proposed fuel center was compared to the number of trips that is expected to be generated by the current Shell Gas Station and Auto Repair Center on a typical day. The number of trips estimated to be generated by the Shell Gas Station and Auto Repair Center was based on vehicle trip generation rates contained in ITE's *Trip Generation Manual*, 10th Edition and are shown in Table A in the Appendix. **Table 2** compares the projected traffic to be generated by the proposed fuel center to the existing land use.

Table 2

ESTIMATED PEAK HOUR DEVELOPMENT-GENERATED TRAFFIC VOLUMES

Land Use	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Average Daily Traffic
	In	Out	Total	In	Out	Total	
Proposed Mariano's Fuel Center	52	51	103	70	70	140	1,720
Existing Shell Gas Station and Auto Repair	49	45	94	67	64	131	1,536
Difference	+3	+6	+9	+3	+6	+9	+184

Evaluation

The area roadway system and proposed access system are expected to adequately accommodate site-generated traffic based on the following:

- The estimated increase in average daily traffic volume to be generated by the proposed fuel station is 184 vehicles, or one percent of the AADT on Northwest Highway
- Not all traffic generated by the proposed fuel center will be new traffic, as many patrons will be patrons of the existing gas station and some of the trips will be diverted from existing traffic on Northwest Highway or be traffic captured from the customers of the existing Mariano's grocery store or other commercial developments.
- When compared to the traffic generated by the existing Shell station the increase in traffic will be minimal, translating into an average of approximately one trip every six minutes.
- Based on Federal Highway Administration (FHWA) guidelines, four-lane signalized highways have an AADT capacity of 27,000 vehicles or greater in order to operate at a Level of Service of B. Northwest Highway currently operates at approximately 59 percent of this capacity under existing conditions and, as such, has more than adequate reserve capacity to accommodate the increase in traffic resulting from the proposed development..
- Belmont Avenue is a local residential roadway and carries a low volume of traffic. As such, vehicles entering and exiting the site at the access drive off Belmont Avenue will be able to do so efficiently with minimal impact on existing traffic.
- Outbound movements from the site and Belmont Avenue should be able to continue to exit onto Northwest Highway with acceptable delays given the following:
 - Belmont Avenue is a local residential roadway and, as such, carries a low volume of traffic.
 - Outbound left-turn and right-turn movements will continue to be permitted from the site as well as Belmont Avenue, allowing for flexible access.
 - The existing signals on Northwest Highway at its intersections with Arlington Heights Road to the west and Kensington Road to the east create gaps in the traffic stream which allows vehicles to exit more efficiently.

Conclusion

Based on the proposed development plan and the preceding evaluation, the following conclusions and recommendations are made:

- The proposed Mariano's fuel center will generate comparable volumes of traffic to the existing Shell gas station and auto repair.
- Northwest Highway has adequate capacity to accommodate the minimal increase in traffic resulting from the proposed fuel center.
- The proposed access system with access off Northwest Highway as well as Belmont Avenue will be adequate in accommodating site traffic.
- The removal of the western access drive off Northwest Highway will reduce the number of conflict points on Northwest Highway and will serve to improve safety and traffic flow.

Appendix

Table A

ESTIMATED PEAK HOUR DEVELOPMENT-GENERATED TRAFFIC VOLUMES

Land Use	Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Average Daily Traffic
		In	Out	Total	In	Out	Total	
Gasoline/Service Station LUC 944	8 Fueling Positions	41	41	82	56	56	112	1,376
Quick Lubrication Vehicle Shop LUC 941	4 Servicing Positions	8	4	12	11	8	19	160
Total New Trips		49	45	94	67	64	131	1,536

Regional Office
37704 Hills Tech Drive
Farmington Hills, MI 48331
For more sales information

Corporate Office
3025 Highland Parkway, Suite 850
Downers Grove, IL 60515

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-09-2017 BY 60322 UCBAW/MCE

REVISIONS	DATE	DESCRIPTION
0 26 2019		CUSTOMER BENEFIT

11.13.2019 CUSTOMER REVIEW

CONSULTANT

254

SEAL

CUSTOMER

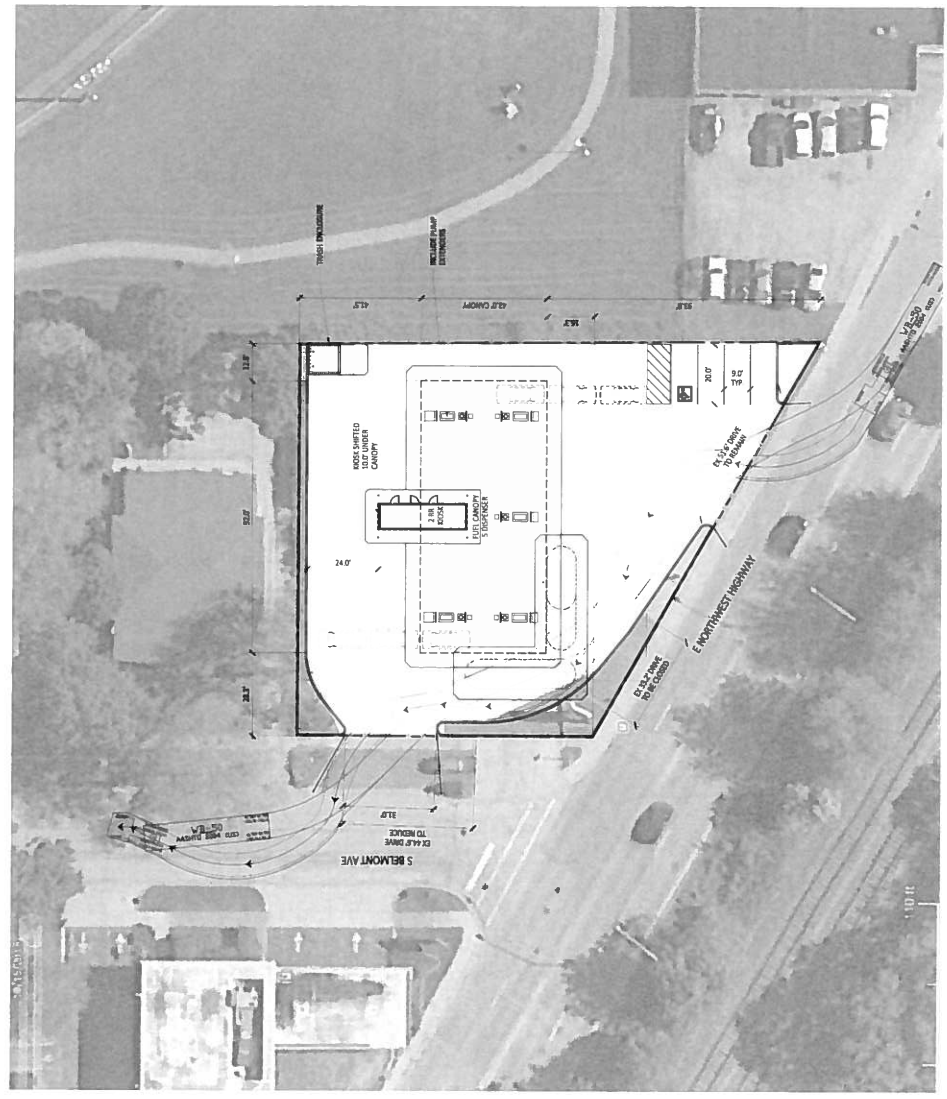
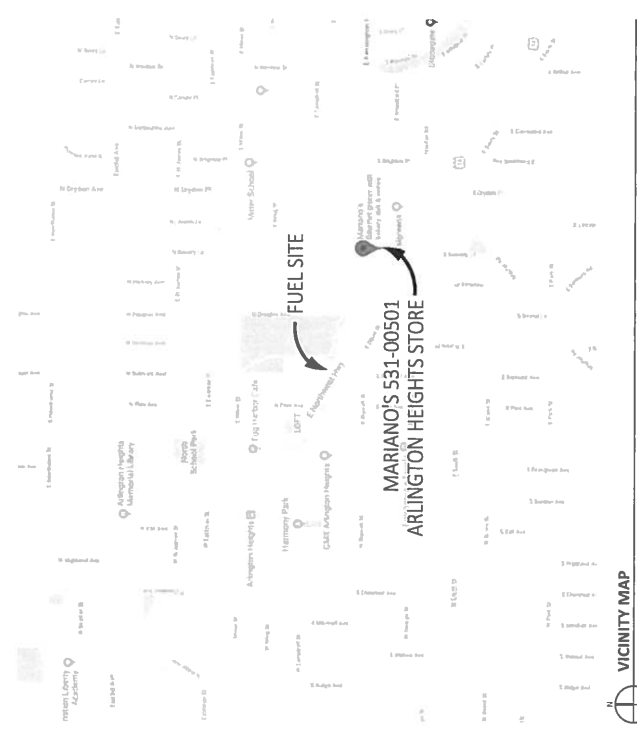
①

MARIANO'S.

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PROJECT DESCRIPTION

ALICE SMITH, 1000 N. 10TH ST., ST. LOUIS, MO.





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 406 E Northwest Hwy – Mariano's Gas Station: SUP for an Auto Service Station
PC#: 20-009– Round 1
Date: June 12, 2020

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam –

I do not have any objections to the SUP for the auto service station with the following comments:

1. Each restroom shall have the proper turning radius. The men's appears to be too small with the mop sink in the room.
2. A baby changing station is required in both the men's and women's restrooms.



Village of Arlington Heights, IL Building & Life Safety Department

Fire Safety Review

Date: 6/2/2020

P.C. Number: 20-009

Project Name: SUP for an Auto Gas Station

Project Location: 406 E. Northwest Hwy

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. All currently adopted codes shall apply.
2. Fire department connections shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.
3. A complete NFPA compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor.
4. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance. Connection shall be direct to fire dispatch center.
5. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.
6. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.
7. A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
8. Signs shall be posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction.
9. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.
10. Underground tanks that have been out of service for a period of one year shall be removed from the ground.

Date 04-16-18

Reviewed By:


Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: June 16, 2020
Subject: 403 E Northwest Highway, PC# 20-009

With regard to the new construction for Mariano's Gas Station, I have the following comments:

1. Minimum depth of the proposed water service is 5.5' nor 5' as proposed.
2. There will be 2 RPZ's required and they will be sized upon submittal of plumbing plans.
3. The irrigation will utilize one of the two required RPZ's.
4. Sidewalk abutting Route 14 should be 7' wide.

If you have any questions, please feel free to contact me.

C. file

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>20-009</u>	P.I.N.# <u>03-29-351-009-0000</u>
Petitioner: <u>Roundy's Supermarkets, Inc. Mariano's</u>	Location: <u>406 E. Northwest Hwy</u>
<u>875 E Wisconsin Ave</u>	Rezoning: <u> </u> Current: <u>B-3</u> Proposed: <u>B-3</u>
<u>Milwaukee, WI 53202</u>	Subdivision: <u> </u>
Owner: <u>Roger W. Grandt</u>	# of Lots: <u> </u> Current: <u>2</u> Proposed: <u>2</u>
<u>646 N. Kaspar</u>	PUD: <u> </u> For: <u> </u>
<u>Arlington Heights, IL 6004</u>	Special Use: <u>✓</u> For: <u>Fuel Center</u>
Contact Person: <u>Tim Kratz Sevan Multi-Site Solutions</u>	Land Use Variation: <u> </u> For: <u> </u>
Address: <u>37704 Hills Tech Drive</u>	Land Use: <u> </u> Current: <u>Fuel/Service Sta</u>
<u>Farmington Hills, MI</u>	Proposed: <u>Fuel Center</u>
Phone #: <u>586.630.7212</u>	Site Gross Area: <u>0.43 AC</u>
Fax #: <u> </u>	# of Units Total: <u>0</u>
E-Mail: <u>tim.kratz@sevansolutions.com</u>	1BR: <u> </u> 2BR: <u>3BR: 4BR:</u>

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

1. PUBLIC IMPROVEMENTS

REQUIRED:	YES	NO	COMMENTS
a. Underground Utilities			
Water		<u>NO</u>	
Sanitary Sewer		<u>NO</u>	
Storm Sewer		<u>NO</u>	
b. Surface Improvement			
Pavement		<u>NO</u>	
Curb & Gutter		<u>NO</u>	
Sidewalks		<u>NO</u>	
Street Lighting		<u>NO</u>	
c. Easements			
Utility & Drainage		<u>NO</u>	
Access		<u>NO</u>	

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC	<u>X</u>	b. IDOT	<u>X</u>
c. ARMY CORP	<u> </u>	d. IEPA	<u> </u>
e. CCHD	<u> </u>		

	YES	NO	COMMENTS
3. R.O.W. DEDICATIONS?		<u>X</u>	
4. SITE PLAN ACCEPTABLE?		<u>X</u>	
5. PRELIMINARY PLAT ACCEPTABLE?		<u>N/A</u>	
6. TRAFFIC STUDY ACCEPTABLE?		<u>X</u>	
7. STORM WATER DETENTION REQUIRED?	<u>X</u>		<u>VERIFY NOT REQ'D</u>
8. CONTRIBUTION ORDINANCE EXISTING?		<u>X</u>	
9. FLOOD PLAIN OR FLOODWAY EXISTING?		<u>X</u>	
10. WETLAND EXISTING?		<u>X</u>	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: SEVEN ENGINEERS

DATE OF PLANS: 5/15/2020

Michael R. [Signature]
Director

VILLAGE ENGINEER

6/16/2020
Date

PLAN COMMISSION PC #20-009
Mariano's Gas Station
SUP for an Auto Service Station
406 E Northwest Highway
Round 1

RECEIVED
JUN 16 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. Final engineering plans shall be georeferenced by using State Plane Coordinate System – Illinois East. Below are details about projection:

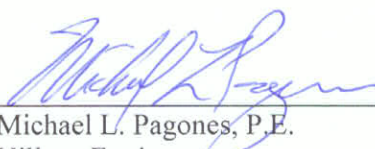
Projected Coordinate System:	NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet
Projection:	Transverse_Mercator
False_Easting:	984250.00000000
False_Northing:	0.00000000
Central_Meridian:	-88.33333333
Scale_Factor:	0.99997500
Latitude_Of_Origin:	36.66666667
Linear Unit:	Foot_US
Geographic Coordinate System:	GCS_North_American_1983
Datum:	D_North_American_1983
	Prime Meridian: Greenwich
	Angular Unit: Degree

13. Provide the MWRD's determination letter.
14. It is expected that detention and volume control will not be required by the MWRD since the site is under 0.5 acre, however; the Village's detention requirements must be met. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Any detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. The Village's allowable release rate is 0.18 cfs/Ac. Use $C=0.50$ for pervious areas, $C=0.95$ for impervious areas. Use updated Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.
15. The proposed detention/retention facility will be a private system and as such will not be the Village's responsibility to maintain. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.

16. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Provide the associated catalog cut sheets for all parking lot and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
17. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible directions of travel. Attached are the specifications for the tower apparatus.
18. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Fire lanes require a heavy duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2-1/4" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase. Concrete driveway apron to be 8" thick.
19. All right-of-way improvements along Northwest Highway shall be reviewed and approved by the Illinois department of Transportation (IDOT).
20. Belmont Ave narrows at Northwest Highway. Adjust the alignment of the curb to create a bump out at the northeast corner of Northwest Highway.
21. The sidewalk through the entrances shall be 8" thick. In the event a traffic control device (stop sign) will be installed at the entrance / exit locations, ADA detectable warning panels shall be installed at the crossing. All ADA related items shall meet the requirements of the Public Rights-of-Way Accessibility Guidelines (PROWAG).
22. The pavement adjacent to the new curb on Belmont Ave shall be repaired to Village's heavy duty pavement section (see comment no. 18).
23. Water and sewer services shall be a minimum of 10 ft apart, or construct the sanitary sewer service in water main quality pipe.
24. The existing utilities shall be abandoned. Revise the plans accordingly.
25. Provide invert elevations for the proposed utilities.
26. The site is tributary to a combined sewer system. Provide fuel spill protection to prevent fuel from entering the combined sewer.
27. Per Chapter 20, Section 20-106 of the Municipal Code, the applicant shall pay a permit fee for the plan inspection in review. The fee shall be equal to 3% of the approved Engineer's Estimate of Cost for the site development and shall be collected prior to approval of the final engineering plans. Please prove an Engineer's Estimate for the site development construction cost.

TRAFFIC

28. The site plan used to create the fuel tanker turning exhibit does not match the proposed site plan in the submitted civil plans. Provide an updated turning exhibit with revised location of the fuel tanks showing ingress and egress of a fuel tanker as described in the Project Narrative.


Michael L. Pagones, P.E. 6/16/2020
Village Engineer Date

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Mariano's Gas Station
406 E Northwest Highway
Special Use Permit

Round 1 Review Comments

06/15/2020

1. Character of use:

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

2. Are lighting requirements adequate?

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

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

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

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

6. With the increase of number of pumps at the location, we may see an increase in vehicular traffic off of Northwest Highway to the station. Traffic study has been ordered and should address this adequately.

7. General comments:

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

A.O. #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

D. H. J. #557

Supervisor's Signature

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-009
Petitioner: Roundy's Supermarkets, Inc. | Mariano's
875 E Wisconsin Ave
Milwaukee, WI 53202
Owner: Roger W. Grandt
646 N. Kaspar
Arlington Heights, IL 6004
Contact Person: Tim Kratz | Sevan Multi-Site Solutions
Address: 37704 Hills Tech Drive
Farmington Hills, MI
Phone #: 586.630.7212
Fax #: _____
E-Mail: tim.kratz@sevansolutions.com

P.I.N.# 03-29-351-009-0000
Location: 406 E. Northwest Hwy
Rezoning: _____ Current: B-3 Proposed: B-3
Subdivision: _____
of Lots: _____ Current: 2 Proposed: 2
PUD: _____ For: _____
Special Use: ✓ For: Fuel Center
Land Use Variation: _____ For: _____
Land Use: _____ Current: Fuel/Service Sta
Proposed: Fuel Center
Site Gross Area: 0.43 AC
of Units Total: 0
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

No comments.

[Signature] 6-12-20
Environmental Health Officer Date

[Signature] 6/12/20 Direc
tor Date

Planning & Community Development Dept. Review

June 17, 2020



REVIEW ROUND 1

Project: Mariano's Gas Station
406 E. Northwest Highway

Case Number: PC 20-009

General:

7. The Plan Commission must review and approve the following actions:
 - a. Special Use Permit to allow an "Automobile Service Station"
 - b. Variation to Chapter 28, Section 6.13, to allow a 6' tall solid fence within a front yard (please see below).
8. Have you reached out to the property owner to the north to discuss the proposed plan? Contact information can be provided upon request. The style, height, and location of the proposed fence may need to be adjusted based upon their preferences.
9. Please revise the project narrative to include information on any proposed green features/sustainable design elements that will be included. If none are proposed, please state such.
10. Please provide additional details on expected deliveries and loading times. How many deliveries are expected per week? At what time do these occur? Please note that deliveries between the hours of 10:00pm and 7:00am shall be prohibited.
11. Please ensure that all plans resubmitted for a second round of review incorporate any changes as required by the Design Commission.
12. On all future revisions, please ensure that all plans and studies include a revision date.
13. IDOT approval will be required for any changes to the curb along Northwest Highway.

14. Please provide a photometric plan including catalog cuts for all proposed fixtures, both ground and building mounted.

Site/Building Related:

15. Please verify that all drive aisles where two-way traffic is proposed include the minimum 24' width. It appears some areas at the north of the site may not have sufficient space to provide 24'.
16. Where will the required tank vent stacks be located? It is recommended that they be sited at the northeast corner of the property to be screened by the fence and trash corral.
17. Please add a note to the plan outlining where the two required bike parking spaces will be located.
18. Please include a note on the site plan that calls out the square footage of the kiosk and the canopy overhead.
19. The existing ground sign location is encroaching into the required 12 foot clear visibility triangle at the street intersection (measured along the property lines at the southwest corner of the site). The sign location is required to be moved to avoid the 12 foot visibility triangle.
20. Landscaping within the required 12 foot clear visibility triangle at the street intersection (measured along the property lines at the southwest corner of the site) is limited to a maximum of 18 inches in height.
21. The location of the proposed transformer is not appropriately located so close to the public sidewalk. Please re-evaluate the proposed location and, if feasible, relocate to the northeast corner of the site.
22. The proposed 6' tall fence along the north property line requires a variation as it extends into a front yard, where fence heights are restricted to 3'. Staff is supportive of a variation for this fence as it provides a buffer for the property to the north, however, you must justify the need for this variation per the criteria below. Please provide a response to each criteria.
- a. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
 - b. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
 - c. The proposed variation is in harmony with the spirit and intent of this Chapter.

d. The variance requested is the minimum variance necessary to allow reasonable use of the property.

Prepared by:  _____

Mariano's Gas Station
406 E. Northwest Highway
PC #20-009
June 12, 2020

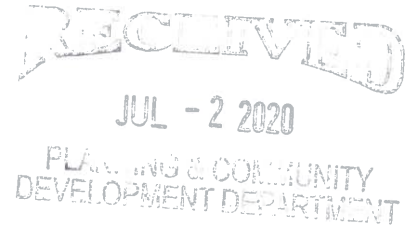
Landscape Comments

1. Increase the size of the proposed shrubs. Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area.
2. It is recommended that two additional shade trees be provided along Northwest Highway. In addition, increase the size of the proposed Red Maple located in the southeast corner.
3. Provide landscaping along the east property line. As proposed, the pavement extends up to the property line.
4. In the northwest corner, provide landscaping adjacent to the transformer. All mechanical equipment must be fully screened with landscaping.
5. On the site plan there is a dispenser canopy and columns identified in the southeast corner. Please provide additional information and details.



June 10, 2020

Recipient: Sam Hubbard
Development Planner
Department of Planning and Community Development
33 S. Arlington Heights Rd
Arlington Heights, IL 60005



RE: PC #20-009
Mariano's Auto Service Station

Location: 406 E Northwest Hwy

We have received and reviewed the **Village of Arlington Heights** staff comments dated June 18, 2020 on our site plan review submittal. Please find attached responses to the comments below in **red bold text**.

Arlington Heights Building & Life Safety Department – General Comments

1. Each restroom shall have the proper turning radius. The men's appears to be too small with the mop sink in the room.
Acknowledged. The turning radius will be indicated on the full submittal for building permit review.
2. A baby changing station is required in both the men's and women's room.
Acknowledged. This will be reflected on the full submittal for building permit review.

Village of Arlington Heights Public Works Department

1. Minimum depth of the proposed water service is 5.5', not 5' as proposed.
The minimum depth has been revised to 5.5', see sheet C1.40.
2. There will be 2 RPZ's required and they will be sized upon submittal of plumbing plans.
Acknowledged. The RPZ's will be shown on the full building plans.
3. The irrigation will utilize one of the two required RPZ's.
Acknowledged. The RPZ's will be shown on the full building plans.
4. Sidewalk abutting Route 14 should be 7' wide.
Acknowledged. The proposed 4.8' wide sidewalk as shown matches the existing width of the sidewalk and is existing 1' outside of the property line. Any widening of the sidewalk will further limit the amount of landscaping area available in the front yard, and will require an easement. The sidewalk has not been widened in this submittal. If it is still required, it can be added on subsequent submittals.

Engineering

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
Acknowledged.
12. Final engineering plans shall be georeferenced by using the State Plane Coordinate System – Illinois East.
The engineering plans have been georeferenced using the State Plane Coordinate System – Illinois East.
13. Provide the MWRD's determination letter.
The meeting minutes, along with MWRD's written acceptance of them, have been included in this submittal.
14. It is expected that detention and volume control will not be required by the MWRD since the site is under 0.5 acres, however; the Village detention requirements must be met. Plan Commission approval will require preliminary engineering plans including detention calculations showing HWL, storage required, storage provided, and restrictor sizing calculations. Any detention storage system located under pavement must be designed to AASHTO HS-25 loading standard. The Village's allowable release rate is 0.18 cfs/ac. Use $C=0.50$ for pervious areas, $C=.95$ for impervious area. Use updated Bulletin 70 rainfall data. Clearly show the overflow route for the site. Minimum restrictor size allowed, for maintenance reasons, is 2". Restrictors between 2" and 4" must be in a trap in a catch basin. Show the location and size of the restrictor. Provide a detail showing the restrictor catch basin. If the restrictor required to meet the allowable release rate is less than 2", calculate the amount of detention storage provided with a 2" restrictor. Subtract this amount from the required storage based on the allowable release rate to show the storage deficiency. This deficiency can be paid as money in lieu of detention at the rate of \$1.00 per cubic foot.
The stormwater management plan has been revised, with the storage required, storage provided, and restrictor sizing calculations. An outlet control detail has been included on sheet C1.31. It is acknowledged the fee in lieu of detention will be required for final approval.
15. The proposed detention/retention facility will be a private system as such will not be the Village's responsibility to main. An Onsite Utility Maintenance Agreement must be executed prior to final engineering approval. Please contact the Village Engineer for an editable version of the OUMA.
Acknowledged.
16. If on-site lighting is proposed, provide a site photometric lighting diagram indicating lighting intensities. Provide the associated catalog cut sheets for all parking lot and building mounted luminaires. All fixtures must be flat bottom, sharp cut-off, and no wall pack style fixtures will be permitted.
The site photometric plan has been included in this submittal, as well as the associated catalog cut sheets.

17. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle, in this case the tower truck. Exhibit must show front and rear wheel paths and the extent of the front and rear overhangs, as provided in an "Autoturn" exhibit. The vehicle shall be shown maneuvering through the site in all possible direction of travel. Attached are the specifications for the tower apparatus.
A truck turn plan for the village fire truck has been provided. See sheet C1.21.
18. Fire lanes adjacent to buildings must have a minimum pavement width as directed by the Fire Department to accommodate the tower truck's outriggers. Fire lanes require a heavy-duty pavement section. Asphalt pavement section to consist of: 2" Surface, 2.25" N-50 Binder, 5" N-50 Binder, and 4" CA-6 Stone Subbase.
Acknowledged. As all paving will be concrete on site, an alternative heavy-duty concrete paving section has been supplied. See sheet C1.20.
19. All right-of-way improvements along Northwest Highway shall be reviewed and approved by the Illinois department of Transportation (IDOT).
Acknowledged. This project is currently being reviewed by IDOT, reference no. 016-94986.
20. Belmont Ave narrows at Northwest Highway. Adjust the alignment of the curb to create a bump out at the northeast corner of Northwest Highway.
The alignment of the curb has been revised to create a bump out at the northeast corner of Northwest Hwy.
21. The sidewalk through the entrances shall be 8" thick. In the event a traffic control device (stop sign) will be installed at the entrance/exit locations, ADA detectable warning panels shall be installed at the crossing. All ADA related items shall meet the requirement of the Public Rights-of-Way Accessibility Guidelines (PROWAG).
The thickness of sidewalk through entrances has been increased to 8". See detail 2/C5.00.
22. The pavement adjacent to the new curb on Belmont Ave shall be repaired to Village's heavy-duty pavement section (see comment no. 18.)
A heavy-duty asphalt section has been added to detail 2/C5.00, and a keynote has been added to C1.20.
23. Water and sewer services shall be a minimum of 10 ft apart, or construct the sanitary sewer service in water main quality pipe.
Water and sewer services have been revised to provide 10' of clearance.
24. The existing utilizes shall be abandoned. Revise the plans accordingly.
A note has been added to C1.40 indicating the existing utilities will be abandoned. A full demolition plan will be provided as part of the construction documents.
25. Provide invert elevations for the proposed utilities.
The invert elevations for all storm structures can be found on sheet C1.31. The sanitary inverts at the kiosk and manhole are labelled on sheet C1.40
26. The site is tributary to a combined sewer system. Provide fuel spill protection to prevent fuel from entering the combined sewer.

All catch basins will have removeable snout oil-water-debris separator, see sheet C1.31.

27. Per Chapter 20, Section 20-106 of the Municipal code, the applicant shall pay a permit fee for the plan inspection in review. The fee shall be equal to 3% of the approved Engineer's Estimate of Cost for the site development and shall be collected prior to approval of the final engineering plans. Please provide an Engineer's Estimate for the site development construction cost.

The civil cost estimate has been included in this submittal.

Traffic

27. The site plan used to create the fuel tanker turning exhibit does not match the proposed site plan in the submitted civil plans. Provide an updated turning exhibit with revised location of the fuel tanks showing ingress and egress of a fuel tanker as described in the Project Narrative.

An updated truck turn plan has been included in this submittal, showing the village fire truck as well as the fuel delivery vehicle. See sheet C1.21.

Arlington Heights Police Department – Round 1 Review Comments

1. The character of use is consistent with the area is not a concern.
Acknowledged.
2. Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility – potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.
Acknowledged.
3. There are no traffic problems at this location.
Acknowledged.
4. This is not a problem area in relation to traffic accidents.
Acknowledged.
5. With the increase of number of pumps at the location, we may see an increase in vehicular traffic off Northwest Highway to the station. Traffic study has been ordered and should address this adequately.
The traffic study has been included for reference in this submittal.
6. Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.
Acknowledged. An emergency information card will be filed upon final approval.
7. Pertaining to the kiosk: will there be sale of alcohol and/or tobacco products?
The kiosk will not sell any alcohol products, although tobacco products will be available.

Health Department

1. General Comments – No comments.
Acknowledged.

Arlington Heights Fire Department

1. Building is to be sprinkled per code.
Acknowledged.
2. The Fire Department Connection if needed per the system design shall be located at the front of the building, be fully visible, and within a maximum travel distance of 100 feet to the nearest fire hydrant.
Acknowledge.
3. A Knox Box shall be mounted near the main entrance of the building in a visible location.
Acknowledged.
4. A fire alarm zoning indicator panel and associated controls or fire alarm control panel (full functioning auxiliary panel) shall be located within the closest proximity to the main entrance of the building.
Acknowledged.

Arlington Heights Building & Life Safety Department – Fire Safety Review

1. All currently adopted codes shall apply.
Acknowledged.
2. Fire department connections shall be located on the street side of buildings, fully visible and located at the main front entrance of the building and within a maximum travel distance of 100 feet to the nearest fire hydrant and in accordance with the NFPA standard applicable to the system design. The location of fire department connections shall be approved.
Acknowledged.
3. A complete NFPA compliant fire suppression system is required. Supervised indicating control valves shall be provided at the point of connection to the riser on each floor.
Acknowledged.
4. A fully functional fire alarm shall be installed per NFPA 72. The alarm annunciator panel shall be located at the front entrance. Connection shall be direct to fire dispatch center.
Acknowledged.
5. Shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation.
Acknowledged.

6. A zoning indicator panel and the associated controls, or, fire alarm control panel shall be located within the closest proximity to the front main entrance.
Acknowledged.
7. A key box (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
Acknowledged.
8. Signs shall be posted on both sides of an approach of any fire lane stating “NO PARKING – FIRE LANE”. Signs shall have arrows indicating the area of parking restriction.
Acknowledged. Fire Lane signs are now shown on the north and east edges of the site, see sheet C1.20.
9. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.
Acknowledged.
10. Underground tanks that have been out of service for a period of one year shall be removed from the ground.
Acknowledged.

Planning and Community Development Dept. Review

General

7. The Plan Commission must review and approve the following actions:
 - a. Special Use Permit to allow an “Automobile Service Station”
Acknowledged.
 - b. Variation to Chapter 28, Section 6.13, to allow a 6’ tall solid fence within a front yard (please see below).
Acknowledged.
8. Have you reached out to the property owner to the north to discuss the proposed plan? Contact information can be provided upon request. The style, height, and location of the proposed fence may need to be adjusted based upon their preferences.
There is a meeting scheduled with the property owner. Supplemental information will be provided after the meeting.
9. Please revise the project narrative to include information on any proposed green features/sustainable design elements that will be included. If none are proposed, please state such.
The project narrative has been updated to include any proposed sustainable design elements.
10. Please provide additional details on expected deliveries and loading times. How many deliveries are expected per week? At what time do these occur? Please note that deliveries between the hours of 10:00pm and 7:00am shall be prohibited.
Acknowledged. Deliveries for fuel are need based. No deliveries will be made between the hours of 10:00 pm and 7:00 am.

11. Please ensure that all plans resubmitted for a second round of review incorporate any changes as required by the Design Commission.

The below comments were provided by the Design Commission:

- a. Match the brick and mortar to the grocery.
The brick and mortar has been revised to match the store. See sheet A2.0.
 - b. Move the sign as presented
The sign location has been revised. See sheet C1.20.
 - c. Provide staff review for a natural cedar fence.
The fence has been revised as requested. Additional details will be coordinated with staff for final approvals.
 - d. Pay close attention to screening transformer and IT room
The transformer location has been revised to allow for better screening. See sheet C1.40. The IT shack is screened by the proposed fence, as well as the landscaping shown on sheet L1.20.
 - e. Submit specific fixtures and cut sheets of sales items. Guarantee they will not be moved or enhanced
Cut sheets have been submitted for the outdoor sales items. No outdoor sales items will be moved from the location shown on the plan.
 - f. Submit staff review a detailed photometric plan
A photometric plan has been included as a part of this submittal.
 - g. Ensure type of arborvitae provide a solid screen that is higher than 15'
The arborvitae type has been revised to provide a solid screen that is higher than 15' at mature height, see sheet L1.20.
 - h. Requirement that the buyer make every effort possible to sell, give or preserve the rocket to the historical society. (Arlington Heights Art Commission)
Acknowledged.
12. On all future revisions, please ensure that all plans and studies include a revision date
All plans and studies will have revisions dates when applicable.
13. IDOT approval will be required for any changes to the curb along Northwest Highway.
Acknowledged. This project is currently being reviewed by IDOT, reference no. 016-94986.
14. Please provide a photometric plan including catalog cuts for all proposed fixtures, both ground and building mounted.
The site photometric plan has been included in this submittal, as well as the associated catalog cut sheets.

Site/Building Related

15. Please verify that all drive aisles where two-way traffic is proposed include the minimum 24' width. It appears some areas at the north of the site may not have sufficient space to provide 24'.

The ADA space has been moved to the southern portion of the site to allow for 24' drive aisles to the north.

16. Where will the required tank vent stacks be located? It is recommended that they be sited at the northeast corner of the property to be screened by the fence and trash corral.
The tank vent stack has been moved to the northeast corner of the property. See sheet C1.20.
17. Please add a note to the plan outlining where the two required bike parking spaces will be located.
A bike rack is now shown on sheet C1.20, see keynote 28.
18. Please include a note on the site plan that calls out the square footage of the kiosk and the canopy overhead.
The keynotes for the canopy and kiosk have been updated with their respective square footages.
19. The existing ground sign location is encroaching into the required 12 foot clear visibility triangle at the street intersection (measured along the property lines at the southwest corner of the site). The sign location is required to be moved to avoid the 12 foot visibility triangle.
The existing ground sign will not be re-used, and a new monument sign is proposed further to the east. See sheet C1.20 for new monument location.
20. Landscaping within the required 12 foot clear visibility triangle at the street intersection (measured along the property lines at the southwest corner of the site) is limited to a maximum of 18 inches in height.
Acknowledged. All landscaping within the 12' clear vision triangle is less than 18" tall, see sheet L1.20.
21. The location of the proposed transformer is not appropriately located so close to the public sidewalk. Please re-evaluate the proposed location and, if feasible, relocate to the northeast corner of the site
The transformer has been relocated to the northeast corner of the site.
22. The proposed 6' tall fence along the north property line requires a variation as it extends into a front yard, where fence heights are restricted to 3'. Staff is supportive of a variation for this fence as it provides a buffer for the property to the north, however, you must justify the need for this variation per the criteria below. Please provide a response to each criteria.
 - a. The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
The 6' tall fence will not alter the essential character of the surrounding uses. The fence will provide additional screening for the property to the north without impacting the uses.
 - b. The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
The additional screening height is a benefit due to the transition from the existing fuel station use to existing residential use.
 - c. The proposed variation is in harmony with the spirit and intent of this Chapter.
The 6' tall fence variation meets the spirit of the Chapter and will provide additional screening for the transition from commercial to residential use.

d. The variance requested is the minimum variance necessary to allow reasonable use of the property.

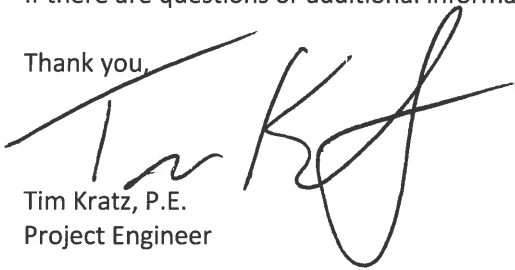
The 6' tall fence will provide opacity from the commercial activity.

Landscape Comments

1. Increase the size of the proposed shrubs. Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area.
The size of the proposed shrubs along the ROW has been revised to 3', see sheet L1.20.
2. It is recommended that two additional shade trees be provided along Northwest Highway. In addition, increase the size of the proposed Red Maple located in the southeast corner.
Two additional shade trees have been provided along Northwest Highway. The size of the proposed red maple has also been increased to 10', see sheet L1.20.
3. Provide landscaping along the east property line. As proposed, the pavement extends up to the property line.
There is a curb proposed along the east property line. Given the restrictive nature of the site, drive aisle width could not be maintained if a landscape island was included along the eastern property line.
4. In the northwest corner, provide landscaping adjacent to the transformer. All mechanical equipment must be fully screen with landscaping.
The transformer has been relocated the northwest to provide better screening. Landscape screening has been provided along the rear, see sheet L1.20. The front and sides of the transformer require 3' of clear space for maintenance access.
5. On the site plan there is a dispenser canopy and columns identified in the southeast corner. Please provide additional information and details.
Elevations of the proposed dispenser canopy and kiosk have been included in this submittal.

If there are questions or additional information is required, please let us know.

Thank you,



Tim Kratz, P.E.
Project Engineer



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 406 E Northwest Hwy – Mariano's Gas Station: SUP for an Auto Service Station
PC#: 20-009– Round 2
Date: July 14, 2020

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam –

I do not have any additional comments.

RECEIVED
JUL 15 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



**Village of Arlington Heights, IL
Building & Life Safety Department**

Fire Safety Review

Date: 7/8/2020

P.C. Number: 20-009 Rev 2

Project Name: SUP for an Auto Gas Station

Project Location: 406 E. Northwest Hwy

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. No additional comments.

Date 07-08-20

Reviewed By:


Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning & Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: July 14, 2020
Subject: 403 E Northwest Highway, PC# 20-009 Round 2

With regard to the new construction for Mariano's Gas Station, I have the following comments:

No further comments until plans are submitted for the building.

If you have any questions, please feel free to contact me.

C. file

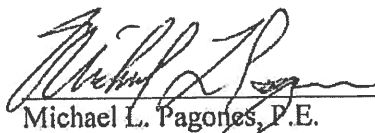
PLAN COMMISSION PC #20-009
Mariano's Gas Station
SUP for an Auto Service Station
406 E Northwest Highway
Round 2 (revised)

29. The petitioner's response to Comment No. 11 is acceptable.
30. The petitioner's response to Comment No. 12 is noted. The plans have been georeferenced to the State Plan Coordinate System in the Engineer's CAD files. This information shall be provided on the final engineering plans at time of permit.
31. The petitioner's response to Comment No. 13 is noted. The minutes were provided of the meeting with the MWRD.
 - a. Although an MWRD permit is not required for detention or volume control, the MWRD had several comments pertaining to the emergency overflow and the combined sewer. Provide a written response to the MWRD's comments.
 - b. The plans currently show the sanitary sewer service and the storm sewer connecting to a combined manhole onsite before connecting to the combined sewer along Northwest Highway. The Village is verifying with the MWRD that separate sewer connections at the main are not required.
32. The petitioner's response to Comment No. 14 is noted.
 - a. The detention storage system located under pavement must be designed to AASHTO HS-25 loading standard.
 - b. Regarding the outlet control structure, a hood should be constructed over the outlet pipe. For reference, enclosed is a removable hood detail from the Metropolitan Water Reclamation District.
 - c. The restrictor shall be revised per the attached outlet control structure detail.
 - d. The detention calculation are acceptable. The storage required is 7,071 cu ft, the storage provided is 5,037 cu ft. The deficiency of 2,034 cu ft can be paid as money in lieu of detention at the rate of \$1.00 per cu ft.
33. The petitioner's response to Comment No. 15 is acceptable.
34. The petitioner's response to Comment No. 16 is noted. Proposed LED yard lights should be shielded or optically controlled as to not create a nuisance on any adjacent property, or for any driver traveling past the site. This can be addressed at final engineering.
35. The petitioner's response to Comment No. 17 is noted. The exhibit must show all possible directions of travel. The exhibit shall be revised to show the tower truck accessing the site from eastbound Northwest Highway and from northbound and southbound Belmont Ave to the Belmont driveway.
36. The petitioner's response to Comment No. 18 is noted. Concrete shall be 8" thick for the heavy duty pavement cross section. Revise the heavy duty pavement cross section.
37. The petitioner's response to Comment No. 19 is noted. The Village is in receipt of the July 9, 2020 IDOT review comments.

38. The petitioner's response to Comment Nos. 20, 21 and 22 are acceptable.
39. The petitioner's response to Comment No. 23 is noted. Dimensions for the separation of the water and sewer services shall be provided at final engineering.
40. The petitioner's response to Comment No. 24 is acceptable.
41. The petitioner's response to Comment No. 25 is noted.
- a. The inverts shown for CB 7 on sheet C 1.31 show a west in elevation at 676.0, south out elevation of 676.5. Verify the inverts for CB 7.
 - b. The outlet control structure detail on sheet C 1.31 shows an elevation of 876.0. Revise elevations accordingly.
42. The petitioner's response to Comment No. 26 is acceptable.
43. The petitioner's response to Comment No. 27 is noted. The review comments from the Village and IDOT may result in changes to the Engineer's Estimate of Cost. Provide an updated Engineer's Estimate of Cost.
44. The petitioner's response to Public Works Department Comment No. 4 is not acceptable. Provide a 7 ft sidewalk and the necessary easement.

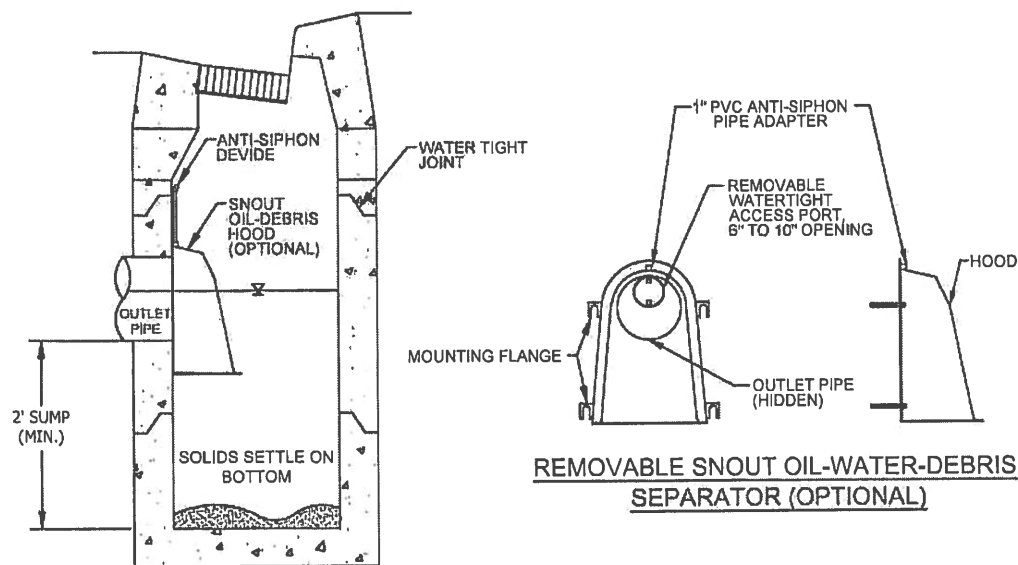
TRAFFIC

45. The petitioner's response to Comment No. 28 is acceptable.
46. The proposed Red Maple tree at the southwest corner of the property is within 12' of intersection street lines (right-of-way lines) and presents the risk of becoming a sight obstruction for vehicles on Belmont Ave. Proposed sign and trees along Northwest Highway should be evaluated for sight obstructions, and for their location within the a southbound Belmont driver's clear sight triangle when stopped at the existing stop sign. Revise site plan as required, or provide supporting documents that show that trees and sign placed along the Northwest Highway frontage do not obstruct a southbound driver's view from the stop sign.


Michael L. Pagones, P.E. 7/15/2020
Village Engineer Date

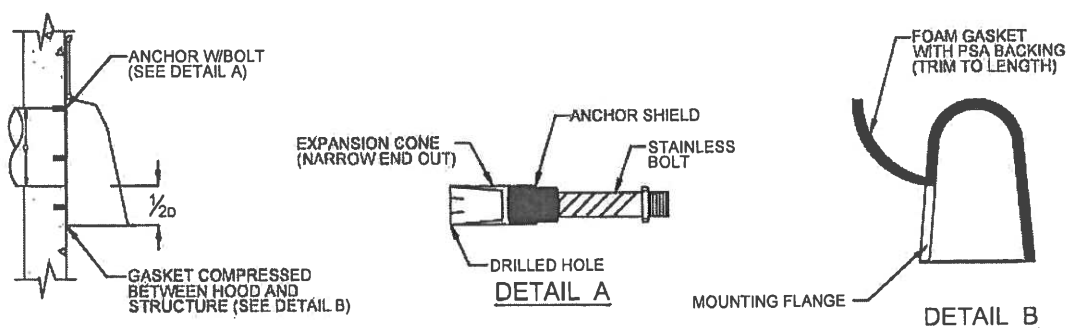
Attachment:

MWRD Removable Hood Detail
Outlet Control Structure Detail



CATCH BASIN WITH OPTIONAL HOOD

REMOVABLE SNOOT OIL-WATER-DEBRIS
SEPARATOR (OPTIONAL)



OUTLET PIPE

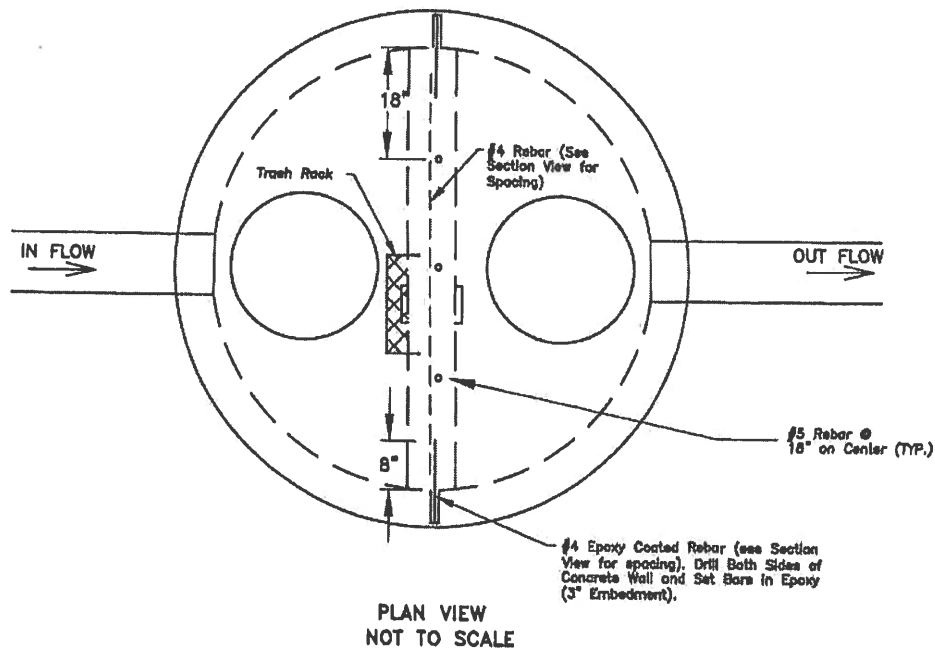
DETAIL B

NOTES:

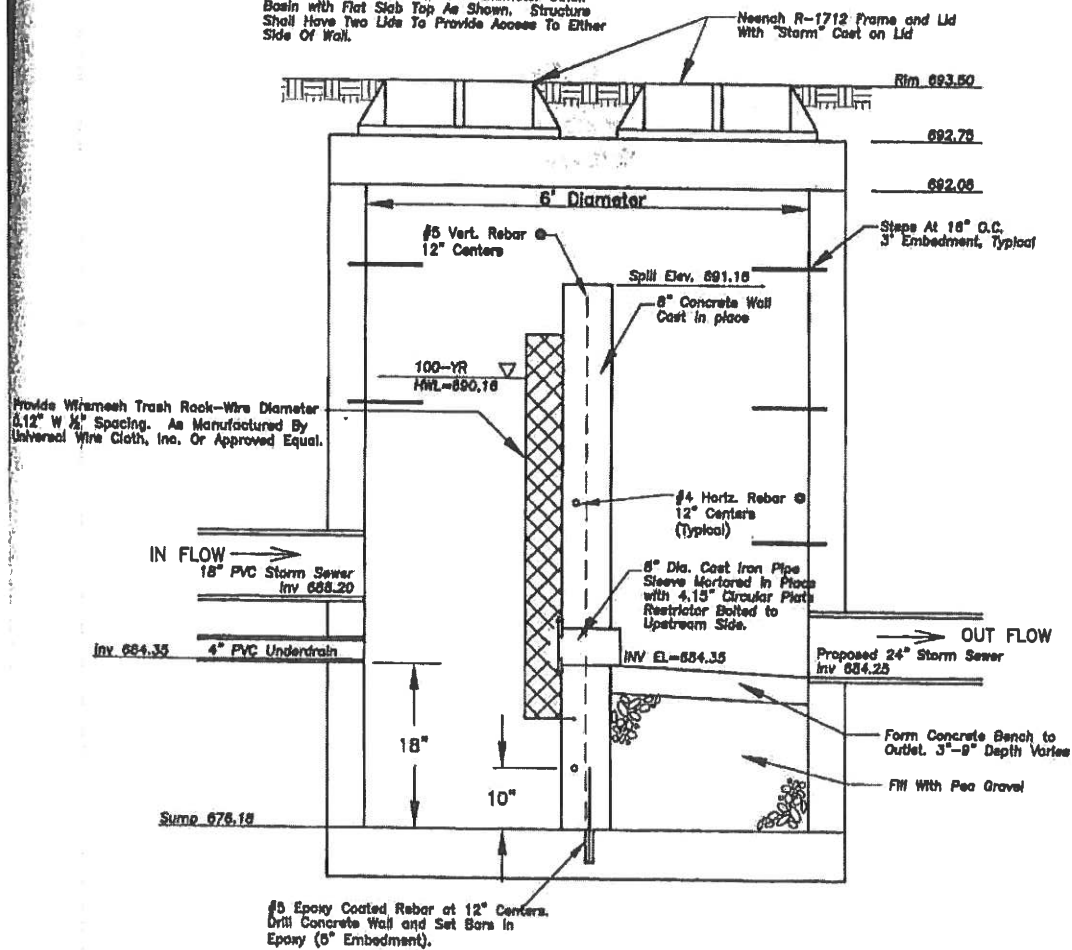
1. ALL HOODS SHALL BE CONSTRUCTED OF A FIBERGLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
2. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL).
3. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOOT SIZE ALWAYS LARGER THAN PIPE SIZE).
4. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO $\frac{1}{2}$ THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES < 12" I.D.
5. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
6. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
7. THE REMOVABLE HOOD SHALL BE ATTACHED TO THE STRUCTURE WITH THE SLOTTED TABS MOUNTED OVER $\frac{3}{8}$ " STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKETS.
8. POSITION HOOD SUCH THAT BOTTOM FLANGE IS AT A DISTANCE OF $\frac{1}{2}$ " OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES < 12" I.D. IS 6".
9. RESTRICTOR AND SNOOT WHEN PAIRED SHOULD BE INSTALLED IN SUCH A WAY THAT RESTRICTOR AND SNOOT REMAIN INSPECTABLE.
10. RESTRICTOR AND SNOOT HOOD SHALL BE CURVED TO INSIDE RADIUS OF STRUCTURE AND WATERTIGHT.

NOT TO SCALE





Note:
Structure Shall Be Modified 6" Diameter Catch Basin with Flat Slab Top As Shown. Structure Shall Have Two Lids To Provide Access To Either Side Of Wall.



OUTLET CONTROL STRUCTURE



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 20-009

Project Name

Mariano's Gas Station

Project Location

406 E. Northwest Highway

Planning Department Contact Sam Hubbard

General Comments

Round 2

The Fire Department has no additional comments at this time.

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

Date July 6, 2020

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Mariano's Gas Station
406 E Northwest Highway
Special Use Permit

Round 2 Review Comments

07/13/2020

1. **Character of use:**
Nothing further.
2. **Are lighting requirements adequate?**
Nothing further.
3. **Present traffic problems?**
Nothing further.
4. **Traffic accidents at particular location?**
Nothing further.
5. **Traffic problems that may be created by the development.**
Nothing further.
6. **General comments:**
Nothing further.

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JUL 15 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

A.O. #330
Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

D. Hage #557
Supervisor's Signature

Planning & Community Development Dept. Review

July 15, 2020



REVIEW ROUND 2

Project: Mariano's Gas Station
406 E. Northwest Highway

Case Number: PC 20-009

General:

22. The response to comments # 7, 8, 9, 12, 13, 16, 17, 18, 20, 21,
23. Your response to comment #10 is noted. Please provide additional clarity, during a week with peak sales, many tank refilling deliveries would occur per day/week?
24. The response to comment #11 is noted. Please note that the relocated sign, as required by the Design Commission, must comply with all sight-line restrictions as outlined by the Engineering Division.
25. The response to comment #14 is noted. Illumination levels along the eastern property line where the property abuts the park exceed the maximum allowed by code. Please revise to conform with the maximum code allowance of 5 foot-candles along a property line abutting a park.
26. The response to comment #19 is noted. Please note that the relocated sign, as required by the Design Commission, must comply with all sight-line restrictions as outlined by the Engineering Division.

Prepared by:

[Handwritten Signature]

Mariano's Gas Station
406 E. Northwest Highway
PC #20-009
July 14, 2020

Landscape Comments

1. In order to maintain sight lines, the shrubs and perennials should be maintained so that they do not exceed a height of 3 feet.
2. The location of the proposed Red Maple will need to be evaluated. As proposed, there are concerns with the sight lines near the corner of Northwest Highway and Belmont Avenue. Consider relocating the Red Maple to the northwest corner of the site.
3. Along the north property line, identify the size, species and condition of the trees that are proposed for removal. Can the tree located in the northeast corner be preserved?
4. A tree fee of \$4 per lineal foot for frontage must be provided as part of the building permit process and a landscape compliance bond of 30% of the estimated landscape cost.

PLAN COMMISSION PROJECT TIMELINE

Project Name: Mariano's Gas Station SUP

PC Number: 20-009

Location: 406 E. Northwest Highway

Requested Action:

1. Special Use Permit to allow an Automobile Service Station (Gas Station).
2. Variation to allow a 6' tall solid fence in a front yard where Code restricts fences to 3' tall open fences in a front yard.

	Date	# of Business Days
Petitioner Provides Plans needed for CPRC	04/22/20	-
Conceptual Plan Review Meeting (CPRC)*	04/28/17	4
Awaiting Petitioner PC Application	06/01/20	23
PC Application Submittal Date	06/01/20	-
1 st Round Department Comments	06/18/20	13
Petitioner's Response – 1 st Round	07/02/20	10
2 nd Round Department Comments	07/15/20	8
Petitioner's Response – 2 nd Round	01/17/18	2
PC Hearing	07/22/20	36 days from application date
Village Board	08/03/20	8
Anticipated Village Board Ord. Adoption	08/17/20	10

* CPRC review occurred via email due to CoVid meeting restrictions.