AGENDA
President and Board of Trustees
Village of Arlington Heights
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 21, 2014
8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

A. Committee of the Whole 06/23/2014

B. Committee of the Whole 07/07/2014

C. Village Board 07/07/2014

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 7/15/2014

VI. RECOGNITIONS AND PRESENTATIONS

A. Swearing in of Miguel Hernandez as Police Captain

B. Swearing in of Richard Kappelman as Police Commander

C. Swearing in of Grzegorz Czernecki as Police Sergeant

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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

IX. OLD BUSINESS

A. Report of the Committee-of-the-Whole Meeting of July 14, 2014

Consideration of recommending to the Liquor Commissioner the issuance of a Class "DD" Liquor License to Arlington Lanes Entertainment, LLC, dba Arlington Lanes.

Trustee Glasgow moved, seconded by Trustee Tinaglia that the Village Board of Trustees recommend to the Liquor Commissioner the issuance of a Class "DD" Liquor License to Arlington Lanes Entertainment, LLC, dba Arlington Lanes, located at 3435 N. Kennicott Avenue. Liquor License to be issued upon surrender of license currently held by Arlington Lanes, LLC.

The motion passed with Trustees Blackwood, Glasgow, LaBedz, Sidor, Tinaglia, and Mayor Hayes voting aye and Trustee Farwell voting no.

B. Report of the Committee-of-the-Whole Meeting of July 14, 2014

Use of public sidewalk for outdoor dining cafe for Peggy Kinnane's Restaurant - 8 N. Vail Avenue

Trustee LaBedz moved, seconded by Trustee Glasgow that the Committee-of-the-Whole recommend to the Village Board approval of Peggy Kinnane's outdoor dining request on the Campbell Street frontage.

The motion passed unanimously.

C. Report of the Committee-of-the-Whole Meeting of July 14, 2014

Possible Change in Fiscal Year

Trustee Farwell moved, seconded by Trustee Blackwood that the Committee-of-the-Whole recommend to the Village Board that the annual municipal budget be moved from its current fiscal period ending April 30th, to a calendar year to commence on January 1, 2016. Staff shall implement a plan as indicated in the proposed timeline delineated in Exhibit "A" of the Staff memo dated July 14, 2014.

The motion passed unanimously.

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. Well #17 East Water Tank Interior Painting

B. Tree Gator Watering Bags

CONSENT LEGAL

A. An Ordinance of the Village of Arlington Heights, Cook County, Illinois, Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Hickory/Kensington Area

B. An Ordinance of the Village of Arlington Heights, Cook County, Illinois, Designating the Hickory/Kensington Area a Redevelopment Project Area Pursuant to the Real Property Tax Increment Allocation Redevelopment Project Act

C. An Ordinance of the Village of Arlington Heights, Cook County, Illinois, Adopting Tax Increment Allocation Financing for the Hickory/Kensington Area

D. An Ordinance Granting a Land Use Variation and a Variation from Chapter 28 of the Arlington Heights Municipal Code
(Quinlan & Fabish Music, 59 W. Seegers Road)

E. An Ordinance Establishing the Speed Limit on a Certain Street in the Village of Arlington Heights
(Waverly Road between Arlington Heights Road and Chestnut Avenue)

F. A Resolution Approving a License Agreement with Javier's Sabor Mexicano Restaurant
(Outdoor dining area on public sidewalk adjacent to 8 W. Miner Street)

G. A Resolution Approving a License Agreement for Peggy Kinnane's Restaurant
(Outdoor dining area on public sidewalk adjacent to 8 N. Vail Avenue)

CONSENT REPORT OF THE VILLAGE MANAGER

A. 2014 MFT Street Reconstruction Program - Change Order #1

B. U.S. Route 14 (Northwest Highway) / Arthur / Davis Intersection Improvements - Increase to P.O. #66950

C. 2014 Resurfacing Program & Sidewalk Program; Budget Amendment and Change Order #1

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Kondilis Subdivision - PC#14-008
1534 S. Douglas Ave.

B. Holy Family Ministries Resale Store - PC#14-011
1101 E. Rand Rd.

XIII. LEGAL

A. An Ordinance Granting a Land Use Variation and a Variation from Chapter 28 of the Arlington Heights Municipal Code
(Holy Family Ministries Resale Store, 1101 E. Rand Road)

XIV. APPOINTMENTS

XV. PETITIONS AND COMMUNICATIONS

XVI. REPORT OF THE VILLAGE MANAGER

XVII. ADJOURNMENT

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

Item: Committee of the Whole 06/23/2014

Department: Village Clerk

Bid Section

Item:
Bid Opening Date:
Account Numbers:
Total Budget for Specific Item:
Amount of Bidder Recommended:

ATTACHMENTS:

Description	**Type**
Committee of the Whole 06/23/2014	Minutes

COMMITTEE-OF-THE-WHOLE
MINUTES OF THE MEETING OF THE MAYOR AND THE BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS BOARD ROOM
MONDAY, JUNE 23, 2014 7:30 P.M.

BOARD MEMBERS PRESENT:	President Hayes; Trustees: Blackwood, LaBedz, Rosenberg, Scaletta, Sidor and Tinaglia
BOARD MEMBERS ABSENT:	Trustees Farwell and Glasgow
STAFF MEMBERS PRESENT:	Bill Dixon, Village Manager; Diana Mikula, Assistant Village Manager; Charles Perkins, Director of Planning & Community Development; Bill Enright, Deputy Director of Planning & Community Development; Derek Mach, Landscape Planner; Steve Hautzinger, Design Planner; Nora Boyer, Housing Planner; Eileen Hellstrom, Recording Secretary

SUBJECTS:

A. Zoning Board of Appeals
B. Plan Commission
C. Arts Commission
D. Design Commission
E. Housing Commission
Other Business
Adjournment

President Hayes called the meeting to order at 7:30 PM. The Pledge of Allegiance was recited.

Mayor Hayes said this meeting is to meet with a number of the Boards & Commissions which is done periodically. Mayor Hayes said the Board values everything the Boards and Commissions do for the community and very much appreciates all of the dedicated service that the Village's appointed Boards and Commissioners provide to the Village of Arlington Heights.

A. Zoning Board of Appeals

Tony Petrillo, Chairman of Zoning Board of Appeals, introduced the other Board members present at the meeting, Carl Anfenson, Peter Siavelis and Joseph Selbka.

Mr. Petrillo explained that the Zoning Board's role is to take cases that have been reviewed by Staff and to determine if there is a circumstance or a hardship on an individual applying for a building permit causing them to not meet code. The applicant can complete an application and ask for a hearing to be heard by the Zoning Board of Appeals. The Zoning Board of Appeals conducts public hearings based upon Staff review.

When a hardship exists, the Zoning Board is bound by guidelines of the Village that they weigh against the applicant's request for the variation. If the owner of the property cannot yield a reasonable return on his investment due to unique circumstances the Zoning Board can apply the variation. Mr. Petrillo said if the variance is granted, it would not detract from the character of the neighborhood.

In 2013, the Zoning Board of Appeals heard 41 cases and approved 57 requests for variances since a number of cases had multiple variances requested to be applied to their property. In 2013, all variances were approved.

This year, 2014, the Zoning Board of Appeals heard 11 cases and approved 27 requests and had a denial rate of 33%.

The Zoning Board meets once a month and have anywhere from three to six hearings conducted each meeting. They conduct open hearings and first hear from the petitioner. Then the members of the Zoning Board ask questions and respond to questions from neighbors or the public regarding the variation request. Finally, there is a deliberation and a motion to approve or deny the variance.

Trustee Rosenberg asked Mr. Petrillo if he sees any predominating reasons for the variances that would create a need to look at any areas of the Village Code that might need to be changed.

Mr. Petrillo replied the most common reasons are pre-existing conditions or non-compliant lots.

Trustee Tinaglia thanked the Zoning Board. He asked what attributed to the number of approvals vs. denials in 2013 vs. 2014.

Mr. Petrillo said he feels it might be attributed to a number of vacancies that existed on the Zoning Board and there might have been some flexibility provided to the petitioners because the Board had three or four vacancies in the past. Currently it is a full member Board.

Trustee LaBedz asked if there was any trend on the types of denials.

Mr. Petrillo replied that most of the denials are very clear cut and the applicant hasn't demonstrated a hardship and/or it's more of a self-imposed hardship. Or, they are asking for something they would like to have as opposed to something that is needed and does impose a hardship if the variance is not granted.

Mayor Hayes thanked the Zoning Board for all the work they do and the Board appreciates all their help.

Mr. Petrillo thanked Mayor Hayes for getting the Zoning Board fully appointed. Now they have a very diverse set of members that have a lot of different areas of expertise.

B. Plan Commission

Joseph Lorenzini, Chair of the Plan Commission, has been on this commission for ten years. The Plan Commission generally meets twice a month. Some of the goals of the commission are to annually review the Comprehensive Plan, to conduct appropriate hearings and make recommendations to the Board of Trustees on petitions involving special uses and amendments, planned unit development and rezoning, and land use variations.

The Plan Commission had no cancelled meetings due to lack of quorum since January 1, 2003. On average there have been four to five Commissioners in attendance at the Plat and Subdivision Committee meetings.

Major projects reviewed by the Plan Commission over the last two years include:

1. Hickory Kensington Area Plan
2. Thoroughfare and Transportation Policy Plan
3. Text Amendment Special Use Waiver for Restaurants
4. Text Amendment Traffic Study Requirements
5. Arlington Downs PUD Amendment
6. St. Viator School Addition
7. Parkview Apartments
8. Arlington Market
9. Camelot Park
10. McDonalds on Dundee Road
11. Dunkin Donuts on NWH
12. Autumn Leaves PUD

Mr. Lorenzini said as of January 2014, a total of 13 Plan Commission cases have been submitted. In 2014 to date there have been 13 public hearings of the Plan Commission, one public hearing of the Redevelopment Commission, 13 public meetings of the Plat and Subdivision Committee, one Ordinance Review Committee and 18 concept inquiries/temporary files created.

In 2014 to date, the average number of days from application to the Plan

Commission hearing is 36 days. Since 2006, the average number of days from application to the Plan Commission hearing was 50 to 60 days.

Trustee Scaletta thanked the Plan Commission and said they do a great job asking the tough questions. This makes the process much easier for the petitioner and the Board since once the petitioner comes before the Village Board the Commission has already addressed their questions. He commended them on their attendance record for the amount of meetings they have a month. He also thanked them for helping reduce the number of days it takes for a project to get through the process.

Trustee LaBedz thanked the members of the Plan Commission for their dedication and wanted to say that she relies heavily on their input and recommendations.

Trustee Tinaglia thanked the Plan Commission for during such a great job. He said the minutes that the Board receives from the Plan Commission really help and contain important information. He also said the Plat and Sub Committee program is great for developers and petitioners to be able to have initial feedback on a project.

Trustee Blackwood said the one thing she has always enjoyed about the Plat and Sub Committee is their creativity. A petitioner comes with an idea and it was a great open forum having discussions about how things could work. She said the time frame of 36 days from application to the Plan Commission hearing was very impressive.

C. Arts Commission

Mary Seitz-Pagano, Chair of the Arts Commission, introduced another Arts Commission member present at this meeting, Janet Souter. Ms. Pagano said the goals are to facilitate greater awareness of the arts in the community. They make recommendations to the Village Board for the creation of an environment in which the cultural arts will flourish.

The Arts Commission currently has about nine different projects going on:

1. Annual Photography Competition
2. Decorate a Birdhouse – annual event that is part of Frontier Days
3. Bi-Annual Artist Outreach Events
4. Village Hall Rotating Art Exhibits
5. Cultural Arts Award – awarded to an artist in Arlington Heights once a year
6. Creative Writing Program for Local Students with School District 25
7. Banner Pole Project – total of 21 banners were featured adjacent to Downtown last fall
8. Cultural Arts Listing – the Commission has put together a brochure that features local art events for 2014
9. Teen Film Festival – joint effort with the AH Memorial Library and the Metropolis Performing Arts Centre, to host a teen film festival

Some of the accomplishments have been:

- Recipient of the 2012 Golden Paint Brush Award
- Illinois Arts Friendly Community Award 2008
- Sculpture Walk which brought 12 sculptures to the Downtown
- Hosted the Memorial Park Sculpture Competition 2008

Trustee Sidor said he has attended the Teen Film Festival the past two years and said it is one of the best events. The films created by the teens are amazing and when you see what they are able to do, it's phenomenal and he commends the Arts Commission and their partnership with the Library and Metropolis for such a great event.

Trustee Scaletta said he is very pleased with the evolution of the Arts Commission. He is happy to see all the different events that have occurred throughout the year and the awards that came along with those events.

Mayor Hayes thanked the Arts Commission for all their hard work and representing the community at these different events.

D. Design Commission

Ted Eckhardt, Chair of the Design Commission, introduced two other members present at the meeting, Anthony Fasolo and Jonathan Kubow.

Mr. Eckhardt said this Commission is about design and all board members are architects. This Commission does two major things:

A. To work towards the aesthetic growth and preservation of the community by reviewing architectural and landscape designs for commercial and residential construction projects to determine if they meet the Design Guidelines.
B. To review all applications for sign variations and make recommendations to the Village Board.

The Design Commission and Staff worked together to create new code requirements for the Downtown Sandwich Boards.

Mr. Eckhardt talked about some of their major accomplishments including:

- Arlington Downs Hotel & Family Entertainment Center
- Napleton Car Dealership
- Arlington Heights Camelot Park Community Center
- Autumn Leaves Assisted Living
- St. Edna Church Addition
- McDonald's Restaurant
- Starbucks Coffee
- St. Viator Cafeteria Addition
- Parkview Apartments

In terms of their workload, in 2013, 21 meetings were held and 225 cases were reviewed. In 2014, from January until May, eight meetings were held and 70 cases were reviewed.

Mayor Hayes said he appreciates the Design Commission's willingness to consider creativity while still being committed to quality.

Trustee Scaletta said he has been told by many people that if they don't agree with the Design Commission that the whole project will fall apart.

Mr. Eckhardt replied that he encourages petitioners to not cave in. He lets them know they do not have to agree. There have been many projects where the Design Commission has let the petitioner have what they wanted. He feels that as a petitioner, this is their castle; they should get what they want within the guidelines and the principles that the Commission has been directed to judge accordingly. From his position, he tries to listen to the petitioner and give them what they want since they are spending a lot of money and they want to stay in Arlington Heights. He wants to keep good quality families in Arlington Heights. They want to move people along in the process and do not want their Commission to hold up the progress or slow the process.

Mr. Eckhardt said if a petitioner came to the Design Commission and was set on a certain thing for their house, they listen to them and try to make that happen.

Trustee Scaletta said this will help him when he has conversations with people. He said sometimes people make generalizations and when they go before some of the Commissions like the Plan Commission or the Design Commission it is somewhat intimidating.

E. Housing Commission

Mark Hellner, Chair of the Housing Commission introduced a few members of their Commission that were present at the meeting, Karen Conway and Alex Hageli.

Mr. Hellner talked about a new development which is looking at providing some additional funding for group housing assistance in terms of renovation.

The Single-Family Rehab Program continues to be successful.

Mr. Hellner talked about the percentage of affordable housing which has gone down. Some of the larger metropolitan areas are now granting variances for density in exchange for more affordable housing. This is something that can be discussed and possibly considered.

Mr. Hellner said the biggest deficiency is senior citizen housing. This needs to be a focus of the Village and the Housing Commission and he hopes this will continue to be a focus with developers.

Mayor Hayes thanked the Housing Commission for all the great work they do.

Other Business
None

Adjournment

TRUSTEE SCALETTA MOVED, SECONDED BY TRUSTEE LABEDZ TO ADJOURN THE MEETING 8:40 P.M.

Upon a voice vote, the motion passed unanimously.

Item: Committee of the Whole 7/7/2014

Department: Village Clerk

Bid Section

Item:
Bid Opening Date:
Account Numbers:
Total Budget for Specific Item:
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ATTACHMENTS:

Description	Type
Committee of the Whole 07/07/2014	Minutes

MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS 33 S. ARLINGTON HEIGHTS ROAD - COMMUNITY ROOM MONDAY, JULY 7, 2014 – 7:15 PM

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

BOARD MEMBERS PRESENT:	Mayor Hayes; Trustees Blackwood, Farwell, Glasgow, LaBedz, Rosenberg, Sidor, Tinaglia Scaletta (arrived at 7:42 PM)
STAFF MEMBERS PRESENT:	Acting Village Manager Diana Mikula; Assistant Village Attorney Robin Ward; Director of Planning Charles Perkins
OTHERS PRESENT:	Natale Caputo, Liquor Applicant; Amy & Larry Huber for Salsa 17; Christopher Laughlin for Arts Commission Appointment

1. CONSIDERATION OF RECOMMENDING TO THE LIQUOR COMMISSIONER THE ISSUANCE OF A CLASS "B" & "T" LIQUOR LICENSE TO JOE CAPUTO AND SONS AH, INC., DBA JOE CAPUTO AND SONS, LOCATED AT 325 E. PALATINE ROAD. (TOWN & COUNTRY SHOPPING CENTER)

Mayor Hayes swore in Natale Caputo.

Diana Mikula reported to the Board that the liquor license being sought by Caputo's would allow for package liquor sales and tastings for the grocery store. On July 2, 2014, background checks were conducted on applicants Natale and Vito Caputo. Both are listed as having 50% ownership interest in the business entity. No convictions were disclosed and no lawsuits, judgments or liens are outstanding. Ms. Mikula conducted a walk-thru of Caputo's on July 3, 2014. The package liquor area will be contained to an area on the east side of the store. Caputo's is exploring various security and anti-theft measures.

Mayor Hayes asked about Mr. Caputo's experience in selling alcohol. Mr. Caputo responded that he has 17 years of experience in selling packaged liquor. Licenses are held in Palatine, Algonquin, and Northbrook. Security will be added on higher-end wines in addition to the security the store already has in place. None of the other Caputo locations has ever been cited for a liquor violation. Basset training is done on a regular basis. They usually train groups of 10 but they may do it more frequently. They currently have 12 people trained.

Trustee Farwell thanked Mr. Caputo for bringing his business to Arlington Heights. He asked if Caputo's conducted tastings in their other locations. Mr. Caputo said that yes, they do tastings on the weekends of beer and wine but no spirits.

Trustee LaBedz said that Caputo's would be a great addition to the community. She asked if much theft occurred in their liquor departments. Mr. Caputo said they experienced some theft about 15 years ago and much of it was being done by employees. They now conduct full background checks on their employees and it doesn't happened anymore.

Trustee Tinaglia asked if the Arlington Heights store hours would be the same as their other locations. Mr. Caputo responded that they would open at 8 AM and close at 9 PM as do all their stores.

TRUSTEE FARWELL MOVED, SECONDED BY TRUSTEE LABEDZ TO RECOMMEND THAT THE VILLAGE BOARD OF TRUSTEES RECOMMEND TO THE LIQUOR COMMISSIONER THE ISSUANCE OF A CLASS "B" & CLASS "T" LIQUOR LICENSE TO JOE CAPUTO AND SONS AH, INC., DBA JOE CAPUTO AND SONS, LOCATED AT 325 E. PALATINE ROAD. (TOWN & COUNTRY SHOPPING CENTER) MOTION PASSED.

2. USE OF PUBLIC SIDEWALKS FOR OUTDOOR DINING CAFÉ FOR SALSA 17 RESTAURANT – 17 WEST CAMPBELL

Diana Mikula informed the Board that Larry Huber, owner of Salsa 17 is looking to utilize the public alley between his building to allow eight 4-top tables in that area and also they are proposing three tables along their frontage on Campbell Street. In order to accomplish this, Salsa 17 is proposing the following modifications to the alley:

1. Removing of landscaping and sculptures on both sides of this existing walkway.

2. Installation of storm water drainage.

3. Repaving along each side of the alley that is currently unpaved.

These modifications are needed to maintain the required minimum five-foot free and clear public ingress/egress along the alley.

Trustee Farwell asked the height of the tables that are going to be used in the proposed area. Mr. Huber stated that the tables would be 30 inches in height.

Trustee Farwell talked about Section 2 in the License Agreement that pertains to the annual review of the outdoor dining to ensure its adherence to Village criteria. He asked Assistant Village Attorney Robin Ward if this could be amended so that the licenses would automatically renew April 1 through October 31 unless violations had occurred the previous year. She said that could be done. With Salsa 17, noise complaints will need to be monitored because of the alley. The Village does not want to give up the right to take away a license for any reason. The agreement could be worded to reflect an automatic five-year renewal but the applicant needs to understand this automatic renewal is not really automatic. If violations have occurred in the previous year that have not been rectified, then the Village still retains the option of not renewing the license for outside dining.

Trustee Sidor asked what would be some of the causes for the Village not to renew a license. Ms. Ward listed the following items: failure to pay food & beverage tax, license fee, permit fee, liquor violations, etc. Noise is also listed in these items. Noise is going to be the biggest challenge for Salsa 17 because of the alley and how sound travels up through it.

Larry Huber was asked if music was planned for outside. He said speakers would be used in the alley as they are in the front of the restaurant. They've received no complaints to date over these front speakers.

Trustee Sidor asked Mr. Huber what his cost would be for the new outside dining. He responded that $27,000 was the latest proposal but that cost does not include everything that will be done. Trustee Sidor asked if Mr. Huber had any other concerns with the Agreement. Mr. Huber said he had concerns with the phrase "Village's discretion" used in conjunction with the renewal of the Agreement. Mr. Huber was also concerned that in paragraph 3 the Village could force him to return the property to its former state if the license is not renewed, and in paragraph 5 it states that he cannot stack chairs on the outside tables.

Trustee Glasgow explained that he wants Mr. Huber to understand that Salsa 17 will be using public property in order to have his outside dining. This is why the Village places conditions in the Agreement. If, for whatever reason the license is not renewed for Salsa 17 to utilize the alley for its outside dining, then the alley may need to be returned to its original condition. The Village would not come by and arbitrarily terminate the License in some capricious manner. That is not the intent of this Board. The Board has a history of standing by Agreements that have been made with people.

Trustee Glasgow asked if the Hubers still had problems with the Agreement after his explanation. They responded that they do. They are concerned about the term "violations". Could one person who makes numerous complaints regarding noise or anything else cause them to lose their License? Trustee Glasgow and Ms. Ward told them no. The Village has dealt with numerous complaints from a single person over other issues. One person does not have control over how the Village responds to complaints. We have numerous complaints when the Festival is going on – and it returns year after year. Mr. Huber was not reassured and indicated he had outstanding concerns.

TRUSTEE GLASGOW MOVED TO TABLE THIS DISCUSSION UNTIL MR. HUBER CAN WORK OUT HIS CONCERNS WITH STAFF. SECONDED BY TRUSTEE ROSENBERG. MOTION PASSED.

3. INTERVIEW OF CHRISTOPHER LAUGHLIN FOR APPOINTMENT TO THE ARTS COMMISSION. TERM ENDING 4/30/17.

Mayor Hayes recommends appointment of Christopher Laughlin to the Arts Commission. He believes Chris could bring something new to the Arts Commission.

Chris thanked the Board for the opportunity to become a member of the Arts Commission and is looking forward to bringing digital art to the Commission.

TRUSTEE GLASGOW MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF CHRISTOPHER LAUGHLIN TO THE ARTS COMMISSION WITH TERM ENDING 4/30/17. TRUSTEE FARWELL SECONDED THE MOTION. MOTION PASSED UNANIMOUSLY.

3. **ADJOURNMENT**

Meeting adjourned at 8:00 PM.

Recorded By: Diane Staggs, Admin. Asst. II

Item: Village Board 07/07/2014

Department: Village Clerk

Bid Section

Item:
Bid Opening Date:
Account Numbers:
Total Budget for Specific Item:
Amount of Bidder Recommended:

ATTACHMENTS:

Description	Type
Village Board 07/07/2014	Minutes
Exhibit A; Letter from Robert Heller	Minutes
Exhibit B; The Effects of Tax Increment Financing on Economic Development	Minutes

MINUTES
President and Board of Trustees
Village of Arlington Heights
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 7 2014
8:05 PM

I. CALL TO ORDER

The meeting was called to order at 8:04 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Also present were Interim Village Manager Diana Mikula, Assistant Village Attorney Robin Ward, Public Works Director Scott Shirley, Director of Planning and Community Development Charles Perkins, Finance Director Tom Kuehne, Deputy Director of Planning and Community Development Bill Enright and Village Clerk Becky Hume.

IV. APPROVAL OF MINUTES

A. Committee of the Whole 06/09/2014 Approved

Trustee Robin LaBedz moved to approve. Trustee Mike Sidor Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

B. Committee of the Whole 06/16/2014 Approved

Trustee Joe Farwell moved to approve. Trustee Mike Sidor Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Scaletta , Sidor , Tinaglia .

Abstain: Rosenberg .

C. Village Board 06/16/2014 Approved

Trustee Thomas Glasgow moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Scaletta , Sidor , Tinaglia .

Abstain: Rosenberg .

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register of 6/30/2014 Approved

Trustee Joe Farwell moved to approve the Warrant Register dated 6/30/2014 in the amount of $2,712,720.34. Trustee Thomas Glasgow Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

VI. RECOGNITIONS AND PRESENTATIONS

President Hayes acknowledged the Frontier Days festival committee. He also thanked the Village's uniformed personnel, Co-Chair's Pat Peery and Ryan Danzinger and all the red shirts for the wonderful five day festival. He noted the involvement of Village staff members in Public Works, Nursing, Fire and Police.

A. Swearing in of Peter Ahlman as Deputy Fire Chief

President Hayes administered the Oath of Office to Peter Ahlman who was promoted to Deputy Fire Chief.

B. Swearing in of Dwayne Wood as Fire Commander

President Hayes administered the Oath of Office to Dwyane Wood who was promoted to Fire Commander.

C. Swearing in of Benjamin Kimmel as Fire Lieutenant

President Hayes administered the Oath of Office to Benjamin Kimmel who was promoted to Fire Lieutenant.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

A. Report of the Committee-of-the-Whole Meeting of June 9, 2014 — Approved

Proposed Transfers from General Fund

Trustee Scaletta moved, seconded by Trustee Sidor, that the Committee-of-the-Whole recommend to the Village Board approval of the proposed transfers from the General Fund of $600,000 to the EAB Fund, $1 million to the Flood V Fund, $1.4 million to the Fleet Fund, and $1.2 million to the Capital Projects Fund, using projected surplus monies as of the end of FY2014, pending receipt of the Fleet Fund back-up information.

Ms. Mikula said that an amended motion is recommended by staff from the original motion made at the Committee of the Whole meeting of June 9. She indicated that the change relates to total transfers of $1.2 million for street purposes to be split evenly between the Capital Projects Fund and the Motor Fuel Tax Fund.

Trustee Rosenberg asked for an explanation of the proposed amended motion. Mr. Kuehne said that the Board wanted to have more money go to street work than staff had originally suggested. After meeting with Jim Massarelli, Engineering Director, he recommended that the best use of those monies would be to divide them between the Capital Projects Fund and the Street Reconstruction funds. This action achieves the Board's goal of funding street reconstruction, but places the money in two different funds where street projects were awaiting funding.

Trustee John Scaletta moved to approve the proposed transfers from the General Fund of $600,000 to the EAB Fund, $1 million to the Flood V Fund, $1.4 million to the Fleet Fund, $600,000 to the Capital Projects Fund, and $600,000 to the MFT Fund, using projected surplus monies as of the end of FY2014. Trustee Mike Sidor Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

B. Report of the Committee-of-the-Whole Meeting of July 7, 2014 — Approved

Consideration of recommending to the Liquor Commissioner the issuance of a Class "B" & Class "T" Liquor License to Joe Caputo and Sons AH, Inc., dba Joe Caputo and Sons, located at 325 E. Palatine Road

Trustee Joe Farwell moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

C. Report of the Committee-of-the-Whole Meeting of July 7, 2014 — Tabled

Use of public sidewalks for outdoor dining cafe for Salsa 17 Restaurant - 17 W. Campbell

D. Report of the Committee-of-the-Whole Meeting of July 7, 2014 - Interview of Christopher Laughlin for Appointment to the Arts Commission — Approved

X. CONSENT AGENDA

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

Trustee Thomas Glasgow moved to concur with the Mayor's appointment of Christopher Laughlin to the Arts Commission with a term ending term ending 4/30/17. Trustee Joe Farwell Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

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 OLD BUSINESS

CONSENT APPROVAL OF BIDS

A. Sodium Chloride (Road Salt) Purchase — Approved

Trustee Robin LaBedz moved to award a contract to North American Salt Co., in the amount not to exceed $268,272.00 for the purchase of Sodium Chloride for the FY 2015 winter season. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

CONSENT LEGAL

A. A Resolution Approving an Agreement with Northwest Community Hospital (use of space at the Senior Center) — Approved

Trustee Robin LaBedz moved to approve R14-022/A14-039. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

B. An Ordinance Amending Chapter 19 of the Arlington Heights Municipal Code (Adding applicability to alternative nicotine products) — Approved

Trustee Glasgow confirmed that if the definition of alternative nicotine changes that the Village Code would amend its definition as well. Ms. Ward said that it would be modified if needed. The current definition of alternative nicotine is in accordance with the State law.

Trustee Robin LaBedz moved to approve 14-031. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

C. U.S. Route 14 and Wilke Road Intersection Improvements — Approved

Trustee Robin LaBedz moved to approve R14-023/A14-041. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

CONSENT PETITIONS AND COMMUNICATIONS

A. Bond Waiver - Cross & Crown Lutheran Church — Approved

Trustee Robin LaBedz moved to approve. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

B. Bond Waiver - Arlington Heights Senior Center, Inc. — Approved

Trustee Robin LaBedz moved to approve. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

CONSENT REPORT OF THE VILLAGE MANAGER

A. FY2015 Budget Encumbrance — Approved

Trustee Robin LaBedz moved to amend the FY2015 Budget to include prior year encumbrances in the amount of $3,046,057. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

B. Settlement - Workers' Compensation Claim - Utterback — Approved

Trustee Robin LaBedz moved to approve the settlement of $10,688.25 for Benjamin Utterback's worker's compensation claim. Trustee Bert Rosenberg Seconded the Motion.
The Motion: Passed

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

Trustee Thomas Glasgow moved to move the Building Code Review Board Request and the Quinlan & Fabish Request ahead of the Hickory/Kensington TIF discussion. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

A. Building Code Review Board - Proposed Code Amendment to 2009 International Fire Code, Chapter 46, Section 4603.6.6 — Approved

Trustee Scaletta explained that the Building Code Review Board had adopted more restrictive language than the 2009 International Fire Code for section 4603.6.6 of Chapter 46. Subsequently the BCRB realized that the proposed retrofit program for fire alarm systems in R-2 occupancies could place a financial burden on many multi-story property owners, including some affordable housing buildings, for a requirement that was in excess of what the International Code Council deemed was necessary. By adopting this Code amendment, the number of affected buildings would go from 442 to 85.

Trustee Rosenberg asked if there would be any exceptions that would be allowed. Trustee Scaletta said there is an appeals process, however it is difficult to receive an exception. Current owners have five years to comply.

Trustee Thomas Glasgow moved to approve. Trustee John Scaletta Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

B. Quinlan & Fabish Music - PC#14-012 59 W. Seegers Rd. — Approved

Mr. Thomas Moffitt, attorney for Quinlan and Fabish, said they are requesting a Land Use Variation to allow for retail sale of music instruments in an industrial location. There will be no change in the character of the neighborhood or the traffic. They are fully supportive of conditions.

Trustee John Scaletta moved to approve. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

Trustee Thomas Glasgow moved to move the Request from Housing Authority of Cook County Regarding Goedke House Renovations to New Business. Trustee Joe Farwell Seconded the Motion.

The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

C. Request from Housing Authority of Cook County Regarding Approved Goedke House Renovations

Mr. Perkins explained that the Housing Authority of Cook County has approached the Village with a request of financial support for an extensive remodeling project at the Goedke Apartments. As the Housing Authority is seeking loan and grant funds for the project, Cook County has indicated that a condition of providing County CDBG funds would be that the Village co-invest with the County. This $50,000-$75,000 investment would come from the Village's CDBG funds. The use of these funds could lower the funding available for the Single Family Rehab Program or other construction projects that may be submitted in FY 2016. However, by allocating these funds the Village would leverage an approximate $6 million investment and renovation.

Jessica Poirier of the Cook County Housing Authority said that the apartment building was constructed in 1978 and the Housing Authority would be able to do so much good work with this money.

Trustee Glasgow asked if by granting this request, other potential requests would be significantly impacted. Mr. Perkins said that the program has some extra program income currently, which makes a little more money available. Also, it's possible that the funding request would come at the same time the Senior Center debt service is retired meaning that $150,000 would be available for these kinds of programs. However, it is also possible that some housing programs would be slightly reduced for one year. At this time, it is unknown if any agencies will be seeking construction project money. Trustee Scaletta clarified that this is a one time commitment only. Ms. Poirier said construction would occur at the end of 2015 or the beginning of 2016.

Trustee Farwell said that $50,000-$75,000 is a standard amount for a multifamily project and that the Village has often approved such an amount for rehab loans like Cedar Glen and other privately held properties. Bricks and mortar are easier to fund. Service projects are harder to fund. This is a good project and a fantastic way to leverage the Village's CDBG dollars.

Trustee Thomas Glasgow moved to authorize forwarding a Conditional Commitment Letter to the Housing Authority conditionally pledging an amount of $50,000-$75,000 in CDBG funds from the Village's FY2015 or FY2016 funds subject to the stipulations made in the correspondence. Trustee Joe Farwell Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

D. Hickory/Kensington TIF Redevelopment Plan - PC14-010 Approved

Ms. Mikula said the Board is considering the Hickory Kensington TIF Redevelopment Plan and Ordinances establishing a Tax Increment Finance District. In 2012 the Village held public meetings with property owners and nearby residents to discuss the Hickory Kensington Area Plan. Then Plan, which was approved by the Village Board in January of 2013, recommended the evaluation of the use of Tax Increment Financing to provide a mechanism to assist with redevelopment. On June 11, 2014 the Redevelopment Commission recommended approval of the Hickory Kensington TIF Redevelopment Plan & Project and Ordinances establishing a Tax Increment Financing District.

Mr. Enright explained the chronology of public meetings which resulted in the Village Board's approval of the Redevelopment Plan and the rezoning of the properties. As part of the Plan, a vision statement was developed: *To create a vibrant, mixed use neighborhood which compliments the Village's downtown area, provide new housing and commercial opportunities in a walkable pedestrian friendly environment.* One of the recommendations of the Plan was to investigate the use of a TIF District to encourage redevelopment. This recommendation led to another sequence of public meetings. At some of these public meetings, the issue of eminent domain has been raised. If a TIF is created, the Village has the legal authority to use eminent domain. It does not mean the Village is going to use it.

The process to consider a TIF is extensive and mandated by state law. Mr. Enright gave a detailed description of the process of meetings and subsequent actions. Tonight the Board is considering the Redevelopment's recommendation to create a TIF district. The primary purpose of a TIF is to finance public infrastructure, environmental remediation, demolition of structures, business relocation and land preparation. The goal is to reach out to land owners to purchase property and work with businesses on finding new locations. First the Village would work with developers on concept plans as well as developing costs for a project. Then developers would reach out to land owners to acquire property. Incremental projections about how much money would be generated, which informs how much money would be available to assist with public increments, and eligible costs would then be made. After that, the Village would work with the developer to create a development agreement, zoning entitlements and the necessary approvals.

Mr. Bob Rychlicki from Kane/McKenna said that a TIF is a supplement to the planning process and one of the few tools left for development. Property within or outside of the TIF is assessed uniformly and taxed with the same tax rate. The distribution of tax increment in relation to any increase over base value is what is captured by the TIF and used for some of the costs in the Plan. Certain standards must be met for the area to be eligible for a TIF. A TIF Conservation Area has to have 50% or more of the buildings in the Hickory Kensington area are 35 years in age or more, plus a combination of 3 or more of the 13 qualification factors set forth in the TIF area. This area has 100% of its buildings over 35 years old and has 6 factors present. The factors present are: obsolescence, deterioration, inadequate utilities, deleterious layout, lack of community planning, and declining EAV. Most of the buildings were built prior to the Village having a comprehensive plan. A TIF is a general framework for economic development. It is not a detailed blueprint plan or a document which mandates expenditures.

The base EAV in the Hickory Kensington area is $9,636,936, with the creation of a TIF, there is a projected increase of $30 to $40 million dollars in EAV. A 23 year budget period allows for specific allocations for approved expenditures. These monies cannot be used to construct new buildings but can be used to rehabilitate existing structures. Mr Rychlicki described the categories in the TIF budget. The TIF is reviewed by the Joint Review Board each year.

Peter Calandra, 407 S. Evanston, has had a glassblowing business for 35 years. He asked for the Board to vote no on this TIF because it's just a bunch of numbers. It doesn't tell him what he is going to be able to do. Property values have gone down. Buildings have sold recently around him and the prices are increasing. There is no way for him to judge where he's going. He said someone is dealing the cards and he can't see them. He'd like real numbers.

Bob Heller, 546 Balmoral Lane in Inverness, asked the Board to vote no on the TIF district. He asked for his letter to the Board be included as part of the record (Exhibit A). He said he has been supportive of process, the plan and rezoning, not really understanding that this would become a TIF District. He received continued assurances that Heller Lumber could continue its operations if they desired. He appreciated the reaffirmations that the businesses on Hickory could stay and even re-tenant and was given assurances that his business could continue operations indefinitely. He said it is hard to see how a TIF will be successful if the current businesses stay. He said he was uncomfortable giving the Village the right of eminent domain which it would acquire if the area becomes a TIF. He said he would rather the Board allow free market forces to work. He suggested that if the Board is unable to vote it down, that the vote could be postponed until a transition plan could be put forth.

Winifred Heller, 1512 N. Lincoln Ct, said 8 years ago upon the death of her husband she became the owner of Heller Lumber. Her children are the fourth generation to run the business. It has been in this location for 91 years. She said Heller Lumber has always supported the Village whenever asked. It has given to the Historical Society, District 25, District 214, Frontier Days, The United Way and the Boy Scouts. In 91 years Heller Lumber has survived two recessions, they are still recovering from this last one and the business does not have the means to relocate at this time. A move would jeopardize her livelihood, her children's livelihood and that of their 14 employees. After almost a century of support of the Village, she asked the Board to please support Heller Lumber and vote no for this TIF.

John Garb, 77 S. Evergreen, is an architect. He said he has worked on numerous TIF projects in Chicago. He recommended that the Village let the site develop organically. He said that cities which adopt TIF's grow more slowly than those that do not. Mr. Garb asked for a study by Richard Dye and David Merriman on the effects of Tax Increment Financing on Economic Development to be entered into the record (Exhibit B). There are also over 180 signatures on an online petition in opposition to this TIF.

Bob Arnold, 625 S. Newbury Pl. said he has been a resident since 1967 and is here to support Bob Heller. He cited court case-*Fellow vs City of New London.* He said the property was planned to be a Phizer Corporation Research Lab. Properties were condemned in 2000. A court cased on Eminent domain was decided in 2005. Today the land is vacant and used as a temporary dump. He said there is a risk with a TIF District of this magnitude. He said he was not questioning the intentions of that Board nor this one, but rather suggested that the risk of change could derail this plan. He asked for the Board to allow market conditions to dictate the redevelopment of this area.

Keith Moens 636 S. Cleveland asked the Board to vote no on the proposed TIF. He said that granting TIFs subsidizes the developer crowd, and then the taxes then come back onto the backs of the citizens. He noted that the Village's tax percentage on tax bills is now 12% where it used to be 10%. Homeowners are 65% of the EAV and they need the tax relief. He asked if the open market is not developing the area how is a tax break to the developer crowd going to make a difference. He said let the market develop the area. He said there is a difference between tax breaks and another "build it and they will come" project. There are excessive vacancies in the Downtown and this could be more of the same. He said he believes downtown Arlington Heights would have developed without a TIF. There are a lot of studies that show that even though the EAV within the district grows under a TIF the overall municipality EAV is slower.

John Ciffone, 814 E. Wing Street, said he is a Board member of Arlington Crossings townhome development of 60 homes and a resident since 1957. The Arlington Crossings Board is in support of the TIF. He asked for the Board to vote yes and jump-start some new development in the area. He said it is a high profile area that is pretty much blighted. He said the area does not represent what Arlington Heights could be. He said the Arlington Crossings Board would like to see the Dryden Apartments remodeled. The residents should be able to stay but they should not have to live in a slum. Beverly Lanes could use a facelift.

Steve Pollard 325 S. Wilshire Lane a 51 year resident, said he is in opposition to the TIF plan. He said it will have a negative and devastating affect on the businesses in the district. The Village will also experience a loss of sales tax revenue by moving the businesses out. He said he was not in favor of using Village tax revenues to fund speculative development, as this was better left to market forces.

Dan Hidding 77 S. Evergreen & 4 N. Hickory the former site of Dana Molding Products said the real question is; what will a TIF do for the community. Years ago the

Village wouldn't let the Charles Bruning Company put their plant in Arlington Heights so it went to Mt. Prospect. He is in favor of a TIF for this area. Last week he had one offer for this vacant property and another group contacted him to ask about it. The potential of TIF is what brought these buyers forward because a TIF brings people who are willing to come in and start doing something. A TIF encourages development. He said he would benefit under a TIF. They are good for attracting what you want to attract and increasing profits. Taxes are still paid and most of the tax money really goes to the schools. If the Village puts in residents there, there will be a lot more tax dollars coming in which ultimately alleviates tax pressures. A lot of questions still have to be answer, but look friendly on the TIF. The area needs the infrastructure and redevelopment.

President Hayes said the Board values resident input on everything they decide. This is not a referendum on Heller Lumber or any business in the proposed district. The Board is in the position to attract and retain businesses. The last thing the Board wants to see is the loss of Heller Lumber or any existing business. The Village values Heller Lumber as a strong community partner. The Board's obligation is to put land to its highest and best use. Hopefully, a win/win situation can be put together.

Trustee Rosenberg asked how existing businesses can stay. **Mr. Enright** said the Master Plan references relocation and redevelopment. It shows a mixed use development with 3-5 story buildings. Some would be residential only. The intent is to relocate a lot of the businesses. Some may be able to be incorporated in a new development project like the bowling alley or Cassidy Tires. There have already been preliminary discussions and sites visited. Some business will be retained. With redevelopment, structures need to be taken down for redevelopment to occur. The intent of the Plan is not for most businesses to stay. There is $12 million budgeted for relocation. The Budget is rough and the numbers put forth are estimates. Most of the money goes to extensive public improvements like water detention, sewers, and rebuilding roads. Each business will be handled on a case by case basis. When a developer comes forward, then the exact costs can be determined. The existing rail line would be removed.

Trustee Rosenberg cited the report number which showed that the Village's overall EAV has gone down 16%, but the Hickory Kensington area has gone down over 40%. So, over the past 5 years it has experienced over twice the decline over other areas in the Village. This is what's happening as this area has been "redeveloping on its own." This decline is the reason the Village is looking at redevelopment. The Board is business friendly and will help to relocate and rehabilitate to keep businesses in the area. The overall goal is to create a more business friendly environment and shore up the tax structure within the Village, rather than have buildings sit empty year after year. Ultimately, this would get taxes to a lower level. TIF is a good tool to use, eminent domain is rarely used.

Trustee Blackwood said that relocation and eminent domain seem to be the main concerns of the speakers. The Village rarely uses eminent domain and if it is invoked, the Village does not take property at a deeply discounted value. Two appraised values are put forth, one from each party and a discussion occurs to make sure something is equally agreed upon. She restated that $12 million is devoted to relocation. She asked what locations had been looked at for the lumber yard. **Mr. Perkins** said that there was one that seemed a possibility. The goal is to primarily look for a site by the rail because of the monthly deliveries. He said he would like to have a win/win and keep Heller Lumber here, the business generates good sales taxes and the Village would like to keep that.

Trustee Blackwood said the third phase is when relocation would occur. Each site would be worked on a project by project basis. **Mr. Perkins** said it will take several years for a developer to put a plan together. Along Arthur there is 42,000 square feet available for small businesses. There are some larger spaces that can accommodate 30,000 square feet. The rollout timing hinges on developer interest and tax increases over time, there is no predicted schedule. This is a long term vision and could take many years.

Trustee Farwell said the New London case, was really a case specific to eminent domain. There is relocation here, but eminent domain has not been spoken of in respect to this plan. Instead, the Village is trying to create an environment in which free market development can thrive. He noted a number of local businesses that stayed and thrived in the Downtown TIF Districts. It is not a forgone conclusion that the Board is going to bulldoze buildings and take property with eminent domain. The Village doesn't build the buildings, the developers do, so the "build it and they will come" phrase does not apply. He asked Mr. Rychlicki to review how the area qualified as a TIF.

Mr. Rychlicki said the structures were evaluated and 100% of the structures in this area are 35 years old or greater which makes the area eligible under the conservation criteria. The area also qualified for the TIF under the following criteria: deterioration of structures and site improvements, obsolescence (like the Dana Molding plant), inadequate utilities, lack of community planning, stagnant EAV, and deleterious layout. The area is in absolute decline based on the threshold factors. There have also been many cases for tax reduction made to the County from property owners in this area. Site surveys were conducted and each parcel was evaluated.

Trustee Sidor asked which properties need to be redeveloped for the success of the project. **Mr. Perkins** replied that the former Dana Molding site, the Mariano's parking lot and the Heller Lumber site are the most logical to redevelop. Heller Lumber is the most critical businesses to retain and also the most challenging to relocate. The Mariano's parking challenge also needs to be addressed. That block is ripe for redevelopment but will also have the highest cost to deal with. The triangle piece would be second. **Trustee Sidor** clarified that 24 businesses would be affected (130-135 employees) and asked if new homes can be found for all of them. **Mr. Perkins** explained that Dana Molding wanted a larger facility with access to the expressway and got it in a Carpentersville TIF District. Mr. Perkins said that new locations will be found for these businesses once a developer is interested and makes a proposal, at that time the current inventory of locations is assessed for suitability. These changes are predicated on a proposal from a developer and that may be years away, so it is difficult to predict. **Trustee Sidor** asked how Heller Lumber would be accommodated. **Mr. Perkins** said the Village will try very hard to find a way to keep them in Arlington Heights. It is important that the business stays close to the rail. Heller Lumber has been here 91 years and it is important to find a home for them. **Trustee Sidor** said he likes the plan for the area and hoped that the Village would not use eminent domain. He would like to see a win/win situation. Redevelopment would be good, but he wants ensure that TIF monies are used to relocate the businesses.

Trustee Scaletta said that when Lattof closed, it was a huge concern. Fortunately Mariano's came in and sparked development of the area. Some have said "wait and see what happens," but all these buildings and infrastructure are 35 years old or more. It's been said this is a tax break for developers but TIFs are used for utilities, to clean up the land and business relocation. The Village needs to take care of the soil, as many things have gone into it and end up in the groundwater. Has the Village rushed into this? Back in July of 2013 the Board was asked to approve Phase 1 and 2 at the same time, but out of caution the Board chose to fund Phase 1 only. After the Board had the opportunity to review Phase 1, which demonstrated that the area qualified for a TIF, Phase 2 was approved. There was no rush. There were no objections from Mr. Heller during this process. Trustee Scaletta said he understood that more information sometimes changes opinions. Eminent domain is not for taking away property, it's there for the one guy who ups the price of his property thinking he won the jackpot and is holding up the development. Many meetings have been held; some of them lasting several hours, and all questions have been answered. After these meetings, the Plan Commission reviewed the TIF and the taxing bodies approved. There have been objections to other TIF Districts from taxing bodies in the Northwest Suburbs. Getting all the taxing bodies to agree is no small thing. The State Legislature agreed. The Village has been prudent, and there has been no rush to judgment, some of the comments received have not been fair. No developer is getting rich. Developers have to use their money to pay to upgrade the area to provide for the development they are creating. No one is going to develop this property as it is today because of the cost to redevelop the infrastructure.

Trustee Tinaglia said he would never vote for eminent domain unless the property owner thinks they are a lottery winner. He said the Village works hard at retaining and bringing businesses in. This area has had a Bank, a Jewel food store, a Browns Chicken; this is a property that has changed from time to time. It's a poorly laid out area surrounded by residential properties with some long term outstanding businesses. Because of the talk of a potential TIF, these property owners will be in a position to get out of properties they have been unable to sell if they want to. It is not the Board's purview to kick businesses out. Change is hard to embrace, but is often very good and the Downtown is a good example. It wouldn't be what it is today without a TIF. The issue is not about Heller, which could probably go another 91 years; it's about the rest of the area. Think of all that could be lost if the village doesn't do this, it could be so much more exciting than it is right now. He said he hated the idea that something could be negative toward a family or a business. The Board, as a group, need to help these businesses in every way possible. Some property owners want out, and this is their exit strategy. For those that don't want out, we will do everything we can to help you.

Trustee Labedz said this may be difficult for those who have just become aware of the Redevelopment Plan. She said the Village did not rush into this process and she was on the Plan Commission when they saw the beginnings of this process years ago. Many hours have been spent at meetings in these past two years and there has been no rush to review this. Some comments were made saying the Downtown development would have happened without a TIF. She noted that downtown used to be empty and except for train activity, there was not much happening. Now, every weekend night is bustling. That would not have occurred without a TIF. Many people were against the Downtown TIF, and many of those same people are now some of its most ardent supporters. She said the Board is committed to helping the existing businesses in the best possible way. There is a strong pro-business environment in the Village these days. Eminent domain has never been a big part of the discussion, but in the event it is invoked, a public hearing process would have to occur. It would not be something that happened behind the scenes. **Mr. Perkins** said that eminent domain is not being considered, but it is an available tool, so the Village was being transparent by disclosing it as it would be allowed under the Statute. But at no time has it been considered.

Trustee Glasgow said with the numbers put forth the plan makes common sense, is logical and a good idea.

Trustee Scaletta asked Mr. Enright to review the boundaries of the TIF Distrct. Mr. Enright explained that the TIF District had different/smaller boundaries than the Hickory Kensington Area Plan and stated that the Park District property was included in the TIF District as it may be used for underground storm water detention.

President Hayes said he was committed to keeping all of the businesses. He said the Village will continue to work with them and was looking for a win/win situation. He said it can be achieved with the property owner's help. He thanked the residents for their attendance and input, and said he took their concerns seriously.

Trustee Thomas Glasgow moved to approve. Trustee John Scaletta Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

XIII. LEGAL

A. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code (Making available Class "B" and "T" liquor licenses) — Approved

Trustee John Scaletta moved to approve 14-032. Trustee Thomas Glasgow Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

XIV. APPOINTMENTS

XV. PETITIONS AND COMMUNICATIONS

XVI. REPORT OF THE VILLAGE MANAGER

XVII. ADJOURNMENT

Trustee John Scaletta moved to adjourn. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Rosenberg , Scaletta , Sidor , Tinaglia .

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.

July 4, 2014, Independence Day

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

Dear Board President Hayes and Trustees:

I am writing to request that you vote ***NO*** to establishing the Hickory/Kensington TIF. I did not come to this position lightly or quickly. In this letter I lay out my reasons for this recommendation.

My family and I were slow to understand the exact nature and process for the redevelopment of the Hickory-Kensington (H/K) area. We now understand that there are three distinct parts to this process: 1) creating the H/K Area Plan, 2) rezoning the area with an overlay that is compatible with the Village's Comprehensive Plan and, finally, 3) establishing a H/K TIF District. We have been supportive of this process through phases 1 and 2, in large part because of the assurances we have received from Village staff and elected officials. We cannot, however, support phase 3—the establishment of the H/K TIF District.

The H/K Plan is extensive and comprehensive. Our family is appreciative of the scope and quality of the work accomplished by Messrs. Perkins and Enright and the staff of the Planning Department in preparing the H/K Plan. We were impressed with their willingness to consult with us on the impact if any of the plan on our operations, especially through phases 1 and 2.

Most important to us are the assurances given us that Heller Lumber will be allowed to continue in business at 24 N. Hickory Avenue as long as desired, and even able to "re-tenant" those premises into perpetuity. These assurances have been expressed repeatedly both orally and in testimony throughout the H/K Plan development process.

To understand the importance of these assurances to us, it may be helpful to review briefly our long-time involvement and commitment to the Village of Arlington Heights. The Heller family moved to Arlington Heights about 1921, opened The Heller Lumber Company April 1, 1924, and are into our fifth generation in town. The fourth generation is now managing the lumber yard. We love "The City Of Good Neighbors" and we are proud to be members of it and of the contributions our family has made to it. We have supported every bond issue proposed by the village, both school districts, the park district, the library, and have made many contributions to the Historical Society. We have watched and prospered as the village grew from a population of 3500 to over 70,000. It is our desire to continue operations at our current location, 24 N. Hickory, raise our children, grandchildren, and great-grandchildren, and continue to contribute to the progress of our city.

We understand that the only thing constant is change, and that therefore the village must plan ahead. If history is accurate, the current businesses will eventually give way, and absent any planning, may be replaced by who knows what, therefore planning is a necessity.

On January 7, 2013, the Village Board considered phases 1 and 2 of this project, the H/K Area Plan and the recommendations for rezoning this area and creating an overlay consistent with the Comprehensive Plan.

In the course of their deliberations, the Board adopted a number of recommendations that make provisions for redeveloping this area, but also take into account the needs of those companies currently doing business in this area. At this point, we thought that both Village staff and elected officials had reaffirmed their assurances to allow companies on Hickory Avenue to continue doing business, and even re-tenant "into perpetuity." We were grateful to the Board for its commitment to allow Heller Lumber to continue operations in Arlington Heights.

Then we attended the June 11, 2014 meeting of the Redevelopment Commission. At the beginning of those deliberations, we were reassured again; when asked if, under the Hickory/Kensington Plan, Heller Lumber could continue in operation indefinitely, Mr. Enright responded "absolutely." However the consultant from KMA then stated that the TIF was highly unlikely to succeed without redevelopment of the businesses on Hickory which is projected to raise the EAV and increase tax revenue with which to fund the TIF. He also stated that Illinois law requires TIF's to show considerable progress toward achieving their goal in the first seven years of existence or they may not be able to continue for the full 23 years. At this point, it appeared to us that enacting a TIF would put the numerous assurances that we had received in jeopardy.

In the course of the Redevelopment Commission's public hearing the topic of Eminent Domain came up. When questioned by some of the commissioners, staff indicated that the village can and has used this tool to transfer property in a TIF from one private enterprise to another for the purpose of increasing tax revenue. We are aware that the Supreme Court has ruled favorably on this use of Eminent Domain. You undoubtedly know, however, that this practice is viewed unfavorably by 70% to 85% of the citizenry of the United States. For this reason some predict this ruling will eventually be overturned. As I understand it, without the TIF, Eminent Domain may be used only for Public Use, i.e., Roads, Police Stations, Etc.

Our concerns were crystallized when Commissioner Jay Cherwin raised the most fundamental issue: It is hard to see how the Village can pursue redevelopment of the H/K TIF District and still allow the businesses on Hickory to continue their current operations and current land use.

We were naïve enough to believe that the assurances of grandfathering in businesses on Hickory that allowed their operation into perpetuity, if they wished, pertained to the whole H/K project from start to finish. We were shocked to learn that those assurances pertained only to phases 1 and 2, and could be made null and void with the adoption of phase 3, the H/K TIF district.

The goals of the village for H/K district are admirable. They can and will be achieved naturally over time without the TIF, at the behest of the owners, as free market forces occur. The TIF district is superfluous as the Overlay Rezoning alone will provide the desired end result on Hickory Avenue, albeit perhaps not as soon, but eventually in a natural fashion. There is no need for the passage of this ordinance.

We respectfully request a NO vote on the TIF, thus allowing us our full freedom to proceed with developing our property when we so choose.

If, however, the Board does not feel it can vote down this measure, we request that the matter be postponed until the village staff and Board can work through more specifically how a transition under a TIF would take place.

Although our primary objective is to continue doing business in our current location in Arlington Heights, we do not want to be in a position where we are expected to relocate under duress or an unreasonably tight time schedule. In the face of the possibility that the H/K TIF district may be established, due diligence on our part requires that we explore alternatives to continuing operations in our current location and we have begun that process.

Throughout many of the documents concerning the Hickory/Kensington Redevelopment Area, there are references to providing assistance to help existing businesses make a transition out of this area. Heller Lumber is mentioned multiple times in this connection, and we have met with the Planning Department on this issue.

At the June 11 2014 meeting, the consultant indicated there would be a $35 million budget that would be available to facilitate the redevelopment of this area, with $12 million specifically identified to help with the transition. Further, the Village can expect a significant increase in tax revenues if the area's EAV increases from the current $9 million to the projected $30 to $40 million when the TIF District is fully implemented.

Accordingly, as part of your deliberations and actions, we ask the Board to instruct Village staff to work with us and other businesses in the area to develop transition plans and budgets that ensure we are treated fairly and that we can, if necessary, make any transitions successfully without being under duress or stringent time requirements, or suffering financially. Therefore they should include how much of the cost of relocation and moving will be covered, and what incentives will be offered to remain in Arlington Heights. Those plans should come back to the Village Board for its review.

In our opinion, it is then, and only then, that the Board should take up the matter of a TIF District for the Hickory/Kensington area. Consequently we ask for a NO vote, or barring that we ask for a postponement.

I thank you for your giving this matter the thoughtful attention that it deserves.

Respectfully submitted,

Robert L. Heller

Robert L Heller

THE EFFECTS OF TAX INCREMENT FINANCING ON ECONOMIC DEVELOPMENT

by

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The Effects of Tax Increment Financing on Economic Development[1]

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ABSTRACT: Local governments attempt to influence business location decisions and economic development through use of the property tax. Tax increment financing (TIF) sequesters property tax revenues that result from growth in assessed valuation. The TIF revenues are to be used for economic development projects but may also be diverted for other purposes. We have constructed an extensive data set for the Chicago metropolitan area that includes information on property value growth before and after TIF adoption.

In contrast to the conventional wisdom, we find evidence that cities that adopt TIF grow more slowly than those that do not. We test for and reject sample selection bias as an explanation of this finding. We argue that our empirical finding is plausible and present a theoretical argument explaining why TIF might reduce municipal growth.

[1] The support of The Civic Federation for compiling the northeastern Illinois tax increment finance database is gratefully acknowledged. Earlier versions of this paper were presented at a Lincoln Institute of Land Policy conference at the University of Wisconsin-Madison, annual meetings of the Regional Science Association, the Illinois Economic Association, and the National Tax Association, and seminars held at the University of Chicago, Lake Forest College, and Loyola University. We thank Peter Bernstein, Michael Dardia, Koleman Strumpf, Jeffrey Sundberg, George Tolley, and Robert Wassmer for helpful comments on earlier versions. We also thank Diane McCarthy for superb research assistance.

I. Why economic development incentives?

Why do local governments find it in their interest to offer economic development incentives (EDIs)? Are EDIs desirable from the point of view of the entire metropolitan area or are they selfish actions on the part of one local government? There are at least four general reasons why EDIs might be offered. We give these four reasons the shorthand names: (1) market failure, (2) blighted areas, (3) bidding wars, and (4) intergovernmental revenue shifting.

First, EDIs might correct some market failure in the development process. If, for example, competitive markets fail to exploit agglomeration economies, governmental policies might engineer an appropriate mixture of industries in a particular area and improve on what private real estate developers would be able to bring forth. Of course, as we know from the national industrial policy literature, even though such benefits are theoretically possible, in practice they are unlikely to be realized (Krugman 1997). Use of EDIs to encourage economic growth requires governments both to withstand the temptation to curry favor by subsidizing influential industries and to have a sophisticated understanding of economic interactions.

EDIs might be used for the straightforward purpose of aiding economically distressed or "blighted" geographic areas. Governments aid blighted areas either to redistribute income (premised on the belief that poor people benefit disproportionately from subsidies to these areas) or because they care about the geographic, as well as interpersonal, distribution of income. Bartik (1991) argues that this sort of redistribution is efficiency enhancing "[b]ecause the most aggressive policies will be pursued by depressed areas that need growth the most .... Furthermore, widespread economic development subsidies may encourage an expansion of national employment, leading to a lower national unemployment rate" (pp. 206-7).

Thirdly, EDIs may have no positive social function but simply be the result of a bidding war among different localities. Competitive governments bidding for business development could be a zero-sum game with wins by some players offset by others' losses. Alternatively, Bogart (1998) suggests the bidding for business development presents the classic "prisoner's dilemma" problem of a negative-sum game in which the players would be better off if no one choose to play. Although local government revenues may be diminished by a bidding war, the outcome is not necessarily socially undesirable. Cities may charge business taxes exceeding the marginal cost of providing services to business (Oakland and Testa 1996). Businesses may threaten to (or actually) move in order to gain EDIs that bring their total tax burden down to the marginal cost of the services they consume. Whether this redistribution of income from city governments to businesses is socially desirable depends on the final incidence of tax revenue collected from business-a subject not settled in the economic literature.

In a federalist system, a fourth reason that governments may issue EDIs is that they can pass the cost along to another level of government. For example, many states have redistributive grant programs that give higher levels of state aid to local governments with smaller property tax bases. Depending upon the state aid formula, lower level governments may recoup some revenue foregone through EDIs with higher state aid. Similarly, when special purpose governments geographically overlap general purpose governments the general purpose government may issue tax relief at the expense of the special purpose governments.

The four reasons for adoption of EDIs have different implications for the growth in property values. Since we are concerned with a type of EDI that targets one area of the city, the following matrix summarizes the predictions for the impact in the target and non-target areas:

Motive	Predicted Impact on Growth in	
	Target Area	Non-Target Area
(1) Market Failure	+	0 or +
(2) Blighted Area	+	—
(3) Bidding War	0	0
(4) Revenue Shifting	0 or +	0 or —

A government subsidy to correct market failure should increase the growth rate of property values in the target area, and, depending on whether there are spillover effects, might also impact the rest of the city. The blight or redistributive motive should help the target area at a cost to the rest of the city. If, because of a prisoner's dilemma incentive, every town adopts EDIs, none will benefit with relative growth. If the motive is to move revenues from one layer of government to another, any positive effect in the target area should be offset by a negative effect elsewhere.

II. What is TIF?

In this paper we focus on a particular kind of EDI called tax increment financing (TIF). TIF is an economic development tool available to municipalities in forty-four states (Forgey 1993). What distinguishes TIF from many earlier EDI programs is the lack of a direct subsidy from higher levels of government. Instead of a direct subsidy, TIF district expenditures are financed out of "incremental" local property tax revenues. To qualify for TIF designation, an area usually must meet a state statutory definition of "blighted" status. The checklist of qualifications for blighted status is largely a carry over from earlier federal or state grant programs for local economic development.

Although the precise rules vary among states, the increment to the tax base is usually calculated as the difference between the current assessed value of property in the district and the assessed value of property at the time of inception of the district.[2] Incremental tax revenues are the product of the incremental tax base times the aggregate tax rate of all local property-taxing jurisdictions, not just the sponsoring municipality. The incremental tax revenues can be used to pay allowable economic development costs within the district, such as site assembly or infrastructure improvement. Because of timing differences between TIF expenditures and receipts, the usual practice is to use the TIF-district taxing authority to borrow for development expenditures in the early years and then pay off the bonds with incremental revenues in the later years.[3]

As established, designation of a portion of a municipality as a TIF district could cause an increase, decrease, or no change in the economic growth of the municipality. If TIF enables municipalities to correct market failures, municipalities with TIF districts will grow faster than they otherwise would have. If TIF redistributes growth toward blighted and intrinsically less suitable areas, municipalities that adopt TIF may grow more slowly than they otherwise would have. (A formalization of the argument that TIF-based redistribution might slow municipal growth is given in Appendix 1.) Finally, if these two effects balance out, or if TIF is merely a redistribution of revenue among different level of government with no effects on government spending, municipalities with TIF may have the same rate of growth as those without TIF.

The fact that the TIF district authority has access to incremental revenues calculated from the aggregate tax rate from all local taxing jurisdictions is crucial for understanding the politics and economics of TIF. The use of revenues that in the absence of TIF would belong to overlying governments to finance municipal economic development expenditures raises an important

[2] California has a slightly more complex system. See Dardia (1998) for details.
[3] For more on the mechanics of TIF, see Bland (1989), Calia (1997), Chapman (1998), Dye and Sundberg (1998), vmForgey (1993); Paetsch and Dahlstrom (1990), or Redfield 1995).

question: Does TIF adoption causes future growth in property values or does anticipated growth in property values cause the decision to adopt tax increment financing?

If the TIF district expenditures are the clear and sole cause of the future growth in property values, then the use of tax increment financing just links revenues that would not otherwise have existed to the development expenditures that gave rise to those revenues. In this case, allowing non-municipal governments to participate in future revenues without requiring them to participate in the development costs would be both unfair and inefficient. In most states, to establish a TIF district a municipality often must stipulate that there are no prospects for growth in property values "but for" the use of TIF. However, this attribution test is often criticized as a mere pro forma assertion made in the self-interest of the municipal government without reasonable standards of proof.

Why might municipalities have an incentive to adopt TIF even if the "but for" test is not met? If any increment to the property tax base-new development, improvements, real appreciation, or even merely inflationary increases in the values of existing properties-would have occurred independent of the TIF expenditures, then TIF becomes a device for "capturing" property tax revenues that otherwise would have gone to non-municipal governments, such as school districts. The mix of local tax rates varies enormously from town to town and state to state, but in Illinois the shares of the aggregate tax rate are roughly fifteen percent municipal, sixty percent school district, and twenty-five percent other types of local government. Therefore, for each fifteen cents of own revenues the average Illinois municipality diverts eightyfive cents of revenues from other governments into the TIF district budget.

The direction of causation-from TIF adoption to growth or from anticipated growth to TIF adoption-is thus an empirical question with important implications for policy.

III. Econometric methodology and sample selectivity results

We estimate the impact of TIF using a sample of 235 northeastern Illinois municipalities. The data set includes information on TIF status, fiscal structure, community type, and location for years both before and after the adoption of TIF by about one-third of the municipalities. For more on the extent of tax increment financing in northern Illinois see Appendix 2 and for more on the database see Dye (1997).

As pointed out earlier in the paper, a municipality's decision to adopt TIF may be made for a variety of reasons: TIF might be adopted because the municipality recognizes that the area is likely to be developed and wishes to capture the revenue increment from overlying governments. On the other hand, TIF might be used in an area that is hopelessly blighted on the theory that TIF designation does not risk any revenue.

In the first case, a comparison of the growth rates of TIF districts with the growth rate of other areas will tend to <u>overstate</u> the impact of TIF on growth-these areas were selected specifically because they were expected to grow. But in the second case, a comparison of the growth rates of TIF districts with the growth rate of other areas will tend to <u>understate</u> the impact of TIF on growth-these areas were selected specifically because they were less likely to grow.

In his econometric analysis of TIF in Michigan, Anderson (1990) recognized this issue and treated TIF adoption as a sample self-selection problem. Anderson estimated a structural probit model with equations explaining both TIF adoption and post-TIF property value growth rates and found evidence of significant sample selectivity. Summarizing his results in the probit equation explaining TIF adoption, Anderson states:

> [C]ities with growing populations . . . were more likely to adopt TIF plans . . . while those with declining populations were less likely to adopt .... It may well be that city officials, seeing growth

> occurring, use the TIF mechanism to capture property tax base, rather than use the mechanism to stimulate growth in the local economy. While this coefficient does not provide a definitive
> answer it strongly suggests that prior growth is responsible for TIF adoption. (p.160)

In a second stage, Anderson estimated separate property value growth equations for municipalities with and without TIF districts, making appropriate correction for the self-selected nature of the sample. We duplicated Anderson's procedure with our data set and could not reject the hypothesis of no sample selectivity bias. More detail on our procedures and regression specifications are given in Appendix 3.

Anderson's model allows TIF adoption to be a self-selected variable but does not explicitly incorporate TIF as a variable affecting a municipality's growth rate. Because we want to incorporate explicitly the impact of TIF on municipal EAV growth, we also investigated empirical models that treat TIF as a self-selected treatment (Greene 1993, and Barrow, Cain and Goldberger 1981). (See Appendix 3 for a formal comparison.) That is, we assume that TIF is self-selected and that TIF adoption may have an impact on a city's growth rate. An advantage to our econometric approach is that it produces an easily interpretable estimate of the effect of a TIF on a city's growth rate. [4]

Our first stage results (prediction of TIF adoption) are discussed in section IV .5 Our second stage results are reported in Appendix 3. We cannot reject the hypothesis of no sample

[4] A medical analogy may make clear the distinction between Anderson's and our econometric approaches. Imagine a disease that potentially stunts the growth of teenagers and a treatment (called TIF) which may enhance growth. There may be self-selection in who undergoes the treatment. Anderson's model allows for the possibility that those adopting treatment may be different than those that do not get treatment but does not explicitly measure how much the treatment stimulates growth. Our method explicitly measures this effect. Furthermore, our method allows us to measure the intensity of treatment (measured by the size of the TIF district compared to the city) and take into account that larger TIF districts may have stronger effects than smaller TIF districts.

[5] Initially we used this data set to estimate the time to TIF adoption for each municipality in the sample. We tried a variety of combinations of independent variables and specifications of the survival function (see Kiefer 1988). We had very little success in predicting the observed pattern of TIF adoptions. For all of the empirical specifications we

selection bias when estimating the impact of TIF on municipal growth rates. The estimated OLS coefficient on TIF is therefore an unbiased estimate of the effect of tax increment financing on property value growth.

The next two sections of the paper discuss the TIF adoption decision and property value growth equations separately.

IV. The TIF adoption decision.

Our TIF adoption equation includes four categories of variables: pre-adoption growth rate, fiscal structure, municipality type, and location. Table 1 presents the full definitions and means of the dependent variable (TIF) and the four groups of independent variables in the "adoption" equation as well as some additional variables introduced in the subsequent "growth" equations.

examined our statistical models greatly under-predicted TIF adoption during the period 1984 to 1992. Because we were unable to predict the precise year of TIF adoption we refocused on the more modest goal of trying to understand which municipalities ever adopt TIF. See Anderson and Wassmer (1995) for a survival analysis of adoption of economic development incentives.

Table l: Variable Definitions and Means

NAME	DEFINITION	MEAN	
		Adoption Equation	Growth Equation
TIF Status:			
TIF	Dummy Variable for TIF Adoption: 1 if Adopted TIF in the 1984 to 1991 period, 0 if Never Adopted TIF	0.34	0.34
TIF Share	TIF District Share of Total Equalized Assessed Property Value 1992		2.28
Years Since	Number of Years Since TIF was Adopted to the 1992 Beginning of the Growth Period		1.55
Growth Rates:			
Prior Growth	Annualized Growth Rate in Total Municipal Equalized Assessed Value for the Pre-Adoption (1980-1984) Period (%)	4.63	
Total Growth	Annualized Growth Rate in Total Municipal Equalized Assessed Value for the Post-Adoption 1992-1995) Period (%)		6.55
Non-TIF Growth	Annualized Growth Rate in Non-TIF District Equalized Assessed Value for the Post-Adoption 1992-1995) Period (%)		6.42
Fiscal Structure:			
Municipal Tax Rate	Effective Tax Rate with respect to Equalized Assessed Property Value for Municipality (%) 1.07		
Aggregate Tax Rate	Effective Tax Rate with respect to Equalized Assessed Property Value for All Overlying Local Governments %)		8.46
Non-Municipal Tax Rate	Aggregate Tax Rate minus Municipal Tax Rate (%) 6.57		
Home Rule	Dummy Variable for Municipal Home-Rule Status	0.25	0.29
School Aid Formula	Dummy Variable for School Districts in the "Equalizing" Range of the State Aid Formula	0.46	
Community Type:			
Population	Municipal Population	13,413	14,992
Income Per Capita	Municipal Income Per Capita ($)	12,835	20,538
Poverty Rate	Share of Population with Income Below the Poverty Line (%)	4.43	4.44
Non-Residential Share	Non-Residential Share of Total Equalized Assessed Property Value (%)	35.93	34.21
EAV Density	Equalized Assessed Value divided by Land Area in Square Miles	2.27 E+07	4.61 E+07
Location:			
Du Page	Dummy Variable for Du Page County	0.11	0.11
Kane	Dummy Variable for Kane County	0.07	0.07
Lake	Dummy Variable for Lake County	0.17	0.17
McHenry	Dummy Variable for McHenry County	0.09	0.09
Will	Dummy Variable for Will County	0.10	0.10
Northern Cook	Dummy Variable for the Northern Cook County Assessment District	0.15	0.15
Southern Cook	Dummy Variable for the Southern Cook County Assessment District	0.31	0.31
Distance	Distance from Center of Chicago in Miles	28.68	28.68

The first variable is the pre-adoption-period growth rate in equalized assessed value (geav8084).[6] Dye and Sundberg (1998) show that independent of any causal impact of TIF expenditures on the growth rate, municipalities with higher expected future growth rates would have a greater incentive to adopt TIF. If, as seems plausible, expected future growth rates are positively correlated with past growth rates, we would predict a positive impact of past growth on TIF adoption. Another possibility is that TIF adoption is motivated by need, and would thus be negatively related to prior growth rates.

The second set of determinants of TIF adoption are characteristics of the fiscal structure. The municipal property tax rate (mrate83) should have a positive relationship to the municipal TIF adoption decision for two reasons: Anderson (1990) argues that the municipal tax rate represents the opportunity cost of raising extra municipal revenues without using TIF; Dye and Sundberg (1998) demonstrate that, if there is an expected positive impact of TIF on property values, a higher tax rate means larger future revenues for the town. The non-municipal property tax rate, the combined tax rate of the school district and all of the other overlying governments (nmrate83), represents the opportunity for municipal decision-makers to capture revenues from other governments.[7] We expect the non-municipal tax rate to be positively associated with TIF adoption. Home-rule status (hr83, with lies and 0=no) represents an Illinois institution that allows some municipalities, generally those with population over 25,000, much greater flexibility in setting property tax rates and greater access to non-property tax sources of revenue. As is the case in many other states, the State of Illinois school-aid formula calculates grants to local school

[6] The four year 1980-84 pre-adoption growth period is chosen because during this period municipalities in Cook County were reassessed every fourth year.

[7] An alternative measure of the opportunity to capture revenues from other governments is the non-municipal tax rate as a share of the aggregate municipal and non-municipal tax rate. This measure, characterized as the TIF "subsidy

districts inverse to the amount of taxable property. School districts in the equalizing range of the formula (formula, with 1 =equalizing range and 0=not) are partially compensated for the loss of tax base to the TIF district and thus should be less resistant to TIF adoption.[8]

A third set of variables represents the type of the municipality. We use population (pop83) to measure the size of the community. Larger size may be associated with a greater probability of TIF adoption either because of increased need or opportunity to develop specific districts or as a proxy for the ability of the local government to devote specialized resources to economic development planning. The level of per capita income (pci83) is inversely correlated with the need to develop and is also a measure of ability to pay. Another measure of need or ability is the poverty rate (prate79). Since TIF is most suited to non-residential development projects, municipalities with a larger non-residential share of EAV (nrshare83) may be more prone to adopt TIF. A measure of the intensity or extent of prior development in the community is the value of EAV divided by the area of the municipality in square miles (eav83area).

Finally, a set of variables measures the location of the community. There are dummy variables representing each of the collar counties (Du Page, Kane, Lake, McHenry, and Will).s[9] In Cook County, there are dummy variables for the northern and southern portions (N. Cook, and S. Cook) since these areas have different types of towns and are re-assessed in different years. We also include a variable that measures the distance of each municipality from the center of Chicago in miles (distance).

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rate" in Huddleston (1981 and 1984), is used in Anderson's (1990) empirical study of TIF in Michigan, but is by definition negatively correlated with the municipal tax rate.

[8] See Dye and Sundberg (1998) for an elaboration of this point and Anderson (1990) for a similar school-aid variable.

[9] In much of the analysis it is necessary to combine the similar counties of Kane and McHenry into one dummy variable "McKane," because of the small number of TIF adoptions.

Table 2 presents the results from using these variable to predict the TIF-adoption decision (1=adopted TIF in the 1984 to 1991 period, 0=never adopted TIF) for the 235 sample municipalities using a probit model. The bottom of Table 2 indicates that the model predicts TIF-adoption status correctly in seventy-nine percent of cases. Specifically, 53 of the 81 TIF-adopters were correctly predicted and 132 of the 154 non-adopters were correctly predicted.

Note first from Table 2 that the measure of pre-adoption growth in property values (geav8084) has an insignificant impact on the TIF-adoption choice. Given that the confidence interval around the coefficient on growth includes both positive and negative values, we cannot reject the hypothesis that slow growth motivates the use of development incentives nor can we reject the competing hypothesis that high growth motivates the uses of TIF to capture future increases in tax revenues.

Table 2
Probit Estimation of TIF-Adoption Decision

Variable Category	**Variable**	**Coefficient** (z-ratio)
Prior Growth	geav8084 Growth in EAV 1980-1984	0.04 (1.04)
Fiscal Structure	mrate83 Municipal Tax Rate 1983	0.45 (2.51)
	nmrate83 Non-Municipal Tax Rate 1983	-0.05 (0.35)
	hr83 Home Rule 1983	-0.31 (0.96)
	formula School Aid Formula	0.21 (0.79)
Community Type	pop83 Population 1983	3.00E-05 (2.75)
	pci83 Income Per Capita 1983	-4.58E-05 (1.58)
	prate79 Poverty Rate 1979	-0.02 (1.00)
	nrshare83 Non-Residential Share EAV 1983	0.01 (2.03)
Location	eav83area EAV Density 1983	4.10E-09 (0.43)
	Dupage county	-0.08 (0.20)
	Lake county	-0.42 (0.77)
	Mchenry or Kane County	-1.60 (2.24)
	Will County	-0.66 (1.24)
	North Cook county	-0.41 (1.05)
	Distance from CBD	0.01 (0.49)
Intercept	constant	-0.971 (0.81)
	Number of observations	235
	chi^2(15)	58.81
	Prob. > chi^2	0.0000
	Pseudo R^2	0.2635
	TIF Adoptors	**Non-Adoptors**
# Predicted TIF	53	22
# Predicted Not	28	132
Total	81	154

As predicted, the municipal tax rate (mrate83) has a positive influence on TIF adoption. None of the other measures of fiscal structure-non-municipal tax rates (nmrate83), home-rule status (hr83), equalizing school-aid formula (formula)- have a statistically significant impact on the TIF-adoption choice. Population (pop83) has a strong, positive relationship with TIF adoption-whether out of increased sophistication or increased opportunity. As hypothesized, municipalities with larger shares of non-residential property (nrshare83) are significantly more likely to choose to designate a TIF district. Neither per capita income (pci83) nor the poverty rate (prate79) have a significant impact on the TIF-adoption decision. Among the location measures, only the dummy variable for location in either Kane or McHenry County ("McKane") is significant-with a negative impact on adoption.

V. What is the effect of TIF?

The next question is: Does TIF adoption significantly affect a municipality's EAV growth rate? We have no theoretical prior belief about whether TIF should increase municipal growth rates (by exploiting agglomeration economies), lower growth rates (by encouraging development of economically inefficient blighted areas), or have no effect on growth rates (by merely relocating economic activity geographically).

Raw data on mean annualized EAV growth rates by TIF status, shown in Table 3, suggest that TIF adoption has a devastatingly negative impact on municipal growth. In the pre-TIF period (1980 to 1984) municipalities that would later adopt TIF (TIF adopters) had a slightly higher mean annualized EAV growth rate than municipalities that did not later adopt TIF (4.94% versus 4.47% per year). However, in the post-adoption period (1992 to 1995), the EAV growth rate for TIF adoptors was far lower than for non-adopters (4.96% versus 7.38%).

Table 3
Annualized Growth Rates in Municipal EAV
for 1980-84 (Pre-adoption) and 1992-95 (Post-adoption) Periods
by TIF-Adoption Status

Period	TIF Status	#	Mean	Std. Dev.	Min.	Max.	Median
Pre-adoption 80-4)	TIF Adopters	81	4.94	2.61	-0.38	12.20	5.03
Pre-adoption (80-4)	Non-adopters	154	4.47	3.28	-6.22	20.97	4.48
Post-adoption (92-5)	TIF Adopters	81	4.96	3.32	0.03	19.23	4.07
Post-adoption (92-5)	Non-adopters	154	7.38	5.51	1.03	45.41	5.68
Growth in Non-TIF Portion of Municipal EAV:							
Post-adoption (92-5)	TIF Adopters	81	4.57	2.91	-0.07	15.47	4.08

The bottom row in Table 3 presents the post-adoption EAV growth rate in the non-TIF portion of TIF-adopting communities. This growth rate (4.57) is lower than the overall municipal growth rate of 4.96 since TIF areas grew faster than the municipality average.

On its face, this comparison of pre- and post-adoption means might suggest that TIF adoption costs municipalities more than 2% in EAV growth per year. A little reflection however provides opportunity to temper this conclusion. First, the samples are quite heterogeneous. The standard deviations of the sample means are quite large in all cases and sample means of postadoption growth in EAV of the TIF-adopting and non-adopting municipalities do not differ significantly from each other. In the post-adoption period, median growth rates are much closer than the means. Furthermore, the raw EAV growth rates do not account for any of the other differences between TIF adopting and non-TIF adopting municipalities. We know from Table 2 that TIF-adopting municipalities tend to have higher municipal tax rates, larger populations and are less likely to be located in the relatively rural areas of McHenry and Kane counties. Perhaps it is these characteristics, rather than the existence of a TIF, that resulted in relatively slower EAV growth rates in TIF-adopting communities.

To explore this question in greater depth, we perform statistical analyses designed to control for factors other than TIF that might affect the growth rate of a municipality's EAV. As noted, the concern that municipalities that adopt TIF may be a self-selected sample is addressed in Appendix 3 and test results suggest that self-selection bias is not a problem with this sample.

Our empirical analysis of EAV growth rates in the post-adoption period includes three types of control variables. The community type and community location variables in the growth equations are similar to those in the adoption equations but are measured at the end of the adoption period (1992) rather than the end of the pre-adoption period (1983). The fiscal structure measures that belong in a growth equation are, however, different than for an adoption equation. We hypothesize that growth will be negatively impacted by the aggregate tax rate for the municipality and all of the overlying governments (arate92), but not by the municipal or nonmunicipal rates separately. Also, there is no reason to believe that the range of the school-aid formula will impact growth in property values. Home-rule status (hr93) may affect a municipality's ability to influence its growth rate, and is also a proxy for large size.

Ordinary least-squares regression results are presented in Table 4, where the dependent variable is the annualized growth in total EAV between 1992 and 1995, and Table 5, where the dependent variable is the annualized growth in non-TIF district EAV between 1992 and 1995.

Table 4

Equations for Growth in Total Municipal Property Value 1992-95

Variable Category	**Variable** (t-ratio)	**Specification number:** 1	2	3	4
TIF Status	TIF	-0.79 (1.55)	-1.35 (2.75)	-1.68 (2.17)	-2.18 (2.88)
	tshare92		0.08 (1.98)		0.07 (2.02)
	yearsince			0.20 (1.27)	0.19 (1.22)
Fiscal Structure	hr92	-0.80 (1.72)	-0.79 (1.65)	-0.79 (1.70)	-0.78 (1.62)
	arate92	-0.23 (0.96)	-0.21 (0.87)	-0.22 (0.90)	-0.19 (0.82)
Community Type	pop92	1.10E-06 (0.10)	4.88E-06 (0.46)	-2.23E-06 (0.19)	1.69E-06 (0.15)
	pci89	-7.71E-05 (3.37)	-7.86E-05 (3.43)	-7.54E-05 (3.27)	-7.70E-05 (3.34)
	prate89	1.15E-02 (0.11)	-2.29E-03 (0.02)	8.65E-03 (0.08)	-4.72E-03 (0.05)
	nrshar92	2.04E-03 (0.10)	2.68E-03 (0.13)	2.39E-03 (0.11)	3.00E-03 (0.14)
Location	eav92area	-2.37E-08 (1.91)	-2.48E-08 (2.01)	-2.50E-08 (1.99)	-2.60E-08 (2.07)
	dupage	0.94 (1.06)	1.21 (1.38)	1.02 (1.13)	1.2 8 (1.44)
	lake	3.40 (2.39)	3.77 (2.73)	3.33 (2.33)	3.70 (2.65)
	mckane	2.34 (1.35)	2.77 (1.60)	2.27 (1.30)	2.70 (1.55)
	will	5.13 (4.15)	5.19 (4.17)	5.14 (4.11)	5.19 (4.12)
	ncook	1.43 (1.59)	1.63 (1.82)	1.39 (1.55)	1.58 (1.78)
	distance	0.04 (0.81)	0.03 (0.56)	0.04 (0.83)	0.03 (0.58)
Intercept	constant	8.69 (3.58)	8.70 (3.63)	8.62 (3.53)	8.64 (3.58)
R-squared		0.3689	0.3754	0.3708	0.3771

Table 5
Growth in Non-TIF Total Municipal Property Value 1992-95

Variable Category	**Variable** (t-ratio)	**Specification number:** 1	2	3	4
TIF Status	TIF	-1.31 (2.79)	-1.05 (2.24)	-1.90 (2.43)	-1.66 (2.12)
	tshare92		-0.03 (1.46)		-0.04 (1.50)
	yearsince			0.14 (0.94)	0.14 (0.97)
Fiscal Structure	hr92	-0.89 (1.92)	-0.90 (1.95)	-0.89 (1.90)	-0.89 (1.93)
	arate92	-0.09 (0.43)	-0.11 (0.47)	-0.09 (0.38)	-0.10 (0.43)
Community Type	pop92	4.33E-06 (0.42)	2.60E-06 (0.25)	2.12E-06 (0.20)	2.31E-07 (0.02)
	pci89	-7.98E-05 (3.56)	-7.91E-05 (3.52)	-7.87E-05 (3.51)	-7.79E-05 (3.46)
	Iprate89	-2.37E-02 (0.24)	-1.73E-02 (0.17)	-2.56E-02 (0.26)	-1.91E-02 (0.19)
	Inrshar92	4.15E-03 (0.20)	3.85E-03 (0.18)	4.38E-03 (0.21)	4.09E-03 (0.19)
Location	eav92area	-2.30E-08 (1.93)	-2.25E-08 (1.88)	-2.39E-08 (1.98)	-2.34E-08 (1.94)
	dupage	1.66 (2.02)	1.53 (1.83)	1.71 (2.04)	1.58 (1.86)
	lake	4.31 (3.19)	4.14 (3.04)	4.26 (3.14)	4.08 (2.99)
	mckane	3.25 (1.96)	3.06 (1.78)	3.21 (1.92)	3.01 (1.74)
	will	5.55 (4.52)	5.52 (4.50)	5.55 (4.48)	5.53 (4.47)
	ncook	1.98 (2.29)	1.89 (2.18)	1.95 (2.28)	1.85 (2.16)
	distance	0.02 (0.51)	0.03 (0.61)	0.02 (0.52)	0.03 (0.63)
Intercept	constant	7.58 (3.35)	7.57 (3.33)	7.54 (3.31)	7.53 (3.28)
R-squared		0.3774	0.3788	0.3782	0.3797

Specification 1 of Table 4 shows that the negative association between TIF adoption and growth, shown in Table 3, is substantially reduced but not eliminated by the inclusion of control variables for fiscal structure and community type. [10] According to specification 4.1, municipalities that had a TIF district had 0.79 percent slower annual growth in property values than those that did not. The coefficient on the TIF dummy is marginally significant (the t-statistic of 1.55 represents statistical significance at the 13% confidence level). [11]

The remaining specifications (2-4) in Table 4 have the same fiscal structure, community type, and community location variables as specification 1 but differ in the inclusion of three measures of TIF status: the TIF dummy; the share of total municipal EAV that is within a designated TIF district at the end of the adoption period (tshare92); and the number of years since TIF was adopted to the 1992 beginning of the growth period (yearsince).

Looking past the TIF-status variables, specifications 1-4 of Table 4 have similar results. Neither of the fiscal structure variables have a significant impact on growth. Two of the community type variables-per capita income in 1989 (pci89) and equalized assessed value per square mile at the start of the period (eav92area)-are statistically significant determinants of municipal growth rates. Both variables have negative coefficients, indicating that wealthier and more developed areas grew more slowly than other areas. Municipalities in the relatively rural counties of Lake and Will grew significantly faster than the excluded category of southern Cook County.

[10] We note that the negative association between TIF adoption and growth in property values is robust to small changes in the independent variables that are included. When we dropped the entire set of fiscal structure variables we obtained coefficients on the TIF variable similar to those reported in Tables 3 and 4. Similarly, when we dropped the entire set of location variables we obtained coefficients on the TIF variable similar to those reported in Tables 3 and 4.

[11] We also experimented with a variable that measured the extent of TIF activity in neighboring communities, but this variable was never significant. Similarly, we examined a set of variables that represented the type of the TIF district, but had insignificant results-see Appendix 4.

TIF districts differ in size. Specification 2, in addition to the TIF dummy variable, includes a measure of the TIF EAV relative to total EAV at the beginning of the period (tshare92).[12] In Table 4 specification 2, the coefficient on the TIF-size variable (tshare92) is positive and significantly different from zero and the coefficient on the simple adopt-or-not dummy variable (TIF) is negative and significantly different from zero. This suggests that imposition of TIF lowers growth but that the magnitude of this effect is reduced as the size of the TIF district increases. This is exactly what one would expect if the main effect of a TIF district is to relocate economic activity within a municipality. The higher the share of the municipality that is in TIF the less inefficient the redistribution of economic activity and the lower the impact of TIF on growth. In the extreme, if the entire municipality was declared a TIF district no redistribution of economic activity would occur and TIF would have no impact on EAV growth. [13]

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[12] The TIF share variable (tshare92), is truncated at zero but we have not adjusted for selection bias. Arguably, we should have a tobit selection equation determining the variable Tshare92 in our growth equation. However, Greene (1995, p. 653) observes that:

> It is possible to use a tobit . . . model as the selection criterion . . . One simple way to estimate this revised model is to reformulate the tobit model as a probit model. We would recode the dependent variable as 0 as before and 1 for the existing [nonzero] observations .... This is a practical solution which may sacrifice some efficiency by discarding information in the dependent variable. This should show up in the standard errors of the selection equation's parameter estimates .... It is not necessarily true through, that there would be any efficiency loss in a finite sample. The reason is that . . ., in a finite sample, this nonlinear function of the parameters of the tobit model may be as variable as the estimates of the probit equation.

Thus, our failure to find sample selection bias using the 0,1 variable for TIF suggests that there is also no sample selection bias with respect to tshare92. We do not think much is to be gained by rerunning tests for sample selection bias with tshare92. Note that exactly analogous issues arise when "years since TIF adoption" is included as an independent variable.

[13] One colleague commented that declaring the entire municipality a TIF district might lower property values because it would inefficiently direct incremental property tax revenues to wasteful development expenditures and thus diminish property values.

It could be argued that it takes time for a TIF project to impact the overall growth rate of a municipality (Wassmer 1994). Accordingly, another measure of TIF-status is the number of years since TIF was first adopted (yearsince). Specification 3 in Table 4 includes both the TIF dummy and the years-since variable. In this specification the TIF dummy is again negative and significant while the years-since variable is insignificant. Finally, specification 4 includes all three TIF-status variables, and again the coefficient on the ever-TIF variable is negative and significantly different from zero.

Does the negative effect of TIF adoption on municipal growth come from slow property value growth within the TIF district borders or from slow property value growth in the rest of the municipality? Table 5 presents OLS regression results with the same four specifications as in Table 4, but a dependent variable that measures growth in non-TIF municipal EAV (total EAV minus TIF-district EAV). The coefficient on the ever-TIF variable in Table 5 is significantly negative in every specification. These regression results bolster the hypothesis that TIF redirects economic activity to TIF designated areas at the expense of the rest of the city. Specification 1 of Table 5 indicates that there is a significant decline in EAV growth in non-TIF areas when TIF is imposed in the city.

The higher the share of EAV in the TIF area the greater the decline in growth in the nonTIF area; as shown in specification 2 of Table 5. Comparing specification 2 of Tables 4 and 5, note the sign reversal on the coefficient of tshare92. This is exactly as we would expect if TIF resulted in relocation of economic activity from other parts of the city into the TIF district. For the municipality as a whole (Table 4) the coefficient on tshare92 is positive because larger TIF districts make it more likely that relocating businesses will find a suitable location in the TIF district. For the non-TIF portion of the city (Table 5), the coefficient on tshare92 is negative because larger TIF districts result in more competition for areas that do not have a TIF district.

In Table 5, the number of years since the TIF was established (yearsince) is not a significant determinant of property value growth either in specification 3 or 4.

If the use of tax increment financing spurs economic development that would not have happened but for the public expenditures, we would expect (after controlling for other growth determinants and for self-selection) a positive relationship between TIF adoption and growth. If the use of tax increment financing merely moves capital around within a municipality, relocating improvements from non-TIF areas of the town to within TIF district borders without changing the productivity of that capital, we would expect (after appropriate controls) to find a zero relationship between TIF adoption and growth. What we find, however, is a negative relationship between TIF adoption and growth. This is consistent with the hypothesis that government subsidies reallocate property improvements in such a way that capital is less productive in its new location. (See Appendix 1 for a formal presentation of this argument.)

This "inefficient relocation of development" explanation is consistent with the result that the negative relationship between TIF and property value growth is stronger outside the TIF district (Table 5) than for municipality-wide (Table 4). It also explains why the coefficient on the TIF-size variable (tshare92) is positive in specification 2 of Tables 4 and negative in specification 2 of Table 5-TIF subsidies might be helping growth within the district, but they are hurting growth outside the district by a larger amount.

VI. Comparison with other studies.

Our results are consistent with Dardia (1998) and also may be consistent with Wassmer (1994). Dardia studied a matched sample of California parcels, some of which were in designated TIF districts. He found that the parcels in TIF districts grew more rapidly than their matched pairs. Dardia did not test or control for sample selection bias. Hence it is not possible say whether the relationship he found is causal. We find that TIF districts grow faster than their surrounding cities so it would not be surprising if they also grew faster than similar areas located in other cities. However, we find that TIF district growth comes at the expense of surrounding properties-a relationship Dardia did not explore.

Wassmer (1994) studied economic development incentives in 25 cities in the Detroit, Michigan area. He found that (p. 1268): "Evaluated at the mean of the local characteristics, . . . of the . . . 12 significant cases, there were 7 instances of a negative relationship between an [economic development] incentive offer and local development." However, Wassmer goes on to conclude that (p. 1268): "it is unlikely that a negative relationship indicates that the incentive caused a decline in economic activity, but only that it was correlated with it." We do not think a negative impact should be so quickly dismissed in light of the theoretical argument (Appendix 1) that economic development incentives may cause a decline in EAV growth in non-target areas.

Anderson (1990) did not use his empirical results to explore whether TIF adoption caused changes in property value growth in his sample of Michigan cities. Man and Rosentraub (1998) studied changes in median housing prices in a sample of 151 Indiana cities, 23 of which adopted TIF during the 1980s. There are a number of reasons why their study is difficult to compare to ours. They focus on a different dependent variable (median house prices) and study a state (Indiana) with different fiscal institutions. Most notably, "Indiana does not require a finding of blight for the creation of a TIF program" (Man and Rosentraub, p. 538). Theirs is a statewide sample while ours has the advantage of being limited to cities in the same metropolitan area.

The salient finding in our study of TIF in northern Illinois municipalities is of a dative relationship between TIF adoption and growth rates. So in our case, the causation question becomes: Does TIF adoption depress growth by inefficiently allocating government and private resources (a game with losses) or is TIF adoption a policy handle grasped at by those facing depressed growth due to other forces (a game played by losers)? The "other forces" explanation is diminished by the result that the negative relationship persists with extensive controls for fiscal structure, community type, and community location. Statistical techniques using extensive controls for the pre-adoption period reject the hypothesis of sample-selection bias. Taken together, the results are consistent with the hypothesis that TIF-adoption causes depressed growth rates.

VII. What did we learn from this?

We find clear and consistent evidence that municipalities that adopt TIF grow more slowly after adoption than those that do not. Between 1980 and 1984 municipalities that would later adopt TIF (adopters) had a mean EAV growth rate nearly equal to those municipalities that later did not adopt TIF (non-adopters). However, between 1992 and 1995 adopters grew substantially slower than non-adopters (4.96% versus 7.38%). We find no evidence that sampleselection bias explains the relatively slow growth of TIF adopters. Even after controlling for a variety of municipal characteristics, TIF-adopters grew 0.79% per year less than non-adopters (Table 4 specification 1). Using the same set of controls, property values in non-TIF areas of the city for TIF-adopters grew 1.31 % per year less than for non-adopters (Table 5 specification 1).

These findings suggest that TIF trades off higher growth in the TIF district for lower growth elsewhere. This hypothesis is bolstered by other empirical findings. The larger the share of a municipality's EAV that is in the TIF district the slower is the growth in the area of the city but outside the TIF district (Table 5 specification 2).

Although we cannot unequivocally rule out the possibility of other sorts of specification or omitted-variables bias, the simplest explanation for our results is that TIF-adoption causes depressed assessed value growth rates. Our empirical results are most consistent with the "blighted area" or redistributive motive for economic development incentives discussed in section I. Targeted areas gain from TIF at the expense of non-target areas. Our empirical results reject both the market failure (target areas gain with no loss elsewhere) and bidding war (EDI's have no net impact on target or non-target areas) explanations. Some of our empirical findings (particularly the findings reported in Tables 4 and 5) are consistent with the revenue shifting explanation for TIFs. However, we reject revenue shifting as a goal of TIF adoption on the basis of the results reported in Table 2. These findings indicate that prior growth rates and the nonmunicipal tax rate do not significantly increase the probability that a municipality will adopt TIF.

In summary, the empirical evidence suggests that TIF adoption has a real cost for municipal growth rates. Municipalities that elect to adopt TIF stimulate the growth of blighted areas at the expense of the larger town. We doubt that most municipal decision-makers are aware of this tradeoff or that they would willingly sacrifice significant municipal growth to create TIF districts. Our results present an opportunity to ponder the issue of whether, and how much, overall municipal growth should be sacrificed to encourage the development of blighted areas.

Appendix 1. How does tax increment financing affect the rate of growth of a city's EAV?

TIF provides a mechanism that governments can use to target existing government revenues into particular geographic areas. As such, TIF is a device for reallocating existing government revenue rather than raising new revenue. Will reallocation of government revenues raise or lower a city's growth rate? If so, by how much.

In this section we present a bare bones theoretical model to examine the impact of a reallocation of government revenues toward areas with poor development prospects. This is a formalization of the blight or redistributive motive for TIF adoption discussed earlier in the paper. We use the model to argue that, contrary to received wisdom, it is possible for such redistribution to lower a city's economic output-as is common in economic policy choices, equity comes at the expense of efficiency. We simulate the magnitude of this effect from our parameter estimates.

Consider a town that has s square miles of blighted area, which will receive an increase in government funds when the TIF is put in place, and (1-s) square miles of non-blighted area, which will lose government funds when the TIF is activated. We specify the production functions for these areas as:

(1) blighted area output per square mile, $Y_B = èf\ (K_B,\ G_B),$

(2) non-blighted area output per square mile, $Y_{NB} = f\ (K_{NB},\ G_{NB}).$

Where:

Y = tctal output = $sY_B+(1\text{-}s)Y_{NB}$,

K = capital (or improvements) per square mile, G = government spending per square mile, 8 = efficiency parameter (productivity in blighted area as a percentage of productivity in nonblighted area, presumably è<1).

We specify two equilibrium conditions for the model:

(a) equimarginal allocation, $f_{K_{NB}} = èfK_B = MP_K$,

(b) fixed government spending, $G = sG_B + (1\text{-}s)G_{NB}$.

Condition (a) assumes that the market for private capital is perfectly competitive so that the marginal product of capital in the region determines the marginal products in blighted and non-blighted areas. This condition may fail in the short-run, since improvements tend to be imperfectly mobile, but we believe it is approximately true for the long-run case on which we focus.

Condition (b) states that the total amount of government spending is unchanged by TIF. This may be a controversial assumption since some analysts believe that municipal governments use TIF to "capture" the revenue of overlying governments such as school districts. In this case, municipal governments might spend more while school districts spend less as the result of a TIF project. We wish to keep our model simple and consider only a single kind of government spending. [14]

Given equations (1) and (2) and assumptions (a) and (b), how does a TIF district that increases the share of government capital that goes to the blighted areas *(GB)* affect output in the city?

With a little algebra (see the derivation at the end of this Appendix) it can be shown that:

$$(3)\ \frac{dY}{dG_B} = s\left[\left(MP_K * \Delta K\right) + \left(\theta f_{G_B} - f_{G_{NB}}\right)\right]$$

The first term inside the brackets is the marginal product of capital times OK, the change in the amount of capital in the city as a result of the TIF. OK can be positive (if more private capital is attracted to the blighted area than leaves the non-blighted area), negative (if more private capital leaves the non-blighted area due to decreased government services than is attracted to the blighted area), or zero (if the two effects balance). Thus, the first term may have either sign.

The second term inside the brackets in equation (3) is the difference between the marginal product of government capital in the blighted and non-blighted areas. This term also may be either positive or negative. While the scarcity of government services in blighted areas increases its marginal product, negative externalities in these areas may lower the marginal product of government spending.

In summary, from a theoretical perspective we cannot rule out the possibility that increased government spending in blighted areas will lower output in the city. In general, a decline in output will also result in a decline in equalized assessed values (EAV).

What do our empirical findings imply about the trade-off between the decline in EAV growth in the non-TIF area and growth in TIF area? The simulation below presents a simple application that gives some perspective to the parameter estimates reported in Tables 4 and 5. [15]

	Property Value in Year 1	Property Value in Year 2	Annual Percentage Growth in Property Value
Growth in property values if TIF is not adopted:			
Non-TIF Area	$ 95,000,000	$ 115,108,699	6.40%
TIF Area	$ 5,000,000	$ 6,058,353	6.40%
Total	$ 100,000,000	$ 121,167,052	6.40%
Growth in property values if TIF is adopted:			
Non-TIF Area	$ 95,000,000	$110,672,666	5.09%
TIF Area	$ 5,000,000	$7,656,488	14.20%
Total	$ 100,000,000	$118,329,154	5.61%

[14] If school district spending creates human capital that stays in the local area, this kind of qualitative shift in the type of government spending could result in diminished productivity-the same result derived with the narrower assumptions of this section.

[15] We thank Peter Bernstein for suggesting this method of looking at our results.

The simulation assumes that, in the absence of TIF, all parts of the municipality would have grown at the pre-TIF growth rate of about 6.4 percent. 16 Once tax increment financing is adopted, the post-TIF growth rate for the municipality as a whole falls by 0.79 percent (from Table 4 specification 1), while the post-TIF growth rate of the non-TIF portion of the municipality falls by 1.31 percent (from Table 5 specification 1). The annual growth in the TIF portion of the municipality is more than 14 percent per year (calculated from the difference between total and non-TIF property values in year 4). 17

The large increase within the TIF district may look like success to naive policymakers, but it is only part of the impact on the larger community. Our results suggest that the TIF area gain of $1.6 million in property value ($7.7 million minus $6.1 million) costs the non-TIF area $4.4 million (a decline from $115.1 million to $110.7 million). This seems a heavy price to pay to redistribute economic activity.

[16] The 6.4 percent benchmark is chosen to be close to the 6.2 percent average of post-adoption growth for TIFadoptors and non-adoptors from Table 2 and the 6.6 percent growth rate for the City of Chicago from the next footnote.

[17] These simulated magnitudes appear to correspond well with the real-world experience of the City of Chicago, which, though not in our data set, is an aggressive user of tax increment financing. In 1996, 4.9 percent of the City's EAV was in TIF districts. The growth in EAV for the City as a whole was 5.7 percent (down from 6.6 percent in 1993) while the growth in EAV in TIF districts was 10.9 percent (down from 17.3 percent in 1993). (City of Chicago 1998.)

Derivation of equation (3).

Note that:

(A1) $\frac{dY}{dG_B} = s\frac{dY_B}{dG_B} + (1-s)\frac{dY_{NB}}{dG_B}$.

From the equilibrium condition (b) (1-s)dG_{nb}=-sdG_b so equation (A1) can be rewritten as:

(A2) $\frac{dY}{dG_B} = s\frac{dY_B}{dG_B} - s\frac{dY_{NB}}{dG_{NB}}$.

Totally differentiate equation (1) to get:

(A3) $dY_B = \theta\left(f_{K_B}\frac{\partial K_B}{\partial G_B} + f_{G_B}\right)dG_B = \theta\left(\frac{MP_K}{\theta}\frac{\partial K_B}{\partial G_B} + f_{G_B}\right)dG_B$.

Totally differentiate equation (2) to get:

(A4) $dY_{NB} = \left(f_{K_{NB}}\frac{\partial K_{NB}}{\partial G_{NB}} + f_{G_{NB}}\right)dG_{NB} = \left(MP_K\frac{\partial K_{NB}}{\partial G_{NB}} + f_{G_{NB}}\right)dG_{NB}$.

Combine equations (A2), (A3) and (A4) to get:

(A5) $\frac{dY}{dG_B} = s\theta\left(\frac{MP_K}{\theta}\frac{\partial K_B}{\partial G_B} + f_{G_B}\right) - s\left(MP_K\frac{\partial K_{NB}}{\partial G_{NB}} + f_{G_{NB}}\right)$,

which can be rewritten as:

(A6) $\frac{dY}{dG_B} = s\left[MP_K\left(\frac{\partial K_B}{\partial G_B} - \frac{\partial K_{NB}}{\partial G_{NB}}\right) + \left(\theta f_{G_B} - f_{G_{NB}}\right)\right]$.

Equivalently:

(A7) $\frac{dY}{dG_B} = s\left[\left(MP_K * \Delta K\right) + \left(\theta f_{G_B} - f_{G_{NB}}\right)\right]$,

Where $\Delta K = \left(\frac{\partial K_B}{\partial G_B} - \frac{\partial K_{NB}}{\partial G_{NB}}\right)$ = the net change in capital in the city resulting from the TIF.

Appendix 2. The extent of tax increment financing in northeastern Illinois.

Table A.2.1 gives some insight into the extent of TIF in the state of Illinois and our northeastern Illinois sample, which includes Cook County, home to the City of Chicago, and the surrounding collar counties of Du Page, Lake, Kane, McHenry, and Will.

Table A.2.1: Tax Increment Financing in Illinois
(Tax Year 1995)[18]

	Number of Municipalities	Number of Municipalities with TIF	Number of TIF Districts	TIF Taxes as share of total Property taxes	Number of Municipalities in Sample
Cook County	118	69	150	2.4%	107
Collar Counties	147	38	54	0.8%	128
Rest of Counties	1021	116	194	1.5%	0
State Total	1286	223	398	1.8%	235

As of 1995, there were 398 TIF districts in Illinois. With some municipalities having more than one TIF district, only 223 of the total number of 1,286 municipalities in the state had TIF districts. The value of property taxes collected by TIF districts in Illinois represented 1.8% of the total value of all local government property tax collection in the state. For older, industrialized Cook County, TIF taxes represented a higher share, 2.3%, of total property tax collections.

We have compiled a multiyear database for Cook and the collar counties that links property tax and other information for each municipality, each TIF district, and all other local governments in the region. The link to other governments is important because the TIF district collects revenues based on the aggregate tax rate of all overlying jurisdictions. (For a more detailed description of the database see Dye 1997.)

[18] In Illinois, a "tax year" is the year in which property is assessed. Taxes are actually collected in the following calendar year.

After excluding cases with problematic data, the sample includes 235 of the 265 total number of municipalities in Cook and the collar counties. [19] Table A.2.2 shows the breakdown of the sample's 81 TIF-adopting municipalities by the year in which they first adopted tax increment financing.

Table A.2.2
Number of Sample Municipalities
by Year of First TIF Adoption

	TIF Adoptors									**Non-**
	1984	**1985**	**1986**	**1987**	**1988**	**1989**	**1990**	**1991**	**Total**	**Adoptors**
Cook	4	4	12	11	7	2	11	3	54	53
Collar	1	2	8	2	3	5	5	1	27	101
Total	5	6	20	13	10	7	16	4	81	154

For each of the municipalities in the sample, information is available on TIF status, equalized assessed property value (EAV), location, population, income, tax rates, non-residential share of EAV, sales tax collections, home-rule status, and school-aid status. We have annual data from 1980 to 1995 that we divide into a pre-adoption period (1980-83), an adoption period (1984-91), and a post-adoption period (1992-95). This data set is used to examine two separate but possibly interrelated questions: the determinants of the TIF-adoption decision and the impact of TIF-adoption on subsequent growth.

[19] The sample excludes: Chicago, which is not useful for comparative purposes due to its size and central-city status; three municipalities that first adopted TIF prior to 1983 and thus have incomplete information on pre-adoption growth rates; ten municipalities that first adopted TIF in 1992 or 1993 and thus have incomplete information on postadoption growth rates; and sixteen others with missing or incomplete data on key variables.

Appendix 3. Comparison of econometric models and tests of sample selection bias.

In this Appendix, we present a brief comparison of our econometric model with that used by Anderson (1990). We model city growth rates with a self-selected TIF treatment while Anderson models growth rates of two different (self-selected) populations: TIF cities and non-TIF cities.

Let: y = growth rate in EAV,
X = vector of independent variables describing city,
Z = a (potentially) different vector of independent variables describing city.

Anderson's Model (structural probit):

TIF Cities (Al) y_{1i} = â$_1$'X_{1i} + ì$_{1i}$.

Non-TIF cities (A2) y_{2i} = â$_2$'X_{2i} + ì$_{2i}$.

All Cities (A3) C_i = á'Z_i + ä(y_{1i} - y_{2i}) + ì$_i$.

All Cities (A4) $\text{TIF}_1 = 1$ if $C_i > k$ and TIF = 0 if $C_i < k$.

(Where k is the threashold value at which TIF is adopted.)

Allows for the non-zero correlation of ì$_{1i}$ ì$_{2i}$ and ì$_i$.

Unbiased estimation of the parameters (31 and (32 necessitates computation of a variable lambda calculated using the coefficients and residuals from (A3). (See Anderson 1990 and Greene 1993, pp.708-713, for details.)

Dye and Merriman's Model (self-selected treatment effect):

All cities (DM1) y_1 =â$_1$'X_i+ðTIF$_i$+å$_i$.

All cities (DM2) TIF$_i$*=ã'Z$_i$+ù$_i$.

All cities (DM3) $\text{TIF}_1 = 1$ if $TIF_i^* > k$ and z = 0 if $TIF_i^* < k$.

Allows for the non-zero correlation of ù$_i$ and å$_i$.

Unbiased estimation of the parameters â$_1$ necessitates computation of a variable lambda calculated using the coefficients and residuals from (DM2). (See Greene 1993, pp. 713-714, for details.)

Note that these two modeling approaches are less different than they might at first appear, since the vector Z may contain all of the variables in vector X. Since y is a function of X, equation (DM2) is a reduced form of equation (A3).

The main difference in the two approaches is that the self-selected treatment effect model enforces equal coefficients on non-TIF variables for TIF and non-TIF cities (equation DM I) while Anderson allows the coefficients to differ (equations A1 and A2).

We present the results obtained by replicating Anderson's method with our data set in Table A.3.1 columns 1 (equation Al) and 2 (equation A2). The results obtained using the selfselected treatment effect are presented in Table A.3.1 column 3 (equation DM 1). In all cases, the results cannot reject the hypothesis of no sample selection bias.

Why do we find no sample selection bias while Anderson found significant evidence of this bias? A finding of no sample selection bias indicates that the error term in the propertyvalue growth equation is uncorrelated with TIF adoption. Sample selection bias may occur when few controls on community characteristics are available. For example, suppose no data is available on income and that low-income municipalities both grow faster and are more likely to adopt TIF compared with other municipalities. A property-value growth regression that excludes income will exhibit sample-selection bias because the error term will be correlated with TIF status. However, if income is included in the property-value growth regression the sample-selection bias vanishes—holding income constant there is no correlation between TIF status and the error term.

Table A.3.1
Growth in Municipal Property Value 1992-95
With Selectivity Correction Variable

Specification:		Al	A2	DMI
Sample:		TIF=1	TIF=0	Full
Variable Category	**Variable**	(t-ratio)	(t-ratio)	(z-ratio)
TIF Status	TIF			-3.21
				(1.17)
Fiscal Structure	hr92	-0.44	-1.08	-0.81
		0.64	0.91)	(1.07
	arate92	-0.82	0.17	-0.18
		(3.84)	(0.44)	(0.81)
Community Type	pop92	2.37E-05	2.54E-05	2.13E-05
		0.74	(0.44)	(0.69)
	pci89	-2.38E-04	-6.63E-05	-8.49E-05
		3.26	(1.54)	(2.57)
	povrate89	0.22	-1.23E-02	1.64E-02
		(2.45)	(0.14)	(0.25)
	nrshare92	-5.95E-02	2.88E-021	7.71E-03
		(3.14)	(1.17)	(0.45)
	eav92area	1.00E-08	-3.10E-08	-2.29E-08
		(0.68)	(1.54)	(1.68)
Location	dupage	-2.57	2.551	0.75
		(2.27)	(1.21)	(0.58)
	lake	-1.08	4.63	2.97
		-0.63	2.10)	2.01)
	mckane	I -3.74	3.18	1.53
		(1.48)	(1.10)	(0.82)
	will	0.63	6.35	4.73
		(0.40)	(2.81)	(3.12)
	ncook	-1.22	2.50	1.15
		(1.16)	(1.28)	(0.98)
	distance	-0.08	0.03	0.04
		(1.60)	(0.45)	(0.90)
Intercept	constant	14.61	4.81	8.89
		(3.99)	(1.04)	(3.00)
Selectivity	lambda	2.16	-1.79	1.49
		(1.35)	(0.59)	(0.91)
R-squared		0.60	0.32	0.37
N		81	154	235

*Using OLS, R-squared is not bounded in [0,1] in specification 3.

While we have many controls for community characteristics, Anderson included only four independent variables in his growth equations. Our richer data set allows us to control for differences in income and location more precisely. This difference may explain our failure to find evidence of sample-selection bias.

In a recent paper, Man and Rosentraub (1998) studied changes in median housing prices in a sample of Indiana cities, some of which adopted TIF. Like Anderson, Man and Rosentraub found evidence of negative sample selection bias. Even though Man and Rosentraub have many control variables, as discussed in section VI of the text, there are a number of reasons why their study is difficult to compare to ours.

Appendix 4. Type of TIF District and impact on neighboring communities.

The types of projects supported with tax increment financing vary. A categorization of the types of TIF districts is available from the Illinois Department of Commerce and Community Affairs. With some of the 81 TIF-adopting municipalities having multiple TIF districts and with some of the codes specifying multiple uses, the frequency of the different categories is as follows:

Central Business District (CBD)	26
Commercial	17
Industrial	13
Housing	4
Other (missing or "mixed use")	54

The large number of TIF districts that fall in the "other" category obviously limits the usefulness of this information.

Table A.4.1 shows the impact of adding dummy variables representing each of these TIFtype categories to estimates of the post-adoption period growth rate in municipal-wide property values (specification 1 of Table 4). None of the ever-TIF dummies or the TIF-type dummies is significant at the 5% confidence level, but the coefficient on the commercial TIF district variable in the second column is negative and significant at the 8% confidence level.

Table A.4.2 shows the impact of adding the TIF-type variables to estimates of the postadoption period growth rate in property values in the non-TIF portion of the municipality (specification 1 of Table 5). Except in the last column with the highly collinear other-TIF variable, the coefficients on the ever-TIF variables are significantly negative. Although significant at only the 20% confidence level, the coefficient on the commercial TIF district variable in the second column adds to the negative effect of TIF adoption on growth.

The data is limited and the results are not highly significant, but the implication is that the use of TIF for commercial development is particualrly problematic for municipal growth.

Table A.4.1
Growth in Total Municipal Property Value 1992-95
(Table 4 Specification 1 plus
Dummy Variable for TIF Type)

Variable Category	**Variable** (t-ratio)	TIF Type **CBD**	**Commercial**	**Industrial**	**Housing**	**Other**
TIF Status	TIF	-1.00 (1.78)	-0.52 (1.06)	-0.82 (1.68)	-0.75 (1.43)	-0.24 (0.30)
	Type Dummy	0.70 (1.12)	-1.43 (1.76)	0.22 (0.22)	-0.67 (1.19)	-0.82 (1.10)
Fiscal Structure	hr92	-0.80 (1.72)	-0.81 (1.75)	-0.80 (1.71)	-0.79 (1.71)	-0.84 (1.80)
	arate92	-0.25 (1.00)	-0.23 (0.98)	-0.23 (0.96)	-0.23 (0.96)	-0.24 (0.99)
Community Type	pop92	-1.55E-06 (0.14)	3.57E-06 (0.34)	9.48E-07 (0.09)	1.04E-06 (0.10)	1.36E-06 (0.13)
	pci89	-7.84E-05 (3.38)	-7.81E-05 (3.39)	-7.73E-05 (3.38)	-7.66E-05 (3.32)	-7.75E-05 (3.39)
	prate89	1.26E-02 (0.12)	1.62E-02 (0.15)	1.10E-02 (0.11)	1.08E-02 (0.10)	1.36E-02 (0.13)
	nrshar92	2.48E-03 (0.12)	3.62E-03 (0.17)	1.70E-03 (0.08)	2.25E-03 (0.11)	8.21E-04 (0.04)
Location	eav92area	-2.41E-08 (1.94)	-2.41E-08 1.94)	-2.35E-08 (1.88)	-2.37E-08 (1.91)	-2.34E-08 (1.89)
	dupage	0.81 (0.91)	0.88 (1.00)	0.94 (1.05)	0.91 (1.01)	0.78 (0.87)
	lake	3.29 (2.32)	3.54 (2.49)	3.40 (2.38)	3.36 (2.33)	3.36 (2.35)
	mckane	2.24 (1.28)	2.41 (1.40)	2.33 (1.33)	2.29 (1.31)	2.36 (1.35)
	will	5.01 (3.94)	5.12 (4.10)	5.13 (4.12)	5.12 (4.12)	5.12 (4.11)
	ncook	1.35 (1.54)	1.69 (1.84)	1.43 (1.58)	1.43 (1.58)	1.27 (1.40)
	distance	0.04 (0.78)	0.04 (0.82)	0.04 (0.82)	0.04 (0.83)	0.03 (0.67)
Intercept	constant	8.99 (3.60)	8.58 (3.56)	8.70 (3.58)	8.66 (3.56)	8.97 (3.63)
R-squared		0.3701	0.3730	0.3689	0.3691	0.3707

Table A.4.2

Growth in Non-TIF Municipal Property Value 1992-95
(Table 5 Specification 1 plus
Dummy Variable for TIF Type

Variable Category	Variable	TIF Type				
	(t-ratio)	CBD	Commercial	Industrial	Housing	Other
TIF Status	TIF	-1.38 (2.51)	-1.11 (2.55)	-1.24 (2.70)	-1.34 (2.83)	-0.59 (0.85)
	Type Dummy	0.23 (0.40)	-1.05 (1.28)	-0.46 (0.61)	0.73 (0.63)	-1.08 (1.78)
Fiscal Structure	hr92	-0.89 (1.92)	-0.90 (1.94)	-0.90 (1.93)	-0.89 (1.92)	-0.95 (2.04)
	arate92	-0.10 (0.44)	-0.10 (0.44)	-0.09 (0.42)	-0.09 (0.42)	-0.10 (0.47)
Community Type	pop92	3.46E-06 (0.32)	6.14E-06 (0.60)	4.66E-06 (0.45)	4.40E-06 (0.43)	4.67E-06 (0.45)
	pci89	-8.02E-05 (3.55)	-8.05E-05 (3.57)	-7.94E-05 (3.55)	-8.04E-05 (3.56)	-8.03E-05 (3.59)
	prate89	-2.33E-02 (0.23)	-2.02E-02 (0.20)	-2.26E-02 (0.22)	-2.29E-02 (0.23)	-2.09E-02 (0.21)
	nrshar92	4.29E-03 (0.20)	5.30E-03 (0.25)	4.87E-03 (0.23)	3.92E-03 (0.19)	2.54E-03 (0.12)
Location	eav92area	-2.32E-08 (1.92)	-2.33E-08 (1.94)	-2.34E-08 (1.93)	-2.30E-08 (1.92)	-2.26E-08 (1.89)
	dupage	1.61 (1.98)	1.61 (1.99)	1.66 (2.03)	1.69 (2.04)	1.45 (1.79)
	lake	4.27 (3.17)	4.41 (3.23)	4.31 (3.19)	4.35 (3.19)	4.25 (3.16)
	mckane	3.22 (1.92)	3.31 (2.00)	3.28 (1.98)	3.31 (1.98)	3.28 (1.97)
	will	5.51 (4.41)	5.54 (4.48)	5.57 (4.55)	5.56 (4.53)	5.53 (4.46)
	ncook	1.95 (2.31)	2.17 (2.40)	1.99 (2.30)	1.99 (2.29)	1.77 (2.05)
	distance	0.02 (0.50)	0.02 (0.52)	0.02 (0.49)	0.02 (0.47)	0.02 (0.36)
Intercept	constant	7.68 (3.30)	7.50 (3.32)	7.56 (3.33)	7.61 (3.36)	7.95 (3.52)
R-squared		0.3775	0.3796	0.3777	0.3777	0.3806

We also created a variable that we call nearTIF. This variable was designed to measure the amount of TIF activity that is outside the border of, but within the vicinity of each municipality. This variable is defined by:

$$\text{neartif}_i = \sum_{\substack{j=1 \\ i \neq j}}^{259} \text{tifeav}_j \left(\frac{1}{1+\left(.25D_{ij}\right)^{(3)}} \right)$$

Where

Neartif_i=value of neartif in municipality i.

Tifeav_j=the equalized assessed value of property within a TIF district at the start of the post-adoption period (1992) in municipality j. (The set of municipalities included in j includes all municipalities in the six county Chicago metropolitan area for which we could obtain longitude and latitude data except the City of Chicago. Thus, j includes some municipalities that had missing or problematic data on variables other than tifeav.)

D_{ij}=distance from the border of municipality i to the (population weighted) center of municipality j.

Distance was measured as:

$$D_{ij} = \max\left\{0, \left[\left(\sqrt{\left[69*(L_i - L_j)\right]^2 + \left[52*(\Lambda_i - \Lambda_j)\right]^2}\right) - \sqrt{\left(\frac{\text{area}_i}{\Pi}\right)}\right]\right\}$$

where L_i= latitude at the population weighted center of community i multiplied by 69 to convert it to approximate miles.

Ë=longitude at the population-weighted center of community i multiplied by 52 to convert it to approximate miles.

Area_i=the geographic area (in square miles) of community i.

Our calculation of the distance from the center of municipality i to the center of municipality j uses the Pythagorean theorem. We assume that municipality i is approximately circular in shape so that the distance from the center of municipality i to its border is approximately equal to the square root of its area divided by pi. Since not all municipalities are circular in shape this may result in a negative distance. Thus, we take the maximum of our measure of distance and zero. Only 20 of the 67,081 distances we calculated were set to zero.

Data on geographic area and on the population-weighted longitude and latitudes were obtained from GEOCORR Geographic Correspondence Engine which is at the World Wide Web site http://www.census.gov/plue.

The intuition for our neartif measure is that the term $\left(\frac{1}{1+(.25D_{ij})^{(3)}}\right)$ is a weight attached to municipality j's TIF district. The larger is Dii the lower is the weight attached to the TIF as shown in the table below:

Weight given to TIF as a function of distance

D_{ij} (miles)	Weight= $\left(\frac{1}{1+(.25D_{ij})^{(3)}}\right)$
0	1
5	0.34
10	0.06
20	0.01

A TIF on the border of community i (D_{ij}=0) is given a weight of 1. At a distance of five miles we assume the weight is only about one-third, and at ten miles we assign a weight of about one-seventeenth. TIF districts more than 20 miles from the border are assumed to have virtually no impact on the home city's growth.

We included this variable in a variety of regression specifications similar to those shown in Tables 4 and 5. The coefficient on nearTIF was never significantly different from zero and did not substantially alter the coefficients of other variables in the equations.

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Item: Warrant Register of 7/15/2014

Department: Village Clerk

Bid Section

Item:
Bid Opening Date:
Account Numbers:
Total Budget for Specific Item:
Amount of Bidder Recommended:

ATTACHMENTS:

Description	**Type**
Warrant Register of 7/15/2014	Warrant Register

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR

CHECK DATE: 7 - 15 - 2014

Fund	Fund Description	Total Transaction Amount
101	General Fund	$326,572.06
231	Criminal Investigation Fd	$31,814.10
235	Municipal Parkg Opr Fund	$16,073.76
401	Capital Projects Fund	$460,279.90
435	EAB Fund	$163,876.94
505	Water and Sewer Fund	$173,835.55
515	Arts,Entert & Events Fund	$2,015.65
605	Health Insurance Fund	$42,098.52
606	Retiree Health Ins Fund	$2,500.00
611	General Liability Ins Fnd	$88,412.89
615	Workers Compensation Ins	$30,863.29
621	Fleet Operations Fund	$55,061.68
625	Technology Fund	$22,097.39
715	Guaranty Deposits Fund	$28,400.00
721	Escrow Deposits Fund	$1,915.25
TOTAL ALL FUNDS		$1,445,816.98

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	0				
Division:	0				
186586	715-0000-220.93-00	ABC PLUMBING	REFUND BOND	$200.00	$200.00
186588	715-0000-220.93-00	ACE PYRO LLC	REFUND BOND	$1,000.00	$1,000.00
186594	715-0000-220.93-00	ADVANCED UNDERGROUND SPRINKLER	REFUND BOND	$200.00	$200.00
186595	101-0000-421.10-00	AFC SUSHI @JOE CAPUTO'S & SONS	REFUND BUSINESS LICENSE	$260.00	$260.00
186599	715-0000-220.93-00	AIROOM	REFUND BOND	$200.00	$200.00
186600	721-0000-221.10-08	ALBRECHT ENTERPRISES INC	REFUND METER DEPOSIT	$1,000.00	$1,000.00
186601	715-0000-220.93-00	ALL FAMILY PLUMBING	REFUND BOND	$600.00	$600.00
186602	715-0000-220.93-00	ALLIANCE FOR AUDITED MEDIA	REFUND BOND	$200.00	$200.00
186605	505-0000-140.10-00	AMERICAN PRINTING TECHNOLOGIES	POSTAGE FEES-WATER BILLS	$1,031.01	$1,031.01
186608	715-0000-220.93-00	ANTHONY JAMES BUILDERS	REFUND BOND	$1,000.00	$1,000.00
186609	715-0000-220.93-00	AQUAMIST PLUMBING & LAWN SPRINKLER	REFUND BOND	$200.00	$200.00
186616	101-0000-489.85-00	ARMOR SYSTEMS	COLLECTION FEES	$302.14	$302.14
186617	715-0000-220.93-00	ARNOLD MANNING	REFUND BOND	$200.00	$200.00
186619	715-0000-220.93-00	ARROWHEAD BRICK PAVING INC	REFUND BOND	$200.00	$200.00
186621	715-0000-220.93-00	ATLAS RESTORATION	REFUND BOND	$200.00	$200.00
186627	715-0000-220.93-00	BARB SANTI	REFUND BOND	$200.00	$200.00
186628	715-0000-220.93-00	BARBARA MATHISEN	REFUND BOND	$200.00	$200.00
186629	715-0000-220.93-00	BARBARA MAZUR	REFUND BOND	$200.00	$200.00
186630	715-0000-220.93-00	BARBARA TARTSZECT	REFUND BOND	$200.00	$200.00
186631	715-0000-220.93-00	BART RIBANDO	REFUND BOND	$200.00	$200.00
186633	505-0000-120.80-00	BIG, DANIEL	REFUND WATER	$64.54	$64.54
186637	715-0000-220.93-00	BRIAN ROGERS	REFUND BOND	$200.00	$200.00
186638	715-0000-220.93-00	BUILT BY BROTHERS INC	REFUND BOND	$700.00	$700.00
186642	715-0000-220.93-00	CARLYLE AT STONEGATE	REFUND BOND	$200.00	$200.00
186644	715-0000-220.93-00	CATALANO CONCRETE CONSTRUCTION	REFUND BOND	$200.00	$200.00
186648	715-0000-220.93-00	CHICAGO BUILDERS	REFUND BOND	$200.00	$200.00
186652	721-0000-221.11-09	CHRISTOPHER B BURKE LTD	SOMERSET COURT MAINT	$915.25	$915.25
186658	715-0000-220.93-00	COBIN SONNENBERG	REFUND BOND	$200.00	$200.00
186672	715-0000-220.93-00	CROSSTOWN ELECTRIC INC	REFUND BOND	$200.00	$200.00
186673	715-0000-220.93-00	CUTTING EDGE OF PALATINE	REFUND BOND	$150.00	$150.00
186675	715-0000-220.93-00	DANLEY'S GARAGE WORLD	REFUND BOND	$50.00	$50.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186676	715-0000-220.93-00	DANLEY'S GARAGE WORLD	REFUND BOND	$200.00	$200.00
186677	715-0000-220.93-00	DELTA RENOVATIONS INC	REFUND BOND	$950.00	$950.00
186678	715-0000-220.93-00	DEMETRIA HUNTLEY	REFUND BOND	$200.00	$200.00
186680	715-0000-220.93-00	DHI CAMBRIDGE HOMES	REFUND BOND	$1,250.00	$1,250.00
186685	715-0000-220.93-00	DOUGLAS FASCHING	REFUND BOND	$200.00	$200.00
186690	715-0000-220.93-00	EDWARD CULLEN	REFUND BOND	$200.00	$200.00
186691	715-0000-220.93-00	EILEEN CARTER	REFUND BOND	$200.00	$200.00
186694	715-0000-220.93-00	ENVY HOME SERVICES	REFUND BOND	$200.00	$200.00
186695	715-0000-220.93-00	ERIKSSON ENGINEERING ASSOC LTD	REFUND BOND	$200.00	$200.00
186697	715-0000-220.93-00	EUGENE OLIVE	REFUND BOND	$200.00	$200.00
186702	715-0000-220.93-00	FORTIS CONCRETE	REFUND BOND	$150.00	$150.00
186703	715-0000-220.93-00	FORTIS CONCRETE	REFUND BOND	$150.00	$150.00
186704	715-0000-220.93-00	FORTIS CONCRETE	REFUND BOND	$200.00	$200.00
186705	715-0000-220.93-00	FORTIS CONCRETE	REFUND BOND	$200.00	$200.00
186706	715-0000-220.93-00	FORTIS CONCRETE	REFUND BOND	$200.00	$200.00
186707	715-0000-220.93-00	FORTIS CONCRETE	REFUND BOND	$200.00	$200.00
186708	715-0000-220.93-00	FORTIS CONCRETE	REFUND BOND	$200.00	$200.00
186709	715-0000-220.93-00	FORTIS CONCRETE	REFUND BOND	$200.00	$200.00
186710	715-0000-220.93-00	FRANK GHERARDINI	REFUND BOND	$200.00	$200.00
186711	715-0000-220.93-00	G-CAT CONSTRUCTION	REFUND BOND	$150.00	$150.00
186719	715-0000-220.93-00	GREENSCAPE HOMES LLC	REFUND BOND	$350.00	$350.00
186720	715-0000-220.93-00	GREENSCAPE HOMES LLC	REFUND BOND	$200.00	$200.00
186721	715-0000-220.93-00	GREG MENINI	REFUND BOND	$100.00	$100.00
186723	715-0000-220.93-00	HALLORAN & YAUCH, INC	REFUND BOND	$200.00	$200.00
186738	715-0000-220.93-00	HOT ROCKS PAVING	REFUND BOND	$200.00	$200.00
186743	231-0000-250.20-00	IL STATE POLICE ASSIST SEIZURE UNIT	REFUND -SEIZED FUNDS	$2,881.00	$11,591.00
			REFUND -SEIZED FUNDS	$8,710.00	
186744	231-0000-250.20-00	IL STATE POLICE ASSIST SEIZURE UNIT	REFUND SEIZED FUNDS	$5,732.00	$12,382.00
			REFUND SEIZED FUNDS	$6,650.00	
186745	231-0000-250.20-00	IL STATE POLICE ASSIST SEIZURE UNIT	REFUND SEIZED FUNDS	$3,120.00	$5,958.00
			REFUND SEIZED FUNDS	$1,178.00	
			REFUND SEIZED FUNDS	$864.00	
			REFUND SEIZED FUNDS	$796.00	
186749	715-0000-220.93-00	INTERNATIONAL PAVING INC	REFUND BOND	$200.00	$200.00
186750	715-0000-220.93-00	IRRIGATION RX	REFUND BOND	$200.00	$200.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186751	715-0000-220.93-00	IRRIGATION RX	REFUND BOND	$200.00	$200.00
186752	715-0000-220.93-00	JACK BUSBY	REFUND BOND	$200.00	$200.00
186753	715-0000-220.93-00	JAMES WALKER	REFUND BOND	$200.00	$200.00
186755	715-0000-220.93-00	JEFFERY STANWYCK	REFUND BOND	$200.00	$200.00
186756	715-0000-220.93-00	JEFFREY FREIHAGE	REFUND BOND	$200.00	$200.00
186757	715-0000-220.93-00	JEFFREY GEISHER	REFUND BOND	$200.00	$200.00
186758	715-0000-220.93-00	JIM BLAUW	REFUND BOND	$200.00	$200.00
186759	715-0000-220.93-00	JM IRRIGATION	REFUND BOND	$200.00	$200.00
186760	715-0000-220.93-00	JM IRRIGATION LLC	REFUND BOND	$200.00	$200.00
186761	715-0000-220.93-00	JM IRRIGATION LLC	REFUND BOND	$200.00	$200.00
186762	715-0000-220.93-00	JM IRRIGATION LLC	REFUND BOND	$200.00	$200.00
186763	715-0000-220.93-00	JM IRRIGATION LLC	REFUND BOND	$200.00	$200.00
186764	715-0000-220.93-00	JOHN KORDECKI	REFUND BOND	$200.00	$200.00
186765	715-0000-220.93-00	JOHN NOVELLO	REFUND BOND	$200.00	$200.00
186770	715-0000-220.93-00	JRC DESIGN BUILD INC	REFUND BOND	$150.00	$150.00
186771	715-0000-220.93-00	JRC DESIGN BUILD INC	REFUND BOND	$200.00	$200.00
186772	715-0000-220.93-00	JRC DESIGN BUILD INC	REFUND BOND	$200.00	$200.00
186773	715-0000-220.93-00	JRC DESIGN BUILD INC	REFUND BOND	$200.00	$200.00
186776	715-0000-220.93-00	KATE CAHILL	REFUND BOND	$200.00	$200.00
186777	715-0000-220.93-00	KATHRYN LAMANTIA	REFUND BOND	$1,200.00	$1,200.00
186780	101-0000-433.14-00	MARGARET KOENIG	REFUND AMBULANCE CLAIM	$15.00	$15.00
186782	715-0000-220.93-00	KRASIMIRA IVANOVA	REFUND BOND	$200.00	$200.00
186785	101-0000-433.14-00	ARKADIUSZ KURCZAB	REFUND AMBULANCE CLAIM	$50.00	$50.00
186787	715-0000-220.93-00	LAKE SHORE PAVING	REFUND BOND	$200.00	$200.00
186788	715-0000-220.93-00	LAUREN CHILVERS	REFUND BOND	$900.00	$900.00
186793	715-0000-220.93-00	LESLIE KRANTZ VOTH	REFUND BOND	$200.00	$200.00
186794	715-0000-220.93-00	LEVEL CONSTRUCTION	REFUND BOND	$200.00	$200.00
186796	101-0000-433.14-00	AMY LIPSKY	REFUND AMBULANCE CLAIM	$182.00	$182.00
186797	715-0000-220.93-00	LISA LEWIS	REFUND BOND	$200.00	$200.00
186798	101-0000-441.35-00	ANTHONY LISANDRELLO	REFUND OVERPAYMENT TICKET	$50.00	$50.00
186799	715-0000-220.93-00	LOPEZ CONCRETE & BRICK PAVING	REFUND BOND	$200.00	$200.00
186803	715-0000-220.93-00	MARILYN WICKLEIN	REFUND BOND	$200.00	$200.00
186804	715-0000-220.93-00	MARIUSZ MERCHUT	REFUND BOND	$200.00	$200.00
186810	715-0000-220.93-00	MELROSE PYROTECHNICS	REFUND BOND	$1,000.00	$1,000.00
186817	715-0000-220.93-00	MICHAEL KAMPERSCHROER	REFUND BOND	$200.00	$200.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186819	715-0000-220.93-00	MITCHELL CAMPO	REFUND BOND	$200.00	$200.00
186826	101-0000-433.14-00	NATL GOVERNMENT SERVICES	REFUND AMBULANCE CLAIM	$290.01	$1,183.30
			REFUND AMBULANCE CLAIM	$287.98	
			REFUND AMBULANCE CLAIM	$320.00	
			REFUND AMBULANCE CLAIM	$285.31	
186830	715-0000-220.93-00	NICHOLAS CIMMARUSTI	REFUND BOND	$200.00	$200.00
186833	101-0000-489.85-00	NORTHWEST CENTRAL DISPATCH SYS	COLLECTION FEES	$2,776.44	$2,776.44
186849	715-0000-220.93-00	PAUL LUNDGREN	REFUND BOND	$200.00	$200.00
186851	101-0000-421.99-00	PERFORMING ARTS AT METROPOLIS	REFUND BUSINESS LICENSE	$380.00	$380.00
186854	715-0000-220.93-00	PETER CATALANO	REFUND BOND	$200.00	$200.00
186855	715-0000-220.93-00	PETER SCHWABE INC	REFUND BOND	$200.00	$200.00
186856	715-0000-220.93-00	PETROS KAIMALAIS	REFUND BOND	$200.00	$200.00
186862	715-0000-220.93-00	PREMIER PAVING INC	REFUND BOND	$200.00	$200.00
186864	715-0000-220.93-00	PROFESSIONAL PAVING	REFUND BOND	$200.00	$200.00
186865	715-0000-220.93-00	PROFESSIONAL PAVING & CONCRETE	REFUND BOND	$200.00	$200.00
186866	715-0000-220.93-00	PROFESSIONAL PAVING & CONCRETE	REFUND BOND	$150.00	$150.00
186875	715-0000-220.93-00	RICH BONDAROWICZ	REFUND BOND	$200.00	$200.00
186876	715-0000-220.93-00	RJ CONCRETE	REFUND BOND	$200.00	$200.00
186877	715-0000-220.93-00	RJ CONCRETE INC	REFUND BOND	$200.00	$200.00
186879	715-0000-220.93-00	RLS HARSCAPE	REFUND BOND	$200.00	$200.00
186880	715-0000-220.93-00	ROBERT LIBIT	REFUND BOND	$200.00	$200.00
186882	715-0000-220.93-00	ROSE FARM PAVING	REFUND BOND	$150.00	$150.00
186889	101-0000-421.05-00	DANIEL SABAU	REFUND VEHICLE STICKER	$40.00	$40.00
186891	715-0000-220.93-00	SAM DORO	REFUND BOND	$200.00	$200.00
186896	715-0000-220.93-00	SCARAVALLE COMPANY	REFUND BOND	$150.00	$150.00
186897	715-0000-220.93-00	SCENIC GREENS LANDSCAPE	REFUND BOND	$200.00	$200.00
186908	715-0000-220.93-00	SOUTHSIDE CONCRETE	REFUND BOND	$200.00	$200.00
186911	715-0000-220.93-00	STACY BICHL	REFUND BOND	$200.00	$200.00
186929	715-0000-220.93-00	TIMOTHY SIMMONS	REFUND BOND	$200.00	$200.00
186930	715-0000-220.93-00	TOMAS SOLNICIUM	REFUND BOND	$100.00	$100.00
186931	715-0000-220.93-00	TP CARPENTRY INC	REFUND BOND	$200.00	$200.00
186937	715-0000-220.93-00	TURF INDUSTRIES INC	REFUND BOND	$200.00	$200.00
186964	715-0000-220.93-00	WILLIAM ADAMS	REFUND BOND	$200.00	$200.00
186967	715-0000-220.93-00	YOON CHE	REFUND BOND	$200.00	$200.00
186968	101-0000-433.14-00	DAWN ZAGORSKI	REFUND AMBULANCE CLAIM	$80.00	$80.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186971	715-0000-220.93-00	4C CONCRETE CONSTRUCTION INC	REFUND BOND	$200.00	$200.00
			Total Division:	$66,660.68	
			Total Department:	$66,660.68	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**1**	**Board of Trustees**			
Division:	**1**				
186640	101-0101-501.21-65	CAPTION FIRST INC	CLOSED CAPTIONING/JUNE	$600.00	$600.00
186649	101-0101-501.22-02	CHICAGO METROPOLITAN AGENCY FOR	ANNUAL DUES	$718.72	$718.72
186729	101-0101-501.21-65	HARRIS TRUST & SAVINGS BANK	TLF AMLINGS FLOWERLAND	$50.00	$50.00
186818	101-0101-501.21-65	DIANA MIKULA	REIMBURSEMENT SUPPLIES	$722.07	$722.07
186834	101-0101-501.22-03	NORTHWEST MUNICIPAL CONFERENCE	ANNUAL BANQUET	$150.00	$150.00
186912	101-0101-501.21-65	DIANE STAGGS	REIMBURSEMENT SUPPLIES	$182.11	$182.11
			Total Division:	**$2,422.90**	
			Total Department:	**$2,422.90**	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**2**	**Village Manager**			
Division:	**1**				
186729	101-0201-502.22-03	HARRIS TRUST & SAVINGS BANK	NIU OUTREACH	$250.00	$369.00
			FRANCESCA'S TAVOLA #10	$119.00	
	101-0201-502.22-10		CPC INVITATIONBOX	$333.75	$333.75
186767	101-0201-502.30-01	JOURNAL & TOPICS NEWSPAPERS	SUBSCRIPTION	$32.00	$32.00
186818	101-0201-502.22-03	DIANA MIKULA	ILCMA CONFERENCE	$312.96	$312.96
			Total Division:	**$1,047.71**	
			Total Department:	**$1,047.71**	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**3**	**Human Resources**			
Division:	**1**				
186688	615-0301-552.20-50	KRISTIN EBY	JUNE CLASSES	$60.00	$60.00
186713	605-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL	$42,098.52	$42,098.52
	615-0301-552.42-80		CLAIMS - W/C	$30,777.53	$30,777.53
186729	101-0301-503.22-02	HARRIS TRUST & SAVINGS BANK	INTERNATIONAL PUBLIC	$149.00	$149.00
186779	606-0301-552.20-05	KEVIN WOLF & ASSOCIATES LLC	RECONCILIATION 2012/2013	$2,500.00	$2,500.00
186857	101-0301-503.30-05	PETTY CASH	OFFICE SUPPLIES	$9.99	$9.99
	615-0301-552.22-03		TRAINING	$25.76	$25.76
186966	101-0301-503.22-15	XEROX CORPORATION	MAINTENANCE AGREEMENT	$85.00	$170.00
			MAINTENANCE AGREEMENT	$85.00	
			Total Division:	**$75,790.80**	
			Total Department:	**$75,790.80**	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**4**	**Legal Department**			
Division:	**1**				
186651	101-0401-503.21-65	CHICAGO TITLE COMPANY LLC	SERVICE MISCELLANEOUS	$60.00	$60.00
186655	101-0401-503.20-20	CLARK BAIRD SMITH LLP	SERVICE PROFESSIONAL	$4,567.50	$4,567.50
186667	101-0401-503.40-74	COOK COUNTY TREASURER	PIN 03-07-200-055	$23,401.08	$23,401.08
186696	101-0401-503.20-20	ERNEST R BLOMQUIST PC	SERVICE PROFESSIONAL	$7,590.00	$7,590.00
186883	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	$910.00	$910.00
186928	101-0401-503.33-05	THOMSON REUTERS-WEST	LEGAL BOOKS	$78.00	$78.00
186966	101-0401-503.22-15	XEROX CORPORATION	MAINTENANCE AGREEMENT	$140.90	$140.90
			Total Division:	**$36,747.48**	
			Total Department:	**$36,747.48**	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**5**	**Finance**			
Division:	**1**				
186605	505-0501-503.21-65	AMERICAN PRINTING TECHNOLOGIES	SERVICE MISCELLANEOUS	$706.16	$706.16
186606	101-0501-503.21-65	AMLINGS FLOWERLAND	FLORAL ARRANGEMENT	$60.99	$60.99
186712	611-0501-552.20-70	GALLAGHER ARTHUR J & CO	NOTARY BOND	$29.00	$29.00
186713	611-0501-552.42-53	GALLAGHER BASSETT SERVICES INC	CLAIMS - VEHICLE LOSS	$13,051.64	$13,051.64
	611-0501-552.42-60		CLAIMS - LIABILITY LOSS	$12,128.25	$12,128.25
186715	101-0501-503.20-05	GOLDSTEIN & ASSOCIATES	RETIREE HEALTH INS PLAN	$5,000.00	$5,000.00
186722	101-0501-503.30-01	HAINES & COMPANY INC	PUBLICATION	$415.50	$415.50
186735	611-0501-552.20-70	HIGH EXCESS LIABILITY POOL	2014 - 2ND INSTALLMENT	$63,204.00	$63,204.00
186845	101-0501-503.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	$56.70	$56.70
186868	505-0501-503.40-87	LAURA/DUSTIN PUCKETT	SEWER REBATE PROGRAM	$7,402.00	$7,402.00
186893	101-0501-503.30-05	SAM'S CLUB/GECRB	OFFICE SUPPLIES	$129.01	$129.01
186924	101-0501-503.22-10	TANDEM PRINTING	SERVICE PRINTING	$48.00	$48.00
186950	101-0501-503.21-65	VERIZON WIRELESS	INV 9727467691	$55.48	$55.48
186966	101-0501-503.22-15	XEROX CORPORATION	MAINTENANCE AGREEMENT	$17.60	$102.60
			MAINTENANCE AGREEMENT	$85.00	
			Total Division:	**$102,389.33**	
			Total Department:	**$102,389.33**	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**6**	**Information Technology**			
Division:	**1**				
186729	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	DMI DELL K-12/GOVT	$2,052.41	$2,052.41
186812	625-0601-553.33-05	MERIDIAN IT INC	SERVICE CONSULTING	$4,225.60	$4,225.60
186838	625-0601-553.21-02	OAK BROOK OFFICE SOLUTIONS INC	EQUIPMENT REPAIR	$85.00	$127.95
			EQUIPMENT REPAIR	$42.95	
186907	625-0601-572.50-10	SOFTMART INC	MONITOR	$135.79	$135.79
186921	625-0601-553.20-39	SUNGARD PUBLIC SECTOR	SERVICE DATA PROC, SFTWR	$14,956.00	$14,956.00
186946	625-0601-553.21-65	VERIZON WIRELESS	INV 9727567195	$76.02	$76.02
186947	625-0601-553.21-65	VERIZON WIRELESS	INV 9727764548	$467.47	$467.47
			Total Division:	**$22,041.24**	
			Total Department:	**$22,041.24**	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**7**	**GIS**			
Division:	**1**				
186729	625-0701-553.33-05	HARRIS TRUST & SAVINGS BANK	LSOFT TECHNOLOGIES INC	$25.64	$25.64
186857	625-0701-553.22-03	PETTY CASH	TRAINING	$30.51	$30.51
			Total Division:	**$56.15**	
			Total Department:	**$56.15**	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 10		**Boards & Commissions**			
Division: 8					
186666	101-1008-502.20-75	CONRAD POLYGRAPH INC	INDIVIDUAL EXAM (1)POLICE	$160.00	$160.00
186916	101-1008-502.20-75	STEPHEN LASER & ASSOCIATES	INDIVIDUAL ASSESSMENT (2)	$1,100.00	$1,100.00
			Total Division:	**$1,260.00**	
Division: 10					
186634	101-1010-502.30-05	JEFF BOHNER	OFFICE SUPPLIES	$83.91	$83.91
			Total Division:	**$83.91**	
Division: 18					
186904	515-1018-525.40-55	SHRED FIRST INC	COMMUNITY SHRED EVENT	$525.00	$525.00
			Total Division:	**$525.00**	
Division: 19					
186615	101-1019-502.40-55	ARLINGTON RENTAL INC	BIKE ARLINGTON EXPENSE	$588.72	$588.72
186857	101-1019-502.40-55	PETTY CASH	SUPPLIES	$31.09	$31.09
			Total Division:	**$619.81**	
Division: 22					
186612	515-1022-525.40-55	ARLINGTON HTS ART GUILD	ART COMM EVENT	$65.00	$65.00
186613	101-1022-502.33-05	ARLINGTON HTS CHAMBER OF COM	ART COMM EVENT	$185.00	$185.00
			Total Division:	**$250.00**	
			Total Department:	**$2,738.72**	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 30		**Police Department**			
Division: 1					
186587	101-3001-511.21-65	ACCURATE DOCUMENT DESTRUCTION	SERVICE MISCELLANEOUS	$159.30	$159.30
186596	101-3001-511.21-65	AFTERMATH	BIO-HAZARD CLEANING	$105.00	$105.00
186597	101-3001-511.22-03	JEFFREY C AIELLO	TRAINING	$596.00	$596.00
186611	101-3001-511.40-67	ARLINGTON HEIGHTS ANIMAL HOSPITAL	VETERINARY SERVICES	$85.00	$85.00
186616	101-3001-511.21-65	ARMOR SYSTEMS	COLLECTION FEE	$125.18	$125.18
186668	101-3001-511.33-30	CORPORATE IDENTITY INC	POLICE EQUIPMENT & SUPPLY	$3,999.21	$4,707.14
			SHIPPING/DELIVERY SERVICE	$61.59	
			POLICE EQUIPMENT & SUPPLY	$599.53	
			SHIPPING/DELIVERY SERVICE	$46.81	
186716	101-3001-511.33-25	GOLF ROSE ANIMAL HOSPITAL	SUPPLIES	$85.00	$85.00
186724	101-3001-511.30-35	HAMRICK PETER	CLOTHING REIMBURSEMENT	$116.88	$302.79
			CLOTHING REIMBURSEMENT	$185.91	
186729	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	MARRIOTT PEORIA	$369.51	$2,455.85
			MARRIOTT PEORIA	$369.51	
			COURTYARD BY MARRIOTT	$694.85	
			HAMPTON INNS	$392.00	
			HAMPTON INNS	$392.00	
			SPIRIT AIRLINES	$207.98	
			SPIRIT AIRLINES	$30.00	
	101-3001-511.33-05		WWW.ENGRAVEDTOLAST.COM	$92.55	$92.55
186740	101-3001-511.22-03	HUDGENS STEVEN	TRAINING	$45.00	$45.00
186746	101-3001-511.21-65	IMAGING SYSTEMS INC	POLICE EQUIPMENT & SUPPLY	$525.00	$525.00
186769	101-3001-511.21-65	JP MORGAN CHASE	PROCESSING FEE	$28.24	$28.24
186774	101-3001-511.30-35	KALE/ASR	CLOTHING	$120.99	$5,903.21
			CLOTHING	$166.83	
			CLOTHING	$194.95	
			CLOTHING	$324.69	
			CLOTHING	$5.90	
			CLOTHING	$326.43	
			CLOTHING	$112.48	
			CLOTHING	$39.95	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186774	101-3001-511.30-35	KALE/ASR	CLOTHING	$47.63	$5,903.21
			CLOTHING	$128.00	
			CLOTHING	$199.95	
			CLOTHING	$56.95	
			CLOTHING	$157.50	
			CLOTHING	$50.00	
			CLOTHING	$114.00	
			CLOTHING	$117.90	
			CLOTHING	$75.00	
			CLOTHING	$197.73	
			CLOTHING	$186.83	
			CLOTHING	$103.90	
			CLOTHING	$128.00	
			CLOTHING	$54.00	
			CLOTHING	$143.50	
			CLOTHING	$69.45	
			CLOTHING	$141.50	
			CLOTHING	$51.95	
			CLOTHING	$141.50	
			CLOTHING	$128.00	
			CLOTHING	$1,536.50	
			CLOTHING	$240.00	
			CLOTHING	$284.70	
			CLOTHING	$57.00	
			CLOTHING	$115.50	
			CLOTHING	$84.00	
	235-3001-532.30-35		CLOTHING	$99.90	$99.90
186781	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	MAINTENANCE AGREEMENT	$2,481.58	$2,481.58
186801	101-3001-511.30-35	MACK STEPHANIE	CLOTHING REIMBURSEMENT	$117.72	$117.72
186805	401-3001-572.50-15	MC ALLISTER EQUIPMENT CO	POLICE EQUIPMENT & SUPPLY	$7,425.30	$7,425.30
186806	101-3001-511.21-65	MC DONALDS CORPORATION	SERVICE MISCELLANEOUS	$119.46	$119.46
186814	101-3001-511.21-65	METRO-WESTERN COOK CREDIT	SERVICE MISCELLANEOUS	$62.00	$62.00
186820	101-3001-511.21-65	MOBILE MINI INC	RENTAL FEE	$766.18	$766.18
186827	101-3001-511.22-03	NE MULTI REGIONAL TRAINING INC	REGISTRATION	$125.00	$850.00
			REGISTRATION	$275.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186827	101-3001-511.22-03	NE MULTI REGIONAL TRAINING INC	REGISTRATION	$450.00	$850.00
	101-3001-511.40-67		REGISTRATION	$375.00	$375.00
186833	101-3001-511.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT 8-2014	$63,389.97	$63,389.97
186835	101-3001-511.22-03	NORTHWEST POLICE ACADEMY	REGISTRATION	$75.00	$75.00
186840	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$147.14	$179.12
			OFFICE SUPPLIES	$31.98	
186842	101-3001-511.22-03	MICHAEL ORLANDO	TRAINING	$15.00	$60.00
			TRAINING	$45.00	
186844	101-3001-511.30-35	RYAN PACYGA	CLOTHING REIMBURSEMENT	$139.99	$304.99
			CLOTHING REIMBURSEMENT	$165.00	
186858	101-3001-511.22-02	PETTY CASH/POLICE	NOTARY APPLICATION FEE	$5.00	$5.00
	101-3001-511.22-03		TRAINING	$105.00	$126.00
			TRAINING	$21.00	
	101-3001-511.30-05		SUPPLIES	$19.99	$19.99
	101-3001-511.33-25		SUPPLIES	$104.60	$104.60
	101-3001-511.33-30		SUPPLIES	$13.25	$13.25
186870	101-3001-511.30-35	RADEK TODD	CLOTHING REIMBURSEMENT	$5.00	$5.00
186871	101-3001-511.40-67	RAY ALLEN MANUFACTURING LLC	CANINE SUPPLIES	$159.95	$159.95
186881	101-3001-511.22-03	BRANDI ROMAG	TRAINING	$15.00	$15.00
186890	101-3001-511.40-67	SAM ASH	CANINE SUPPLIES	$269.97	$269.97
186892	101-3001-511.22-02	SAM'S CLUB	DUES	$45.00	$45.00
	101-3001-511.33-25		SUPPLIES	$118.96	$118.96
186899	101-3001-511.21-65	SECRETARY OF STATE	PLATE RENEWAL	$101.00	$101.00
186905	101-3001-511.40-67	SIGNS BY TOMORROW	POLICE EQUIPMENT & SUPPLY	$160.00	$160.00
186920	101-3001-511.30-35	KEVIN SULLIVAN	CLOTHING REIMBURSEMENT	$578.00	$578.00
186927	101-3001-511.21-65	THOMSON REUTERS	SERVICE PROFESSIONAL	$303.14	$303.14
	101-3001-511.30-01		PUBLICATION	$78.00	$78.00
186933	101-3001-511.33-25	TRAFFIC SAFETY STORE	SUPPLIES	$890.65	$890.65
186940	101-3001-511.22-03	UIS 2014 IDOA APA CONFERENCE	REGISTRATION	$125.00	$125.00
186943	101-3001-511.22-05	UPS STORE #4073	SHIPPING CHARGES	$192.27	$192.27
186944	101-3001-511.22-03	VEENSTRA RICK	TRAINING	$571.96	$571.96
	101-3001-511.30-35		CLOTHING REIMBURSEMENT	$171.84	$171.84
186945	101-3001-511.21-65	VERIZON WIRELESS	INV 9727517929	$2,351.82	$2,351.82
186956	101-3001-511.33-25	VILLAGE CYCLESPORT	SUPPLIES	$104.97	$104.97
186958	101-3001-511.40-67	VOHNE LICHE KENNELS INC	K-9 CERT/RE-CERTIFICATION	$2,520.00	$2,520.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186959	101-3001-511.21-65	WALGREEN COMPANY	SERVICE MISCELLANEOUS	$272.95	$272.95
186960	101-3001-511.30-35	WARD SALLY	CLOTHING REIMBURSEMENT	$50.00	$50.00
			Total Division:	**$100,875.80**	
Division:	**3**				
186624	231-3003-511.40-11	RODOLFO AVALOS	TRAINING	$383.10	$383.10
186639	231-3003-511.40-11	NELSON CALZADILLA	TRAINING	$500.00	$500.00
186700	231-3003-511.40-11	ANDREW FLENTGE	TRAINING	$500.00	$500.00
186789	231-3003-511.40-11	DAVID LAVIN	TRAINING	$500.00	$500.00
			Total Division:	**$1,883.10**	
			Total Department:	**$102,758.90**	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	35	Fire			
Division:	1				
186590	101-3501-512.21-65	ACS GOVERNMENT SYSTEMS INC	SOFTWARE SUPPORT	$2,080.00	$2,080.00
186598	101-3501-512.30-35	AIR ONE EQUIPMENT	BADGES & OTHER ID EQUIP.	$225.00	$248.00
			BADGES & OTHER ID EQUIP.	$23.00	
186692	101-3501-512.21-02	EMSAR CHICAGO	STRETCHER REPAIR	$391.44	$391.44
186718	101-3501-512.31-65	GRAINGER W W INC	CLOCKS	$85.64	$85.64
	101-3501-512.31-85		FIRE PROTECTION EQUIP/SUP	$179.64	$179.64
186726	101-3501-512.31-45	HANSON HARDWARE	SUPPLIES	$63.93	$63.93
	101-3501-512.31-65		SUPPLIES	$27.26	$36.74
			SUPPLIES	$9.48	
186729	101-3501-512.22-03	HARRIS TRUST & SAVINGS BANK	EXXONMOBIL	$44.09	$144.09
			EXXONMOBIL	$100.00	
186734	101-3501-512.33-50	HENRY SCHEIN MATRX MEDICAL	MEDICAL SUPPLIES	$130.00	$130.00
186742	101-3501-512.32-80	IL FIRE INSPECTORS ASSOC	BOOKS	$1,092.88	$1,092.88
186774	101-3501-512.30-35	KALE/ASR	CLOTHING	$221.00	$1,386.72
			CLOTHING	$292.05	
			CLOTHING	$114.00	
			CLOTHING	$436.00	
			CLOTHING	$67.10	
			CLOTHING	$118.97	
			CLOTHING	$137.60	
186800	101-3501-512.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$47.46	$47.46
186813	101-3501-512.31-55	MES	BUILDER'S SUPPLIES	$683.64	$683.64
186833	101-3501-512.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT 8-2014	$21,130.00	$21,130.00
186840	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$61.34	$446.97
			OFFICE SUPPLIES	$385.63	
	101-3501-512.31-65		SUPPLIES	$55.90	$55.90
186860	101-3501-512.33-50	PHYSIO CONTROL INC	MEDICAL SUPPLIES	$763.20	$763.20
	401-3501-572.50-15		EMERGENCY MEDICAL SUPPLY	$29,537.00	$31,033.00
			EMERGENCY MEDICAL SUPPLY	$1,496.00	
186874	101-3501-512.32-80	RESCUE DIRECT	ROPE OPS BOOKS	$454.65	$454.65
186942	101-3501-512.22-05	UPS STORE #1051	SHIPPING/DELIVERY SERVICE	$18.55	$50.28

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186942	101-3501-512.22-05	UPS STORE #1051	SHIPPING/DELIVERY SERVICE	$10.92	$50.28
			SHIPPING/DELIVERY SERVICE	$20.81	
186966	101-3501-512.22-15	XEROX CORPORATION	MAINTENANCE AGREEMENT	$17.60	$155.40
			MAINTENANCE AGREEMENT	$85.00	
			MAINTENANCE AGREEMENT	$17.60	
			MAINTENANCE AGREEMENT	$17.60	
			MAINTENANCE AGREEMENT	$17.60	

Total Division:	$60,659.58
Total Department:	$60,659.58

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**40**	**Planning**			
Division:	**1**				
186670	101-4001-521.40-40	COSTAR REALTY INFORMATION INC	SERVICE PROFESSIONAL	$500.68	$500.68
186729	101-4001-521.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM	$26.47	$26.47
	101-4001-521.40-40		ARLINGTONHCC	$10.00	$0.00
			ARLINGTONHCC	($10.00)	
186791	101-4001-521.21-65	LEGRAND SERVICES	TRANSCRIPT SERVICES	$407.75	$407.75
186832	101-4001-521.30-01	NORTHERN IL REAL ESTATE MGZN	PUBLICATION	$100.00	$100.00
186919	101-4001-521.40-41	SUBURBAN FAMILY MAGAZINE	ADVERTISING	$600.00	$600.00
			Total Division:	**$1,634.90**	
			Total Department:	**$1,634.90**	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 45		**Building & Health Service**			
Division: 1					
186825	101-4501-523.22-02	NATL FIRE PROTECTION ASSOC	C.LORUSSO MEMBERSHIP	$165.00	$165.00
186829	101-4501-523.21-65	NEXTEL COMMUNICATIONS	ACCT 974139132	$483.58	$483.58
186857	101-4501-523.33-05	PETTY CASH	SUPPLIES	$53.99	$53.99
186872	101-4501-523.33-05	RED WING SHOE STORE	SAFETY SHOES	$134.99	$134.99
186926	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	$38.00	$1,286.00
			SERVICE BLDG MAINT	$76.00	
			SERVICE BLDG MAINT	$266.00	
			SERVICE BLDG MAINT	$38.00	
			SERVICE BLDG MAINT	$868.00	
186966	101-4501-523.22-15	XEROX CORPORATION	MAINTENANCE AGREEMENT	$17.60	$102.60
			MAINTENANCE AGREEMENT	$85.00	
			Total Division:	**$2,226.16**	
Division: 2					
186725	101-4502-523.21-65	HAND TO EYE COMMUNICATIONS INC	INTERPRETING SERVICES	$80.00	$80.00
186729	101-4502-523.33-05	HARRIS TRUST & SAVINGS BANK	RECREATION SUPPLY COMP	$19.50	$19.50
	101-4502-523.40-53		NCO NICOR GAS	$403.50	$1,894.20
			NCO NICOR GAS	$403.50	
			NCO NICOR GAS	$403.50	
			NCO NICOR GAS	$403.50	
			COMED	$277.70	
			BILLMATRIX CORPORATION	$2.50	
186768	101-4502-523.20-25	JOURNEYS COUNSELING CENTER LLC	COUNSELING	$160.00	$160.00
186778	101-4502-523.20-25	KATOR LCSW, ANNE	COUNSELING	$390.00	$390.00
186792	101-4502-523.20-25	SHERRY LEMKE	COUNSELING	$65.00	$65.00
186840	101-4502-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$249.60	$480.54
			OFFICE SUPPLIES	$201.70	
			OFFICE SUPPLIES	$29.24	
186859	101-4502-523.33-10	PHYSICIAN SALES AND SERVICE INC	CLINIC SUPPLIES	$410.89	$410.89

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186935	101-4502-523.21-10	TROY GRANDT	PROPERTY MAINTENANCE	$190.00	$465.00
			PROPERTY MAINTENANCE	$55.00	
			PROPERTY MAINTENANCE	$70.00	
			PROPERTY MAINTENANCE	$65.00	
			PROPERTY MAINTENANCE	$85.00	
	101-4502-523.22-10		PROPERTY MAINTENANCE	$60.00	$60.00
186936	101-4502-523.33-05	TUNDRA SPECIALTIES	SUPPLIES	$177.47	$177.47
186948	101-4502-523.21-65	VERIZON WIRELESS	INV 9727714896	$222.50	$222.50
186966	101-4502-523.22-15	XEROX CORPORATION	MAINTENANCE AGREEMENT	$85.00	$170.00
			MAINTENANCE AGREEMENT	$85.00	
			Total Division:	**$4,595.10**	

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186604	101-4503-523.22-40	AMERICAN CHARGE SERVICE	TAXI PROGRAM	$9.00	$9.00
186610	101-4503-523.31-65	ARAMARK REFRESHMENTS SERVICES	SUPPLIES	$163.89	$163.89
186625	101-4503-523.31-65	AWARD CONCEPTS INC	SUPPLIES	$18.60	$18.60
186646	101-4503-523.31-65	CATHOLIC CHARITIES CATERING	SUPPLIES	$40.50	$40.50
186686	101-4503-523.21-65	PAULA DRUES	SING-A-LONG SENIOR CENTER	$40.00	$40.00
186727	101-4503-523.21-65	HARPER COLLEGE	OTHER SERVICES	$75.00	$75.00
186728	101-4503-523.21-65	HARPER COLLEGE CORP SERVICES	SPANISH PROGRAM	$100.00	$100.00
186836	101-4503-523.31-65	NOW & ZEN	SUPPLIES	$92.45	$92.45
186840	101-4503-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$54.22	$54.22
186939	101-4503-523.21-65	UASC INC	COMPUTER SAFETY LECTURE	$50.00	$50.00
186957	101-4503-523.21-65	VISIBILITY GROUP INC	COMPUTER SAFETY LECTURE	$50.00	$50.00
			Total Division:	**$693.66**	
			Total Department:	**$7,514.92**	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**50**	**Engineering**			
Division:	**1**				
186618	401-5001-571.50-30	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	$157,492.43	$157,492.43
186741	401-5001-571.50-30	IL DEPT OF TRANSPORTATION	SERVICE CONSTRUCTION	$262,339.17	$262,339.17
186966	101-5001-524.22-05	XEROX CORPORATION	MAINTENANCE AGREEMENT	$85.00	$85.00
			Total Division:	**$419,916.60**	
			Total Department:	**$419,916.60**	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**71**	**Public Works**			
Division:	**1**				
186585	101-7101-531.21-11	A & J SEWER SERVICE INC	BUILDING MAINTENANCE	$142.00	$142.00
186589	435-7101-531.40-86	BRUCE ACKERMAN	EAB	$50.00	$50.00
186591	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	STREET LIGHT SUPPLIES	$9,357.14	$10,325.58
			STREET LIGHT SUPPLIES	$864.24	
			STREET LIGHT SUPPLIES	$104.20	
186592	101-7101-531.31-55	ACTIVE LOCK AND KEY LTD	SUPPLIES	$171.70	$171.70
186593	101-7101-531.31-65	ADAMS GLENN	REIMBURSEMENT SUPPLIES	$984.94	$984.94
186607	435-7101-531.40-86	BARRY ANSTANDIG	EAB	$50.00	$50.00
186615	515-7101-525.33-05	ARLINGTON RENTAL INC	EQUIPMENT RENTAL	$225.75	$225.75
186620	101-7101-531.22-70	AT & T LONG DISTANCE	LONG DISTANCE SERVICE	$505.47	$505.47
186626	101-7101-531.31-45	BADE PAPER PRODUCTS	SUPPLIES	$9,320.00	$11,650.00
			SUPPLIES	$2,330.00	
186635	435-7101-531.40-86	TERRY BOSKO	EAB	$36.00	$36.00
186636	435-7101-531.40-86	MICHAEL/MARIANNE BRENNAN	EAB	$50.00	$50.00
186647	101-7101-531.31-65	CERTIFIED LABORATORIES	SUPPLIES	$214.08	$214.08
	435-7101-531.31-85		EAB SUPPLIES	$828.54	$828.54
186653	101-7101-531.30-35	CINTAS CORP	WORK SHIRTS AND PANTS	$41.86	$83.72
			WORK SHIRTS AND PANTS	$41.86	
186656	435-7101-571.50-55	CLEAN CUT TREE SERVICE INC	SERVICE TREES	$20,348.00	$156,951.00
			SERVICE TREES	$112,301.00	
			SERVICE TREES	$24,302.00	
186657	101-7101-531.31-40	CLESEN ARTHUR INC	SUPPLIES	$35.00	$1,801.13
			SUPPLIES	$526.00	
			MULCH	$824.27	
			MULCH/SEED	$415.86	
	435-7101-571.50-55		AGRICULTURAL SUPPLIES	$4,125.00	$4,125.00
186660	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	2985063029	$68.00	$68.00
186661	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	2278061084	$4.69	$4.69
186664	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	1851137062	$54.56	$54.56
186665	101-7101-531.21-11	COMPLETE CLEANING CO INC	SERVICE BLDG MAINT	$2,630.00	$2,630.00
186669	435-7101-531.40-86	GINNY CORY	EAB	$37.50	$37.50

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186671	101-7101-531.21-11	COYNE TEXTILE SERVICES	SERVICE BLDG MAINT	$16.52	$151.20
			SERVICE BLDG MAINT	$13.64	
			SERVICE BLDG MAINT	$26.36	
			SERVICE BLDG MAINT	$65.24	
			SERVICE BLDG MAINT	$15.32	
			SERVICE BLDG MAINT	$14.12	
186674	435-7101-531.40-86	RONALD DAHLGREN	EAB	$50.00	$50.00
186679	101-7101-531.22-70	DEX ONE	TELEPHONE SERVICES	$79.17	$79.17
186681	435-7101-531.40-86	JOE DILLON	EAB	$50.00	$50.00
186682	435-7101-531.40-86	THOMAS DILLON	EAB	$50.00	$50.00
186684	435-7101-531.40-86	NOREEN DORSEY	EAB	$39.90	$39.90
186687	101-7101-531.21-02	DYNAMIC HEATING & PIPING CO	EQUIPMENT MAINTENANCE	$1,174.19	$2,433.19
			EQUIPMENT MAINTENANCE	$1,259.00	
186698	435-7101-531.40-86	LYNNE FERRANTE	EAB	$50.00	$50.00
186699	101-7101-531.33-05	FLAG LADY CORP	FLAGS	$270.40	$270.40
186701	101-7101-531.22-02	WILLIAM FOLEY J.	CDL REIMBURSEMENT	$50.00	$50.00
186714	101-7101-531.20-05	GARLAND CO INC	SERVICE PROFESSIONAL	$4,500.00	$4,050.00
			RETAINAGE	($450.00)	
186717	101-7101-531.22-02	JAMES GONET	CDL REIMBURSEMENT	$50.00	$50.00
186726	101-7101-531.31-65	HANSON HARDWARE	SUPPLIES	$45.75	$45.75
	101-7101-531.31-80		SUPPLIES	$23.97	$23.97
186729	101-7101-531.31-65	HARRIS TRUST & SAVINGS BANK	JEWEL #3461	$51.13	$752.51
			GFS MKTPLC #1913	$60.63	
			VALLI PRODUCE, INC	$11.29	
			JEWEL #3461	$122.96	
			ARLINGTON CAKE BOX	$176.50	
			THURINGER GOURMET MEAT	$330.00	
186730	101-7101-531.21-02	HAYES MECHANICAL	EQUIPMENT MAINTENANCE	$1,011.00	$7,937.12
			EQUIPMENT MAINTENANCE	$585.18	
			EQUIPMENT MAINTENANCE	$257.00	
			EQUIPMENT MAINTENANCE	$1,582.00	
			EQUIPMENT MAINTENANCE	$1,576.15	
			EQUIPMENT MAINTENANCE	$851.21	
			EQUIPMENT MAINTENANCE	$566.53	
			EQUIPMENT MAINTENANCE	$994.05	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186730	101-7101-531.21-02	HAYES MECHANICAL	EQUIPMENT MAINTENANCE	$514.00	$7,937.12
186731	435-7101-531.40-86	MARILYN HELT	EAB	$50.00	$50.00
186732	435-7101-531.40-86	PAUL HENKELS	EAB	$50.00	$50.00
186733	101-7101-531.31-55	HENNING BROTHERS INC	BUILDING SUPPLIES	$337.33	$538.75
			BUILDING SUPPLIES	$79.16	
			BUILDING SUPPLIES	$122.26	
186736	101-7101-531.31-90	HOME DEPOT CREDIT SERVICES	STREET/SIDEWALK SUPPLIES	$24.88	$29.21
			STREET/SIDEWALK SUPPLIES	$4.33	
186739	101-7101-531.31-45	HP PRODUCTS CORP	SUPPLIES	$376.42	$376.42
186754	435-7101-531.40-86	SCOTT JAMIESON	EAB	$100.00	$100.00
186766	435-7101-531.40-86	MIKE JOHNSTON	EAB	$50.00	$50.00
186775	435-7101-531.40-86	WILLIAM KASINAK	EAB	$50.00	$50.00
186783	435-7101-531.40-86	TOM KUBALA	EAB	$39.00	$39.00
186784	435-7101-531.40-86	FRANK KUPER	EAB	$50.00	$50.00
186786	435-7101-531.40-86	NICK KYROS	EAB	$40.00	$40.00
186800	101-7101-531.31-40	LOWES COMMERCIAL SERVICES	AGRICULTURAL SUPPLIES	$103.55	$179.47
			AGRICULTURAL SUPPLIES	$75.92	
	101-7101-531.31-55		BUILDER'S SUPPLIES	$51.26	$51.26
	101-7101-531.31-65		EQUIPMENT, NON OFFICE	$56.86	$299.15
			HARDWARE SUPPLIES	$11.38	
			HARDWARE SUPPLIES	$73.67	
			HARDWARE SUPPLIES	$157.24	
186811	101-7101-531.21-62	MERCPAK INC	LAMP RECYCLING	$600.00	$600.00
186828	435-7101-531.40-86	ED NELSON	EAB	$100.00	$100.00
186831	435-7101-531.40-86	ALAN NICHOLLS	EAB	$50.00	$50.00
186837	435-7101-531.40-86	NUTT, BRIAN	EAB	$50.00	$50.00
186840	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$24.37	$249.84
			OFFICE SUPPLIES	$54.89	
			OFFICE SUPPLIES	$170.58	
186841	435-7101-531.40-86	LYDIA OLSON	EAB	$50.00	$50.00
186843	101-7101-531.22-70	PACIFIC TELEMANAGEMENT SERVICES	PAY PHONE FEES	$153.00	$153.00
186846	101-7101-531.31-65	CRIS PAPIERNIAK	REIMBURSEMENT SUPPLIES	$150.07	$150.07
186850	435-7101-531.40-86	MARYKAY PAWLAK	EAB	$66.00	$66.00
186852	101-7101-531.31-40	PESCHES FLOWER SHOP	AGRICULTURAL SUPPLIES	$206.88	$249.26
			AGRICULTURAL SUPPLIES	$42.38	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186853	401-7101-571.50-20	PETE THE PAINTER INC	PAINTING	$1,990.00	$1,990.00
186857	101-7101-531.22-02	PETTY CASH	SAM'S CLUB RENEWAL	$30.00	$30.00
	101-7101-531.22-03		TRAINING	$10.50	$10.50
	101-7101-531.31-65		SUPPLIES	$4.88	$141.45
			SUPPLIES	$12.83	
			SUPPLIES	$42.69	
			SUPPLIES	$36.69	
			SUPPLIES	$44.36	
	101-7101-531.33-05		SUPPLIES	$20.96	$20.96
186863	101-7101-531.30-35	PRO SAFETY INC	CLOTHING	$135.95	$135.95
	101-7101-531.31-40		PAINT & EQUIPMENT	$300.00	$300.00
186872	101-7101-531.30-35	RED WING SHOE STORE	SHOES AND BOOTS	$100.00	$100.00
186873	101-7101-531.22-10	REIGN PRINT SOLUTIONS	PRINTING	$133.10	$133.10
186878	101-7101-531.30-39	RKA PETROLEUM COMPANIES INC	FUEL,OIL,GREASE, & LUBES	$26,945.76	$53,243.44
			FUEL,OIL,GREASE, & LUBES	$26,297.68	
186886	101-7101-531.31-85	RUSSO'S POWER EQUIPMENT INC	HEDGE TRIMMER	$235.00	$235.00
186887	435-7101-531.40-86	DAN RYAN	EAB	$50.00	$50.00
186888	101-7101-531.22-03	SABATELLO DRU	TRAINING	$1,203.56	$1,203.56
186894	435-7101-531.40-86	JOHN SANDER	EAB	$27.00	$27.00
186895	435-7101-531.40-86	ADELENA SANTILLAN	EAB	$50.00	$50.00
186898	435-7101-531.40-86	JOHN SCHULZ	EAB	$150.00	$150.00
186909	101-7101-531.22-70	SPRINT	352372920	$20.97	$20.97
186910	101-7101-531.22-70	SPRINT	840280811	$197.66	$197.66
186913	101-7101-531.22-02	LARRY STAGGS	CDL REIMBURSEMENT	$50.00	$50.00
186915	101-7101-531.31-55	STANDARD PIPE & SUPPLY INC	BUILDING SUPPLIES	$14.72	$14.72
186917	435-7101-531.40-86	RAYMOND STOGA	EAB	$50.00	$50.00
186923	101-7101-531.31-45	SUPERIOR	JANITORIAL SUPPLIES	$85.76	$6,095.79
			JANITORIAL SUPPLIES	$6,010.03	
186925	435-7101-531.40-86	EDWARD TAYLOR	EAB	$50.00	$50.00
186932	101-7101-531.21-36	TRAFFIC CONTROL & PROTECTION	BARRICADES	$666.00	$666.00
186934	101-7101-531.31-75	TRI STATE ELECTRONIC CORP	SUPPLIES	$17.04	$17.04
186938	101-7101-531.21-65	TYCO INTEGRATED SECURITY	ALARM MAINTENANCE FEE	$90.00	$900.00
			ALARM MAINTENANCE FEE	$90.00	
			ALARM MAINTENANCE FEE	$90.00	
			ALARM MAINTENANCE FEE	$90.00	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186938	101-7101-531.21-65	TYCO INTEGRATED SECURITY	ALARM MAINTENANCE FEE	$90.00	$900.00
			ALARM MAINTENANCE FEE	$90.00	
			ALARM MAINTENANCE FEE	$90.00	
			ALARM MAINTENANCE FEE	$90.00	
			ALARM MAINTENANCE FEE	$90.00	
			ALARM MAINTENANCE FEE	$90.00	
186949	101-7101-531.21-65	VERIZON WIRELESS	INV 9727501982	$1,499.71	$1,499.71
186951	101-7101-531.21-65	VERIZON WIRELESS	INV 9727533723	$298.30	$298.30
186953	101-7101-531.22-70	VERIZON WIRELESS	INV 9727484740	$38.01	$38.01
186954	101-7101-531.22-70	VERIZON WIRELESS	INV 9727764547	$126.44	$126.44
186955	435-7101-531.40-86	AMY VEYTSMAN	EAB	$87.00	$87.00
186961	435-7101-531.40-86	STANLEY WEITZENFELD	EAB	$200.00	$200.00
186963	435-7101-531.40-86	DALE WILKE	EAB	$100.00	$100.00
186966	101-7101-531.22-15	XEROX CORPORATION	MAINTENANCE AGREEMENT	$181.53	$181.53
801373	101-7101-531.22-70	AT & T	847255350506	$1,720.24	$8,619.96
			847590600005	$1,137.70	
			847394206206	$54.71	
			847394436806	$54.71	
			847253343806	$131.09	
			847398933606	$237.38	
			847253312006	$5,208.12	
			847392086605	$76.01	
801374	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	0002031003	$31.55	$31.55
801375	101-7101-531.21-50	NICOR	38178600003	$239.29	$10,034.75
			28178600004	$562.87	
			40178600009	$113.00	
			25422686599	$3,245.22	
			73488600005	$3,068.12	
			95407400001	$1,408.71	
			97034457784	$1,397.54	
801376	101-7101-531.21-50	CONSTELLATION NEW ENERGY INC	3291084013	$8,775.10	$8,775.10

Total Division:	$306,569.79
Total Department:	$306,569.79

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 72		**Water and Sewer**			
Division: 1					
186647	505-7201-561.31-65	CERTIFIED LABORATORIES	SUPPLIES	$235.81	$235.81
186657	505-7201-561.31-40	CLESEN ARTHUR INC	MULCH	$824.27	$1,257.07
			SILT FENCE	$16.94	
			MULCH/SEED	$415.86	
186659	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	1092085063	$114.74	$114.74
186662	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	1257044037	$781.83	$781.83
186663	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0831076049	$47.50	$47.50
186683	505-7201-561.50-15	DORNER COMPANY	PUMPING SYSTEM SUPPLIES	$5,156.80	$5,156.80
186718	505-7201-561.30-35	GRAINGER W W INC	CLOTHING & APPAREL	$50.28	$50.28
	505-7201-561.31-65		EQUIPMENT, NON OFFICE	$284.95	$533.17
			EQUIPMENT, NON OFFICE	$83.52	
			EQUIPMENT, NON OFFICE	$164.70	
	505-7201-561.50-15		SERVICE MISCELLANEOUS	$779.20	$779.20
186726	505-7201-561.31-02	HANSON HARDWARE	WATER SEWER SYSTEM SUPPLY	$11.31	$34.28
			WATER SEWER SYSTEM SUPPLY	$16.48	
			WATER SEWER SYSTEM SUPPLY	$6.49	
	505-7201-561.31-05		WATER SEWER SYSTEM SUPPLY	$28.26	$28.26
	505-7201-561.31-65		EQUIPMENT, NON OFFICE	$6.99	$6.99
	505-7201-561.31-85		HAND TOOLS-POWER/NON POW	$33.43	$33.43
186790	505-7201-561.31-65	LEE AUTO PARTS	EQUIPMENT, NON OFFICE	$24.97	$36.95
			EQUIPMENT, NON OFFICE	$11.98	
186800	505-7201-561.31-55	LOWES COMMERCIAL SERVICES	WATER SEWER SYSTEM SUPPLY	$30.92	$108.84
			BUILDER'S SUPPLIES	$13.77	
			WATER SEWER SYSTEM SUPPLY	$64.15	
	505-7201-561.31-85		HAND TOOLS-POWER/NON POW	$19.89	$19.89
186807	505-7201-561.20-05	MC HENRY ANALYTICAL WATER LAB	SERVICE CONSULTING	$310.00	$310.00
186809	505-7201-561.31-65	MCM ELECTRONICS	SUPPLIES	$25.60	$605.24
			SUPPLIES	$77.37	
			SUPPLIES	$23.80	
			SUPPLIES	$332.31	
			SUPPLIES	$89.11	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186809	505-7201-561.31-65	MCM ELECTRONICS	SUPPLIES	$57.05	$605.24
	505-7201-561.31-85		TOOLS	$18.25	$18.25
186816	505-7201-561.31-90	MEYER MATERIAL COMPANY	STREET/SIDEWALK SUPPLIES	$685.00	$5,334.00
			STREET/SIDEWALK SUPPLIES	$1,117.00	
			STREET/SIDEWALK SUPPLIES	$763.00	
			STREET/SIDEWALK SUPPLIES	$708.00	
			STREET/SIDEWALK SUPPLIES	$763.00	
			STREET/SIDEWALK SUPPLIES	$708.00	
			STREET/SIDEWALK SUPPLIES	$590.00	
186823	505-7201-561.31-90	MULTIPLE CONCRETE ACCESSORIES	REBAR	$450.00	$450.00
186840	505-7201-561.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$24.38	$204.23
			OFFICE SUPPLIES	$9.27	
			OFFICE SUPPLIES	$170.58	
	505-7201-561.31-65		SUPPLIES	$48.78	$48.78
186857	505-7201-561.22-02	PETTY CASH	CERTIFICATE RENEWAL	$10.00	$10.00
186863	505-7201-561.33-05	PRO SAFETY INC	PAINT & EQUIPMENT	$240.00	$240.00
186867	505-7201-561.50-15	PROSPAN MANUFACTURING CO	PISTON CUP ASSEMBLY	$567.88	$567.88
186873	505-7201-561.22-10	REIGN PRINT SOLUTIONS	PRINTING	$84.70	$84.70
186903	505-7201-561.22-03	SCOTT SHIRLEY	AWWA CONGRESS	$693.82	$693.82
186906	505-7201-561.21-35	SKIRMONT MECHANICAL CONTRACTORS	SERVICE METER	$6,275.34	$6,275.34
186915	505-7201-561.31-02	STANDARD PIPE & SUPPLY INC	SUPPLIES	$53.63	$53.63
186949	505-7201-561.22-70	VERIZON WIRELESS	INV 9727501982	$1,691.17	$1,691.17
186951	505-7201-561.22-70	VERIZON WIRELESS	INV 9727533723	$298.30	$298.30
186952	505-7201-561.22-70	VERIZON WIRELESS	INV 9726892711	$12.53	$12.53
186970	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER SEWER SYSTEM SUPPLY	$1,128.48	$1,128.48
801373	505-7201-561.22-70	AT & T	847590210505	$4,385.77	$4,628.98
			847590808505	$185.96	
			847253017406	$57.25	
801375	505-7201-561.21-50	NICOR	16797600000	$82.67	$259.12
			76830700001	$176.45	
801376	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	0300013030	$6,706.84	$17,687.45
			0159027139	$2,477.68	
			0522082015	$1,339.14	
			0789016039	$1,219.48	
			0405097038	$5,944.31	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
			Total Division:	**$49,826.94**	
			Total Department:	**$49,826.94**	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 73		**Parking**			
Division: 1					
186689	235-7301-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	$487.01	$487.01
186941	235-7301-532.21-40	UNION PACIFIC RAILROAD	LOT 'P' 2ND QUARTER	$3,452.16	$3,452.16
801374	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	464371500	$17.85	$68.61
			5231622008	$50.76	
			Total Division:	**$4,007.78**	
Division: 2					
186689	235-7302-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	$1,540.49	$1,540.49
186693	235-7302-532.33-05	ENECON CORP	SUPPLIES	$1,685.00	$1,685.00
801376	235-7302-532.21-50	CONSTELLATION NEW ENERGY INC	4874331007	$3,868.94	$3,868.94
			Total Division:	**$7,094.43**	
Division: 3					
186689	235-7303-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	$1,540.49	$1,540.49
801373	235-7303-532.21-50	AT & T	847253097806	$136.92	$136.92
801376	235-7303-532.21-50	CONSTELLATION NEW ENERGY INC	4643395004	$2,612.87	$2,612.87
			Total Division:	**$4,290.28**	
Division: 4					
186689	235-7304-532.21-11	ECO CLEAN MAINTENANCE INC	SERVICE BLDG MAINT	$487.01	$487.01
801375	235-7304-532.21-50	NICOR	92296400002	$94.36	$94.36
			Total Division:	**$581.37**	
			Total Department:	**$15,973.86**	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**75**	**Municipal Fleet Services**			
Division:	**1**				
186603	621-7501-551.21-07	ALLSTAR AUTO GLASS INC	WINDSHIELD REPAIR	$69.95	$69.95
186614	621-7501-551.31-51	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLY	$4.44	$60.51
			VEH MAINTENANCE SUPPLY	$20.75	
			VEH MAINTENANCE SUPPLY	$35.32	
186622	621-7501-551.21-07	AUTO GLASS TEK INC	VEH EQUIPMENT MAINTENANCE	$215.00	$215.00
186623	621-7501-551.31-51	AUTO ZONE	VEH MAINTENANCE SUPPLY	$28.89	$628.55
			VEH MAINTENANCE SUPPLY	$70.60	
			VEH MAINTENANCE SUPPLY	($39.09)	
			VEH MAINTENANCE SUPPLY	$125.75	
			VEH MAINTENANCE SUPPLY	$94.44	
			VEH MAINTENANCE SUPPLY	$18.98	
			VEH MAINTENANCE SUPPLY	$16.41	
			VEH MAINTENANCE SUPPLY	$54.44	
			VEH MAINTENANCE SUPPLY	$26.98	
			VEH MAINTENANCE SUPPLY	$10.24	
			VEH MAINTENANCE SUPPLY	$93.00	
			VEH MAINTENANCE SUPPLY	$27.48	
			VEH MAINTENANCE SUPPLY	$100.43	
186632	621-7501-551.31-51	BATTERIES PLUS #296	BATTERIES	$164.00	$164.00
186641	621-7501-551.31-51	CAR QUEST	VEH MAINTENANCE SUPPLY	$21.73	$1,314.39
			VEH MAINTENANCE SUPPLY	$10.24	
			VEH MAINTENANCE SUPPLY	$85.34	
			VEH MAINTENANCE SUPPLY	$85.34	
			VEH MAINTENANCE SUPPLY	$21.71	
			VEH MAINTENANCE SUPPLY	$11.14	
			VEH MAINTENANCE SUPPLY	$61.88	
			VEH MAINTENANCE SUPPLY	$61.88	
			VEH MAINTENANCE SUPPLY	$159.12	
			VEH MAINTENANCE SUPPLY	$64.96	
			VEH MAINTENANCE SUPPLY	$46.24	
			VEH MAINTENANCE SUPPLY	$92.48	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186641...	621-7501-551.31-51...	CAR QUEST...	VEH MAINTENANCE SUPPLY	$19.04	$1,314.39...
			VEH MAINTENANCE SUPPLY	$30.65	
			VEH MAINTENANCE SUPPLY	$61.60	
			VEH MAINTENANCE SUPPLY	$349.97	
			VEH MAINTENANCE SUPPLY	$18.87	
			VEH MAINTENANCE SUPPLY	$112.20	
186643	621-7501-551.21-07	CASSIDY TIRE & SERVICE	VEH MAINTENANCE SUPPLY	$55.00	$55.00
186645	621-7501-551.31-51	CATCHING FLUID POWER	VEH MAINTENANCE SUPPLY	$647.67	$610.41
			VEH MAINTENANCE SUPPLY	($37.26)	
186650	621-7501-551.31-51	CHICAGO PARTS AND SOUND	VEH MAINTENANCE SUPPLY	$144.86	$211.43
			VEH MAINTENANCE SUPPLY	$66.57	
186653	621-7501-551.30-35	CINTAS CORP	WORK SHIRTS AND PANTS	$41.87	$83.74
			WORK SHIRTS AND PANTS	$41.87	
186654	621-7501-551.31-51	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLY	$132.38	$203.68
			VEH MAINTENANCE SUPPLY	$71.30	
186718	621-7501-551.31-51	GRAINGER W W INC	VEH MAINTENANCE SUPPLY	$45.77	$177.66
			VEH MAINTENANCE SUPPLY	$131.89	
186726	621-7501-551.31-51	HANSON HARDWARE	HARDWARE SUPPLIES	$17.99	$17.99
	621-7501-551.31-65		SUPPLIES	$3.15	$3.15
186729	621-7501-551.31-85	HARRIS TRUST & SAVINGS BANK	HOMEDEPOT.COM	$178.83	$178.83
186737	621-7501-551.31-51	HOSKINS CHEVROLET INC	VEH MAINTENANCE SUPPLY	$83.09	$165.55
			VEH MAINTENANCE SUPPLY	$15.18	
			VEH MAINTENANCE SUPPLY	$9.55	
			VEH MAINTENANCE SUPPLY	$57.73	
186747	621-7501-551.31-51	INDUSTRIAL STEEL SERVICE INC	VEH MAINTENANCE SUPPLY	$419.00	$419.00
186748	621-7501-551.31-51	INLAND POWER GROUP	VEH MAINTENANCE SUPPLY	$423.85	$429.39
			VEH MAINTENANCE SUPPLY	$5.54	
186790	621-7501-551.31-51	LEE AUTO PARTS	VEH MAINTENANCE SUPPLY	$15.09	$450.15
			VEH MAINTENANCE SUPPLY	$43.99	
			VEH MAINTENANCE SUPPLY	$5.58	
			VEH MAINTENANCE SUPPLY	$266.68	
			VEH MAINTENANCE SUPPLY	$40.99	
			VEH MAINTENANCE SUPPLY	$6.38	
			VEH MAINTENANCE SUPPLY	$8.17	
			VEH MAINTENANCE SUPPLY	$11.69	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186790	621-7501-551.31-51	LEE AUTO PARTS	VEH MAINTENANCE SUPPLY	$42.59	$450.15
			VEH MAINTENANCE SUPPLY	$8.99	
186795	621-7501-551.21-62	LIBERTY TIRE RECYCLING	DISPOSAL SERVICE	$166.16	$166.16
186802	621-7501-551.22-02	STEVE MADAY	CDL REIMBURSEMENT	$50.00	$50.00
186805	621-7501-551.31-51	MC ALLISTER EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$47.10	$312.06
			VEH MAINTENANCE SUPPLY	$264.96	
186808	621-7501-551.31-65	MC MASTER CARR SUPPLY CO	SUPPLIES	$42.30	$42.30
186809	621-7501-551.31-51	MCM ELECTRONICS	VEH MAINTENANCE SUPPLY	$9.49	$9.49
186821	621-7501-551.21-07	MORTON GROVE AUTOMOTIVE WEST	VEH MAINTENANCE SUPPLY	$185.00	$480.00
			VEH MAINTENANCE SUPPLY	$295.00	
186822	621-7501-551.21-07	MPC COMMUNICATIONS & LIGHTING INC	VEH EQUIPMENT MAINTENANCE	$78.50	$78.50
186824	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	$224.11	$224.11
186839	621-7501-551.21-07	ODOCK INC	CAR WASHES	$40.00	$40.00
186848	621-7501-551.31-51	PATTEN INDUSTRIES INC	VEH MAINTENANCE SUPPLY	$157.72	$157.72
186861	621-7501-551.31-51	PRECISION SERVICE PARTS	VEHICLE ACCESSORIES	$19.83	$105.79
			VEH MAINTENANCE SUPPLY	$0.95	
			VEH MAINTENANCE SUPPLY	$85.01	
186863	621-7501-551.30-35	PRO SAFETY INC	CLOTHING & APPAREL	$142.75	$142.75
186869	621-7501-551.21-07	RACEWAY CAR WASH	CAR WASHES	$456.00	$456.00
186873	621-7501-551.22-10	REIGN PRINT SOLUTIONS	PRINTING	$24.20	$24.20
186884	621-7501-551.31-65	RUBBER INC	SUPPLIES	$54.80	$54.80
186885	621-7501-551.31-51	RUSH TRUCK CENTERS OF ILLINOIS INC	VEH MAINTENANCE SUPPLY	($498.75)	$996.89
			VEH MAINTENANCE SUPPLY	$79.98	
			VEH MAINTENANCE SUPPLY	$27.84	
			VEH MAINTENANCE SUPPLY	$62.50	
			VEH MAINTENANCE SUPPLY	$73.38	
			VEH MAINTENANCE SUPPLY	$1,234.54	
			VEH MAINTENANCE SUPPLY	$17.40	
186900	621-7501-551.21-07	SECRETARY OF STATE	TITLE AND TRANSFER	$105.00	$105.00
186901	621-7501-551.21-07	SECRETARY OF STATE	TITLE TRANSFER	$105.00	$105.00
186902	621-7501-551.21-07	SECRETARY OF STATE	TITLE ONLY	$95.00	$95.00
186914	621-7501-551.21-07	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$259.28	$259.28
186918	621-7501-551.21-07	SUBURBAN ACCENTS INC	VEHICLE LETTERING	$450.00	$450.00
186922	621-7501-551.21-07	SUNSOURCE	HYD PUMP	$1,785.64	$1,785.64
186962	621-7501-551.31-51	WENTWORTH TIRE SERVICE	TIRES AND TUBES	$704.76	$1,491.90

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186962	621-7501-551.31-51	WENTWORTH TIRE SERVICE	TIRES AND TUBES	$787.14	$1,491.90
186969	621-7501-551.31-65	ZEP MANUFACTURING CO	SUPPLIES	$32.37	$130.71
			SUPPLIES	$98.34	
			Total Division:	**$13,221.68**	
			Total Department:	**$13,221.68**	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 90		**Capital**			
Division: 1					
186847	505-9001-571.50-25	PATNICK CONSTRUCTION INC	SERVICE CONSTRUCTION	$114,804.90	$114,804.90
			Total Division:	**$114,804.90**	
Division: 3					
186965	621-9003-572.50-05	WOODSTOCK HARLEY DAVIDSON	VEHICLE MAJOR TRANSPORT	$20,920.00	$41,840.00
			VEHICLE MAJOR TRANSPORT	$20,920.00	
			Total Division:	**$41,840.00**	
			Total Department:	**$156,644.90**	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department: 99		**Non Operating**			
Division: 1					
186815	515-9901-525.40-92	METROPOLIS COMMERCIAL CONDO ASSN	BLDG RESERVE FUND	$1,199.90	$1,199.90
			Total Division:	**$1,199.90**	
			Total Department:	**$1,199.90**	
TOTAL ALL FUNDS:				**$1,445,816.98**	

Item: Swearing in of Miguel Hernandez as Police Captain

Department:

Bid Section

Item:
Bid Opening Date:
Account Numbers:
Total Budget for Specific Item:
Amount of Bidder Recommended:

Item: Swearing in of Richard Kappelman as Police Commander

Department:

Bid Section

Item:
Bid Opening Date:
Account Numbers:
Total Budget for Specific Item:
Amount of Bidder Recommended:

Item: Swearing in of Grzegorz Czernecki as Police Sergeant

Department:

Bid Section

Item:
Bid Opening Date:
Account Numbers:
Total Budget for Specific Item:
Amount of Bidder Recommended:

Item: Report of the Committee-of-the-Whole Meeting of July 14, 2014 - Consideration of a Liquor License

Department:

Report of the Committee-of-the-Whole Meeting of July 14, 2014

Consideration of recommending to the Liquor Commissioner the issuance of a Class "DD" Liquor License to Arlington Lanes Entertainment, LLC, dba Arlington Lanes.

Trustee Glasgow moved, seconded by Trustee Tinaglia that the Village Board of Trustees recommend to the Liquor Commissioner the issuance of a Class "DD" Liquor License to Arlington Lanes Entertainment, LLC, dba Arlington Lanes, located at 3435 N. Kennicott Avenue. Liquor License to be issued upon surrender of license currently held by Arlington Lanes, LLC.

The motion passed with Trustees Blackwood, Glasgow, LaBedz, Sidor, Tinaglia, and Mayor Hayes voting aye and Trustee Farwell voting no.

Bid Section

Item:
Bid Opening Date:
Account Numbers:
Total Budget for Specific Item:
Amount of Bidder Recommended:

Item: Report of the Committee-of-the-Whole Meeting of July 14, 2014 - Peggy Kinnane's

Department:

Report of the Committee-of-the-Whole Meeting of July 14, 2014

Use of public sidewalk for outdoor dining cafe for Peggy Kinnane's Restaurant - 8 N. Vail Avenue

Trustee LaBedz moved, seconded by Trustee Glasgow that the Committee-of-the-Whole recommend to the Village Board approval of Peggy Kinnane's outdoor dining request on the Campbell Street frontage.

The motion passed unanimously.

Bid Section

Item:
Bid Opening Date:
Account Numbers:
Total Budget for Specific Item:
Amount of Bidder Recommended:

Item: Report of the Committee-of-the-Whole Meeting of July 14, 2014 - Change in Fiscal Year

Department:

Report of the Committee-of-the-Whole Meeting of July 14, 2014

Possible Change in Fiscal Year

Trustee Farwell moved, seconded by Trustee Blackwood that the Committee-of-the-Whole recommend to the Village Board that the annual municipal budget be moved from its current fiscal period ending April 30th, to a calendar year to commence on January 1, 2016. Staff shall implement a plan as indicated in the proposed timeline delineated in Exhibit "A" of the Staff memo dated July 14, 2014.

The motion passed unanimously.

Bid Section

Item:
Bid Opening Date:
Account Numbers:
Total Budget for Specific Item:
Amount of Bidder Recommended:

Item: Well #17 East Water Tank Interior Painting

Department: Public Works Department

BACKGROUND

The approved FY15 budget includes $200,000 for painting the east 1,000,000 gallon water tank at Well #17 located at the L.A. Hanson Public Works Center. The painting project includes the abrasive blast to the metal interior as well as the application of a seam sealer to the roof. This work, once completed, will significantly increase the life span and reliability of the water tank.

Specifications and plans were prepared and distributed to national industrial painting firms. On July 8th, eight bids were publically opened and read aloud. The bid specifications called for completion of the project before the end of fall of 2014. The apparent low bidder, Tecorp Inc., did not submit a responsive bid, as they confirmed they could not start the specified work until spring of 2015. Painting a water tank during spring time is fraught with weather and humidity complications that can prevent proper paint adhesion.

Staff checked references on the lowest responsive bidder, Am-Coat Painting of Homer Glen, Illinois, and discussed the bid forms with Dixon Engineering (Tank Painting Consultant). All the reference checks were favorable. Staff believes Am-Coat Painting has a good understanding of the project scope, and can successfully complete the project before the end of fall of 2014 as specified. Am-Coat's bid is $13,780 under budget.

The bids are set forth below:

Company	Bid	Met Specifications
Tecorp Inc., Joliet, IL	$168,000	No
AM Coat Painting, Homer Glen, IL	$186,200	Yes
LC United Painting, Sterling Heights, MI	$194,000	Yes
Maxcor Inc., New Lenox, IL	$198,800	Yes
Seven Brothers, Shelby Township, MI	$200,500	Yes

Horizon Bros. Painting, Howell, MI	$232,900	Yes
Jetco Ltd, Lake Zurich, IL	$247,900	Yes
Classic Protective Coating, Menomonie, WI	$484,935	Yes

RECOMMENDATION

It is recommended, that the Board of Trustees reject the bid for Well #17 East Water Tank Interior Painting from Tecorp, Inc, since it did not meet the specifications and award the contract to the lowest bidder who met the specifications, Am-Coat Painting, Homer Glen, IL, for their total bid price of $186,220.The bidder has been determined to be responsible and the bid meets specifications.

Bid Section

Item:	Well #17 East Water Tank Interior Painting
Bid Opening Date:	July 8, 2014
Account Numbers:	505-9001-571-50.25 (WA-11-01)
Total Budget for Specific Item:	$200,000
Amount of Bidder Recommended:	$186,220

Item: Tree Gator Watering Bags

Department: Public Works department

Background

The approved FY15 budget allocated $52,200 for the purchase of tree watering bags used by the Forestry Unit of Public Works after planting a new tree. Watering bags hold 20 gallons of water and slowly release the water over a period of time allowing for a deep root watering of a newly planted tree. With the infestation of Emerald Ash Borer, Staff is using the watering bags to aid residents in efficiently watering the newly planted trees. The watering bags are filled up when a new tree is planted and instructions on future watering are left with the resident. The bags speed up the process as water loss is eliminated due to runoff.

On July 2, 2014, four bids were publicly opened and read aloud. The following bids were received:

John Deere Landscapes, Cleveland, OH	$43,884.00
Conserv FS, Wauconda, IL	$46,584.00
Russo Power, Schiller Park, IL	$46,764.00
Arthur Clesen Inc, Lincolnshire, IL	$50,400.00

John Deere Landscapes was the lowest bidder at $43,884.00 for 3,600 bags at a price of $12.19 per bag.

Recommendation

It is recommended that the Village Board award the Tree Gator Watering Bag contract to the low bidder, John Deere Landscapes, Cleveland Ohio, for the purchase of 3,600 Tree Gator brand watering bags in accordance with the public bid held July 2, 2104. The bidder has been determined to be responsible and the bid meets specifications.

Bid Section

Item:	Tree Gator Watering Bags
Bid Opening Date:	July 2, 2014
Account Numbers:	435-7101-571.50-55
Total Budget for Specific Item:	$52,200
Amount of Bidder Recommended:	$43,884.00

Item: Ordinance - TIF - Hickory/Kensington Redevelopment Plan and Redevelopment Project

Department: Planning/Legal

Bid Section

Item:
Bid Opening Date:
Account Numbers:
Total Budget for Specific Item:
Amount of Bidder Recommended:

ATTACHMENTS:

Description	Type
TIF Hickory/Kensington Area - Redevelopment Plan and Project	Ordinance

AN ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE HICKORY/KENSINGTON AREA

WHEREAS, it is desirable and for the best interests of the citizens of the Village of Arlington Heights, Cook County, Illinois, (the "Municipality"), for the Municipality to adopt tax increment allocation financing pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment plan and redevelopment project (the "Project" and "Plan") within the municipal boundaries of the Municipality and within a proposed redevelopment project area (the "Area") described in Section One (a) of this Ordinance, which area constitutes in the aggregate more than 1½ acres; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the President and Board of Trustees (the "Corporate Authorities") of the Municipality called a public hearing to be held by the Redevelopment Commission relative to the Project and Plan and to the designation of the Area as a redevelopment project area under the Act for June 11, 2014, at 7:30 p.m. at the Village Hall, 3rd floor Council Room, 33 South Arlington Heights Road, Arlington Heights, Illinois; and

WHEREAS, due notice in respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, such notice being given to taxing districts having property in the Area by certified mail on April 23, 2014, by publication on May 20, 2014, and May 27, 2014, in the Arlington Heights Daily Herald, being a newspaper of general circulation within the taxing districts; and by certified mail to taxpayers within the Area on April 23, 2014; and

WHEREAS, the Redevelopment Commission has recommended that the Board of Trustees designate the boundaries of Tax Increment Financing Area as presented to the Commission and described in Exhibit A, attached hereto and incorporated herein as if set out in full by the references, entitled "Village of Arlington Heights, Hickory/Kensington Area Redevelopment Plan and Project," dated February, 2014, and that the Board of Trustees approve and adopt the Redevelopment Project and Redevelopment Plan as described in the same document; and

WHEREAS, the Project and Plan set forth factors which cause the proposed Area to be blighted, and the Corporate Authorities have reviewed the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area which cause such area to be a “blighted area” as said term is used in the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed area to determine whether contiguous parcels of real property and improvements thereon in the proposed area to determine whether contiguous parcels of real property and improvements thereon in the proposed Area would be substantially benefited by proposed Project improvements; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed plan; and

WHEREAS, the Corporate Authorities have reviewed the proposed Project and Plan and also the existing comprehensive plan for development of the Municipality as a whole to determine whether the proposed Redevelopment Project and Plan conform to the such comprehensive plan of the Municipality,

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

SECTION ONE: The Corporate Authorities hereby make the following findings:

(a) The Area, street location (as near as practicable) for the Area, and the map of the Area are depicted in Exhibit A attached hereto and incorporated herein as if set out in full by this reference.

(b) There exist conditions which cause the Area to be subject to designation as a redevelopment project area under the Act and to be classified as a blighted area as defined in Section 11-74.4-3(a) of the Act.

(c) The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.

(d) The Project and Plan conform to the comprehensive plan for the development of the Municipality as a whole.

(e) The estimated date of completion of the entire Project is 23 years after adoption of the ordinance designating the Redevelopment Project Area; the estimated date of completion of all phases of construction of the Project is 23 years after adoption of the ordinance designating the Redevelopment Project Area; and the estimated date of the retirement of all obligations incurred to finance redevelopment project costs as defined in the Plan shall not be later than December 31st of the year in which the payment to the Municipal Treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the 23rd calendar year in which the ordinance approving the redevelopment project area is adopted.

(f) The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed Project improvements are included in the proposed area.

SECTION TWO: The Project and Plan which were the subject matter of the hearing held June 11, 2014, is hereby adopted and approved. A copy of the Project and Plan is set forth in Exhibit A attached hereto and incorporated herein as if set out in full by this reference.

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

AYES:

NAYS:

PASSED AND APPROVED this 21st day of July, 2014.

____
Village President

ATTEST:

____
Village Clerk

LEBLB:TIF Ordinances and Resolutions:Hickory Kensington Area Approve Redevelopment Plan-Project

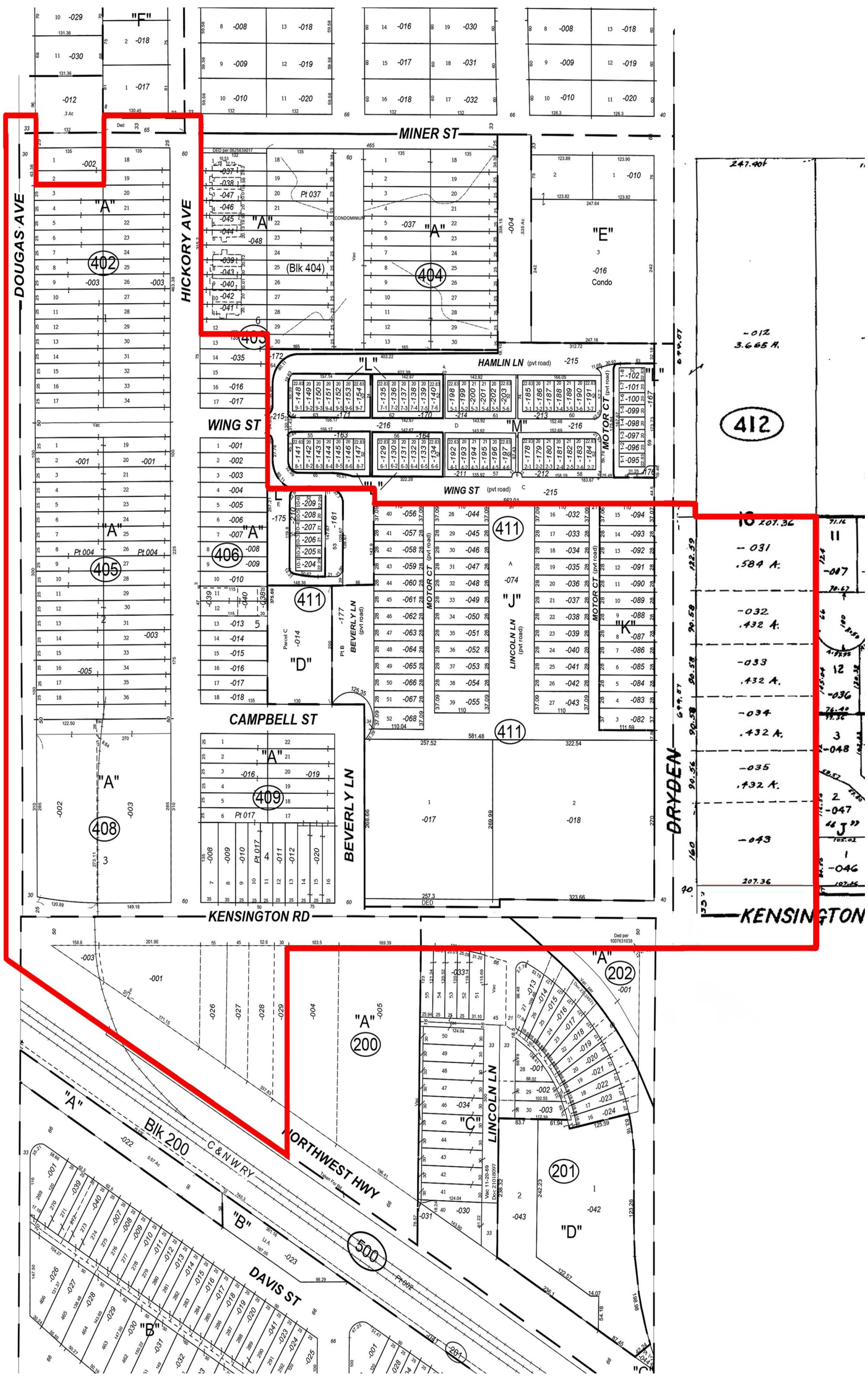
EXHIBIT A
HICKORY/KENSINGTON AREA LEGAL DESCRIPTION

That part of the Southeast Quarter of Section 29, the Southwest Quarter of Section 29, and the Northeast Quarter of Section 32, Township 42 North, Range 11 East of the Third Principal Meridian in Cook County, Illinois, described as follows:

Beginning at the northwest corner of Kensington Subdivision in the Southeast Quarter of Section 29, Township 42 North, Range 11 East, according to the plat thereof recorded April 1, 1963, as Document No. 18757711; thence South 00 degrees 42 minutes 50 seconds East (record bearing), 728.04 feet along the west line of said Kensington Subdivision and the west line of Linda Dahlquist Subdivision in said Southeast Quarter of Section 29, according to the plat thereof recorded March 14, 1991, as Document No. 91115696 and the southerly extension thereof to the south line of Kensington Road; thence West along a line 50.00 feet south of and parallel with the south line of said Southeast Quarter of Section 29 to the east line of the west 543.30 feet of the Northwest Quarter of the Northeast Quarter of said Section 32; thence south along said east line to the northerly line of the Chicago & Northwest Railroad Company right-of-way; thence northwesterly along said northerly line to the southerly extension of the west line of Douglas Avenue; thence north along said extension and the west line of Douglas Avenue, being 33 feet west of and parallel with the west line of said Southeast Quarter of Section 29 to the southeast corner of Block 3 of East Side Subdivision of part of the South Half of the Northeast Quarter of the Southwest Quarter of said Section 29, according to the plat thereof recorded April 8, 1921, as Document No. 7106533; thence east 63 feet along the easterly extension of the north line of Miner Street; thence south 121.38 feet along a line 30 feet easterly of and parallel with the west line of said Southeast Quarter of Section 29 to the southwest corner of Lot 2 in Block 1 of Dunton and Bigsby’s Addition to Arlington Heights in the Southeast Quarter of said Section 29, according to the plat thereof recorded July 7, 1876, as Document No. 93293; thence east 135 feet along the south line of said Lot 2 to the southeast corner thereof; thence north 121.34 feet along the east line of said Lot 2 and the northerly extension thereof to the southwest corner of Lot 1 in Hoyer’s Subdivision of part of the Southeast Quarter of said Section 29, according to the plat thereof recorded June 26, 1978, as Document No. 24506429; thence east 196.45 feet along the south line of said Lot 1 and the easterly extension thereof, also being the north line of Miner Street to the east line of Hickory Avenue; thence south 371.27 feet along the east line of Hickory Avenue to the south line of Lot 12 in Block 6 of said Dunton and Bigsby’s Addition to Arlington Heights; thence east 132 feet along the south line of said Lot 12 to the southeast corner thereof; thence south 25 feet along the east line of Lot 13 of said subdivision to the northwest corner of Arlington Crossings in the Southwest Quarter of the Southeast Quarter of said Section 29 , according to the plat thereof recorded July 1, 2010, as Document No. 1018229011; thence South 00 degrees 07 minutes 31 seconds East (record bearing) 262 feet along the west line of said Arlington Crossings to the westerly extension of a south line of Lot C in said subdivision; thence South 89 degrees 46 minutes 35 seconds East (record bearing) 215.35 feet along said south line and the westerly and easterly extensions thereof to the northerly extension of the easterly line of Beverly Lane; thence South 00 degrees 13 minutes 25 seconds West (record bearing), 19.78 feet along said extension to the northwest corner of Lot 40 in Arlington Market in the Southwest Quarter of the Southeast Quarter of said Section 29, according to the plat thereof recorded February 28, 2007, as Document No. 0705915065 and corrected per Document No. 0721144016 recorded July 30, 2007; thence South 89 degrees 47 minutes 17 seconds East (record bearing), 662.29 feet along the south line of Wing Street and the easterly extension thereof to the east line of Dryden Place; thence south along the east line of Dryden Place to the north line of the Southeast Quarter of the Southeast Quarter of said Section 29, also being the north line of Lot 16 of A.T. McIntosh’s Arlington Heights Farms, according to the plat thereof recorded April 15, 1919, as Document No. 6501829; thence east 207.40 feet along said north line to the northeast corner of said Lot 16 and to the Point of Beginning.

Contains 36.0 acres, more or less.

HICKORY/KENSINGTON AREA MAP



Item: Ordinance - TIF - Hickory/Kensington - Designating District

Department: Planning/Legal

Bid Section

Item:
Bid Opening Date:
Account Numbers:
Total Budget for Specific Item:
Amount of Bidder Recommended:

ATTACHMENTS:

Description	Type
TIF Hickory/Kensington Area - Designating District	Ordinance

AN ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, DESIGNATING THE HICKORY/ KENSINGTON AREA A REDEVELOPMENT PROJECT AREA PURSUANT TO THE REAL PROPERTY TAX INCREMENT ALLOCATION REDEVELOPMENT PROJECT ACT

WHEREAS, it is desirable and for the best interests of the citizens of the Village of Arlington Heights, Cook County, Illinois (the "Municipality"), for the Municipality to implement tax increment allocation financing pursuant to Real Property Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment plan and redevelopment project (the "Project" and "Plan") within the municipal boundaries of the Municipality and within a proposed redevelopment project area (the "Area") described in Section One of this Ordinance; and

WHEREAS, the Corporate Authorities have heretofore in Ordinance Number _____ adopted and approved the Project Plan, which Project and Plan were identified in the ordinance and were the subject, along with the Area designation hereinafter made, of a public hearing held by the Redevelopment Commission on June 11, 2014, and it is now necessary and desirable to designate the Area as a redevelopment project area pursuant to the Act,

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

SECTION ONE: The Area, as described in Exhibit A, attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act. The street location (as near as practicable) for the Area, and the map of the Area are depicted in Exhibit A, attached hereto and incorporated herein as if set out in full by this reference.

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

AYES:

NAYS:

PASSED AND APPROVED this 21st day of July, 2014.

____
Village President

ATTEST:

____
Village Clerk

LEGLB.TIFOrdinancesandResolutions: Hickory Kensington Designating District

EXHIBIT A

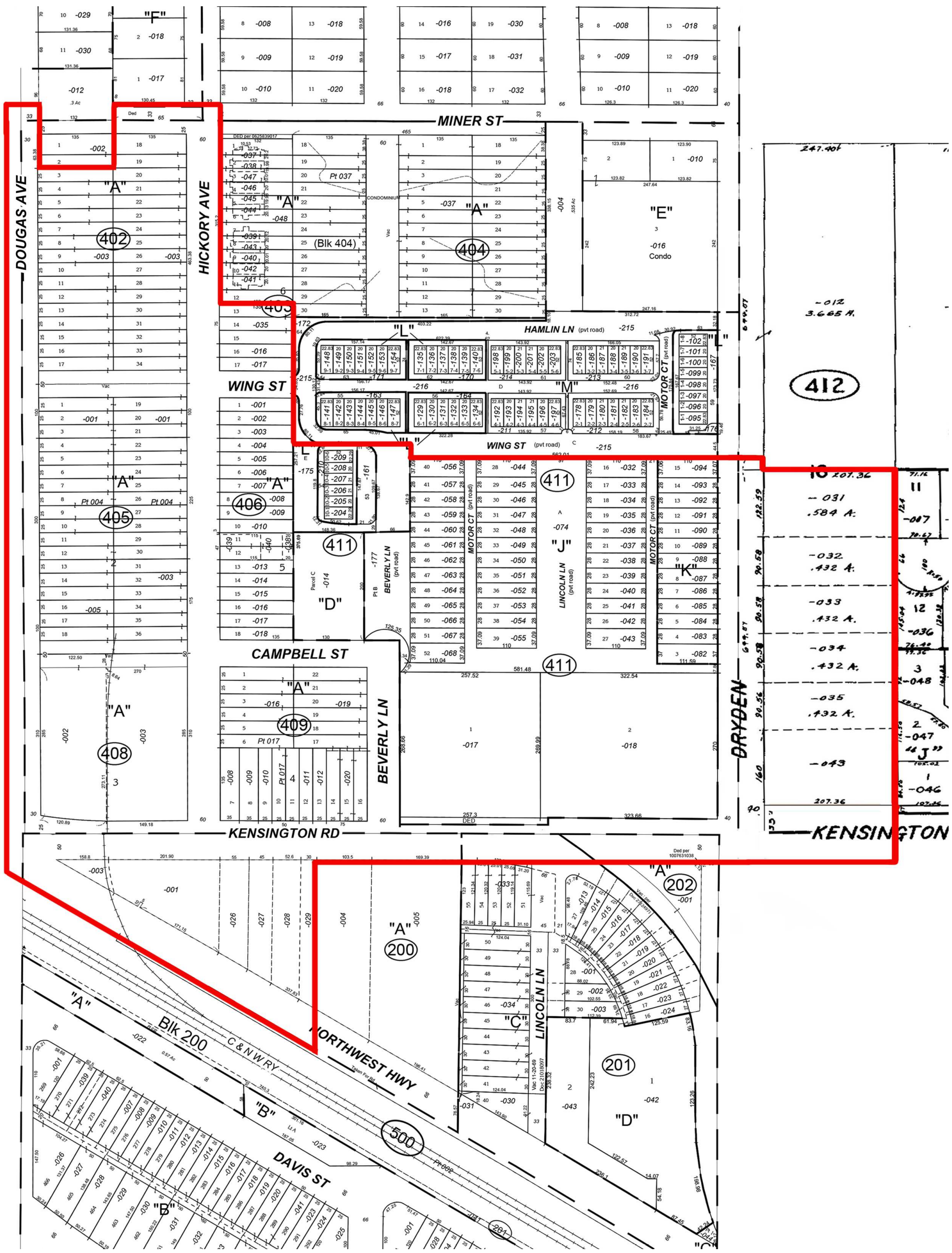
HICKORY/KENSINGTON AREA LEGAL DESCRIPTION

That part of the Southeast Quarter of Section 29, the Southwest Quarter of Section 29, and the Northeast Quarter of Section 32, Township 42 North, Range 11 East of the Third Principal Meridian in Cook County, Illinois, described as follows:

Beginning at the northwest corner of Kensington Subdivision in the Southeast Quarter of Section 29, Township 42 North, Range 11 East, according to the plat thereof recorded April 1, 1963, as Document No. 18757711; thence South 00 degrees 42 minutes 50 seconds East (record bearing), 728.04 feet along the west line of said Kensington Subdivision and the west line of Linda Dahlquist Subdivision in said Southeast Quarter of Section 29, according to the plat thereof recorded March 14, 1991, as Document No. 91115696 and the southerly extension thereof to the south line of Kensington Road; thence West along a line 50.00 feet south of and parallel with the south line of said Southeast Quarter of Section 29 to the east line of the west 543.30 feet of the Northwest Quarter of the Northeast Quarter of said Section 32; thence south along said east line to the northerly line of the Chicago & Northwest Railroad Company right-of-way; thence northwesterly along said northerly line to the southerly extension of the west line of Douglas Avenue; thence north along said extension and the west line of Douglas Avenue, being 33 feet west of and parallel with the west line of said Southeast Quarter of Section 29 to the southeast corner of Block 3 of East Side Subdivision of part of the South Half of the Northeast Quarter of the Southwest Quarter of said Section 29, according to the plat thereof recorded April 8, 1921, as Document No. 7106533; thence east 63 feet along the easterly extension of the north line of Miner Street; thence south 121.38 feet along a line 30 feet easterly of and parallel with the west line of said Southeast Quarter of Section 29 to the southwest corner of Lot 2 in Block 1 of Dunton and Bigsby's Addition to Arlington Heights in the Southeast Quarter of said Section 29, according to the plat thereof recorded July 7, 1876, as Document No. 93293; thence east 135 feet along the south line of said Lot 2 to the southeast corner thereof; thence north 121.34 feet along the east line of said Lot 2 and the northerly extension thereof to the southwest corner of Lot 1 in Hoyer's Subdivision of part of the Southeast Quarter of said Section 29, according to the plat thereof recorded June 26, 1978, as Document No. 24506429; thence east 196.45 feet along the south line of said Lot 1 and the easterly extension thereof, also being the north line of Miner Street to the east line of Hickory Avenue; thence south 371.27 feet along the east line of Hickory Avenue to the south line of Lot 12 in Block 6 of said Dunton and Bigsby's Addition to Arlington Heights; thence east 132 feet along the south line of said Lot 12 to the southeast corner thereof; thence south 25 feet along the east line of Lot 13 of said subdivision to the northwest corner of Arlington Crossings in the Southwest Quarter of the Southeast Quarter of said Section 29 , according to the plat thereof recorded July 1, 2010, as Document No. 1018229011; thence South 00 degrees 07 minutes 31 seconds East (record bearing) 262 feet along the west line of said Arlington Crossings to the westerly extension of a south line of Lot C in said subdivision; thence South 89 degrees 46 minutes 35 seconds East (record bearing) 215.35 feet along said south line and the westerly and easterly extensions thereof to the northerly extension of the easterly line of Beverly Lane; thence South 00 degrees 13 minutes 25 seconds West (record bearing), 19.78 feet along said extension to the northwest corner of Lot 40 in Arlington Market in the Southwest Quarter of the Southeast Quarter of said Section 29, according to the plat thereof recorded February 28, 2007, as Document No. 0705915065 and corrected per Document No. 0721144016 recorded July 30, 2007; thence South 89 degrees 47 minutes 17 seconds East (record bearing), 662.29 feet along the south line of Wing Street and the easterly extension thereof to the east line of Dryden Place; thence south along the east line of Dryden Place to the north line of the Southeast Quarter of the Southeast Quarter of said Section 29, also being the north line of Lot 16 of A.T. McIntosh's Arlington Heights Farms, according to the plat thereof recorded April 15, 1919, as Document No. 6501829; thence east 207.40 feet along said north line to the northeast corner of said Lot 16 and to the Point of Beginning.

Contains 36.0 acres, more or less.

MAP OF AREA
HICKORY/KENSINGTON AREA MAP



Item: Ordinance - TIF - Hickory-Kensington - Financing

Department: Planning/Legal

Bid Section

Item:
Bid Opening Date:
Account Numbers:
Total Budget for Specific Item:
Amount of Bidder Recommended:

ATTACHMENTS:

Description	Type
TIF Hickory/Kensington Area - Financing	Ordinance

AN ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE HICKORY/KENSINGTON AREA

WHEREAS, it is desirable and for the best interests of the citizens of the Village of Arlington Heights, Cook County, Illinois, (the "Municipality"), for the Municipality to adopt tax increment allocation financing pursuant to the Real Property Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"); and

WHEREAS, the Municipality has adopted a Redevelopment Project and Plan ("Project" and "Plan") as required by the Act by passage of Ordinance Number ______ and has designated a redevelopment project area (the "Area") as required by the Act by the passage of Ordinance Number ______ and has otherwise complied with all other conditions precedent required by the Act,

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

SECTION ONE: Tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Project and Plan within the Area as described in Exhibit A, attached hereto and incorporated herein, as if set out in full by this reference. The street location (as near as practicable) for the Area and the map of the Area are depicted in Exhibit A, attached hereto and incorporated herein, as if set out in full by this reference.

SECTION TWO: Pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon the taxable real property in the Area by taxing districts and the rates determined in the manner provided in Section 11-74.4-9(b) of the Act each year after the effective date of this Ordinance until the project costs and obligations issued in respect thereto have been paid shall be divided as follows:

(a) That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed valuation or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

(b) That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Area over and above the initial equalized assessed value of each property in the Area shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said taxes into a special fund, hereby created, and designated the "Hickory/Kensington Special Tax Allocation Fund," of the Municipality and such taxes be used for the purpose of paying Project costs and obligations incurred in the payment thereof, pursuant to such pledges and appropriations as may be subsequently made.

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

AYES:

NAYS:

PASSED AND APPROVED this 21st day of July, 2014.

____
Village President

ATTEST:

____
Village Clerk

LEGLBTIFOrdinancesandResolutions:Hickory Kensington Area Financing

EXHIBIT A

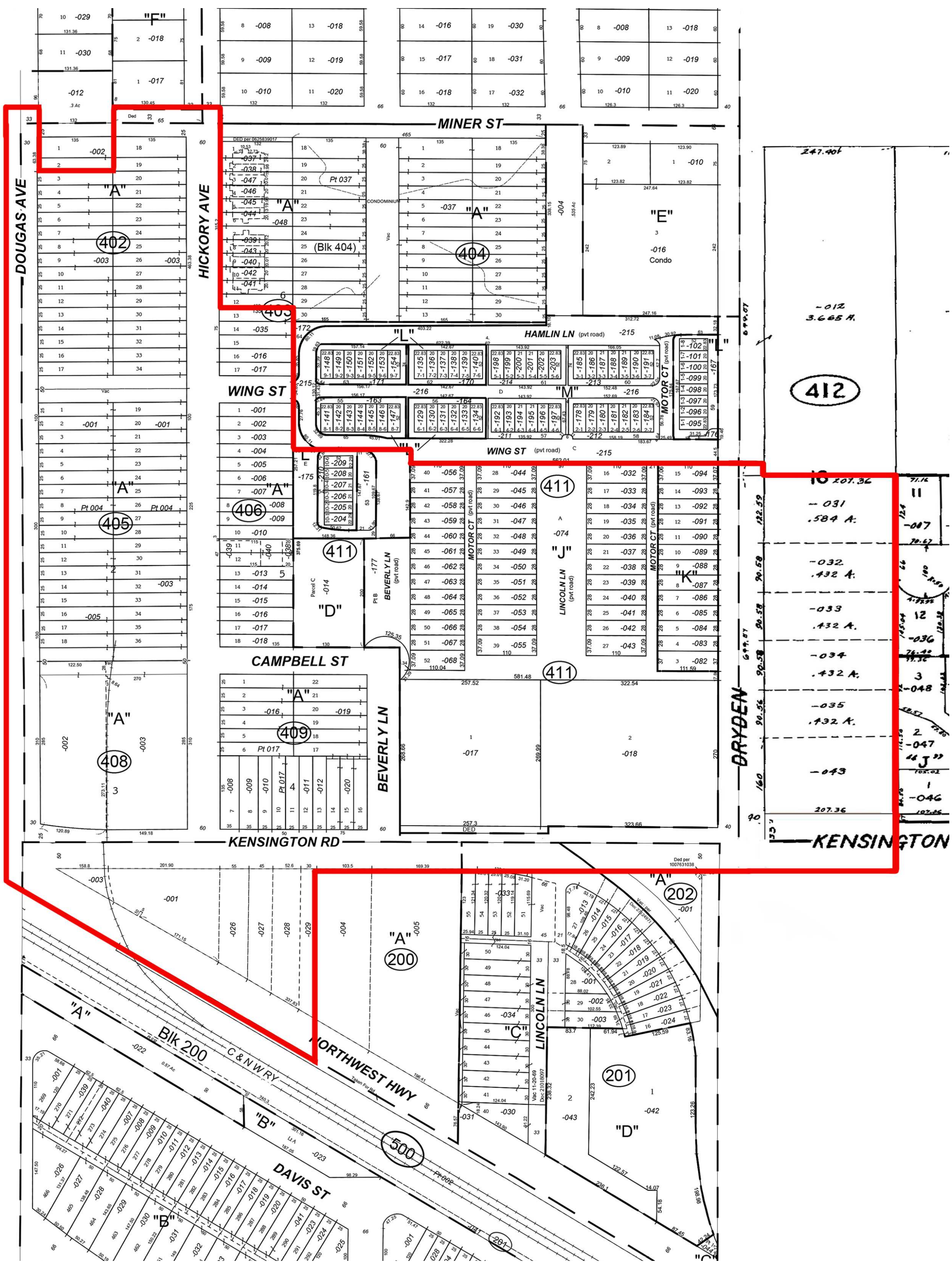
HICKORY/KENSINGTON AREA LEGAL DESCRIPTION

That part of the Southeast Quarter of Section 29, the Southwest Quarter of Section 29, and the Northeast Quarter of Section 32, Township 42 North, Range 11 East of the Third Principal Meridian in Cook County, Illinois, described as follows:

Beginning at the northwest corner of Kensington Subdivision in the Southeast Quarter of Section 29, Township 42 North, Range 11 East, according to the plat thereof recorded April 1, 1963, as Document No. 18757711; thence South 00 degrees 42 minutes 50 seconds East (record bearing), 728.04 feet along the west line of said Kensington Subdivision and the west line of Linda Dahlquist Subdivision in said Southeast Quarter of Section 29, according to the plat thereof recorded March 14, 1991, as Document No. 91115696 and the southerly extension thereof to the south line of Kensington Road; thence West along a line 50.00 feet south of and parallel with the south line of said Southeast Quarter of Section 29 to the east line of the west 543.30 feet of the Northwest Quarter of the Northeast Quarter of said Section 32; thence south along said east line to the northerly line of the Chicago & Northwest Railroad Company right-of-way; thence northwesterly along said northerly line to the southerly extension of the west line of Douglas Avenue; thence north along said extension and the west line of Douglas Avenue, being 33 feet west of and parallel with the west line of said Southeast Quarter of Section 29 to the southeast corner of Block 3 of East Side Subdivision of part of the South Half of the Northeast Quarter of the Southwest Quarter of said Section 29, according to the plat thereof recorded April 8, 1921, as Document No. 7106533; thence east 63 feet along the easterly extension of the north line of Miner Street; thence south 121.38 feet along a line 30 feet easterly of and parallel with the west line of said Southeast Quarter of Section 29 to the southwest corner of Lot 2 in Block 1 of Dunton and Bigsby's Addition to Arlington Heights in the Southeast Quarter of said Section 29, according to the plat thereof recorded July 7, 1876, as Document No. 93293; thence east 135 feet along the south line of said Lot 2 to the southeast corner thereof; thence north 121.34 feet along the east line of said Lot 2 and the northerly extension thereof to the southwest corner of Lot 1 in Hoyer's Subdivision of part of the Southeast Quarter of said Section 29, according to the plat thereof recorded June 26, 1978, as Document No. 24506429; thence east 196.45 feet along the south line of said Lot 1 and the easterly extension thereof, also being the north line of Miner Street to the east line of Hickory Avenue; thence south 371.27 feet along the east line of Hickory Avenue to the south line of Lot 12 in Block 6 of said Dunton and Bigsby's Addition to Arlington Heights; thence east 132 feet along the south line of said Lot 12 to the southeast corner thereof; thence south 25 feet along the east line of Lot 13 of said subdivision to the northwest corner of Arlington Crossings in the Southwest Quarter of the Southeast Quarter of said Section 29 , according to the plat thereof recorded July 1, 2010, as Document No. 1018229011; thence South 00 degrees 07 minutes 31 seconds East (record bearing) 262 feet along the west line of said Arlington Crossings to the westerly extension of a south line of Lot C in said subdivision; thence South 89 degrees 46 minutes 35 seconds East (record bearing) 215.35 feet along said south line and the westerly and easterly extensions thereof to the northerly extension of the easterly line of Beverly Lane; thence South 00 degrees 13 minutes 25 seconds West (record bearing), 19.78 feet along said extension to the northwest corner of Lot 40 in Arlington Market in the Southwest Quarter of the Southeast Quarter of said Section 29, according to the plat thereof recorded February 28, 2007, as Document No. 0705915065 and corrected per Document No. 0721144016 recorded July 30, 2007; thence South 89 degrees 47 minutes 17 seconds East (record bearing), 662.29 feet along the south line of Wing Street and the easterly extension thereof to the east line of Dryden Place; thence south along the east line of Dryden Place to the north line of the Southeast Quarter of the Southeast Quarter of said Section 29, also being the north line of Lot 16 of A.T. McIntosh's Arlington Heights Farms, according to the plat thereof recorded April 15, 1919, as Document No. 6501829; thence east 207.40 feet along said north line to the northeast corner of said Lot 16 and to the Point of Beginning.

Contains 36.0 acres, more or less.

HICKORY/KENSINGTON AREA MAP



Item: Ordinance - Land Use Variation - Quinlan & Fabish Music

Department: Planning/Legal

Bid Section

Item:
Bid Opening Date:
Account Numbers:
Total Budget for Specific Item:
Amount of Bidder Recommended:

ATTACHMENTS:

Description	Type
Land Use Variation - Quinlan and Fabish Music	Ordinance

<u>AN ORDINANCE GRANTING A LAND USE VARIATION</u>
<u>AND A VARIATION FROM CHAPTER 28 OF</u>
<u>THE ARLINGTON HEIGHTS MUNICIPAL CODE</u>

WHEREAS, the Plan Commission, in Petition Number 14-012, pursuant to notice, has, on June 25, 2014, conducted a public hearing on the application of Quinlan & Fabish, for a land use variation to allow retail sales of musical instruments, in an M-2 Limited Heavy Manufacturing District; and

WHEREAS, the Plan Commission has recommended the granting of a land use variation and a variation from the Zoning Ordinance for the subject property; and

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

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

SECTION ONE: That a land use variation is hereby granted to allow retail sales of musical instruments in an M-2 Limited Heavy Manufacturing District, at the property legally described as:

> Lot 3 in Arlington Water Tower Subdivision, being a subdivision of part of Lot 6 in the Northeast quarter of Section 16, in the subdivision of Joseph Barne's Farm, in Sections 9, 15 and 16, Township 41 North, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof filed August 2, 1979, as Document Number LR3108761, in Cook County, Illinois.
>
> P.I.N. 08-16-200-082

commonly described as 59 West Seegers Road, Arlington Heights, Illinois, in compliance with these plans dated April 22, 2014, prepared by Centerline for Quinlan & Fabish Music Center: Location Plan, consisting of one sheet, Site Plan, consisting of one sheet, and Floor Plan, consisting of one sheet, submitted by the Petitioner, copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That a variation from Chapter 28, Section 6.12-1(3), Traffic Engineering Approval for Projects Requiring Plan Commission Review, waiving the required traffic and parking study for Plan Commission projects not adjacent to a major or secondary arterial street, is hereby granted.

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

1. The land use variation shall apply to Quinlan & Fabish Music only.

2. The point of sale for retail items shall be from the Arlington Heights location for items sold at the location.

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

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

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

AYES:

NAYS:

PASSED AND APPROVED this 21st day of July, 2014.

____
Village President

ATTEST:

____
Village Clerk

LandUse:Quinlan and Fabish Music

Item: Ordinance - Speed Limit - Waverly Road

Department: Engineering/Legal

BACKGROUND:

Traffic movement and the speed that vehicles are traveling along Waverly Road on the north side of the Chatelaine Subdivision are causing concern for residents. Along the north side of Waverly Road is the Kirk Center, and Rand Junior High school, serving the Futabuki community. Between these two schools is a community park serving the neighborhood. Students using the play area, as well as children in the neighborhood that need to cross Waverly from the subdivision to the south would benefit from reducing the speed limit from it's currently unposted statutory 30 mph to 25 mph. A spot speed survey has been conducted and the speed data along with the consideration of the activities along the north side of the road can justify this reduction in speed. Additionally, the current warning signage notifying motorists of the playground area will be upgraded as well.

RECOMMENDATION:

It is recommended that an ordinance establishing a 25 mph speed limit along Waverly Road between Arlington Heights Road and Chestnut Avenue, be approved.

Bid Section

Item:
Bid Opening Date:
Account Numbers:
Total Budget for Specific Item:
Amount of Bidder Recommended:

ATTACHMENTS:

Description	Type
25 mph speed limit - Waverly	Ordinance

AN ORDINANCE ESTABLISHING
THE SPEED LIMIT ON A CERTAIN STREET
IN THE VILLAGE OF ARLINGTON HEIGHTS

WHEREAS, it is the desire of the President and Board of Trustees to limit the speed of traffic on Waverly Road as hereinafter set forth,

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

SECTION ONE: That a maximum speed limit of 25 miles an hour is hereby established upon the following designated street within the corporate limits of the Village of Arlington Heights:

Waverly Road between Arlington Heights Road and Chestnut Avenue

SECTION TWO: It shall be unlawful for any person to drive any vehicle upon such street at a speed which is greater than the speed designated above. The fact that the speed of the vehicle does not exceed the applicable maximum speed limit does not relieve the driver from the duty to decrease speed when approaching and crossing an intersection or when a special hazard exists with respect to pedestrians or other traffic and by reason of weather or street conditions and speed shall be decreased as may be necessary to avoid colliding with any person or vehicle or on entering the street in compliance with legal requirements and the duty of all persons to use due care.

SECTION THREE: The Village Manager is hereby directed to post appropriate signs upon the designated street for the purpose of notifying drivers of all vehicles as to the applicable maximum speed limit.

SECTION FOUR: Any person, firm or corporation violating any of the terms of this Ordinance shall be fined not more than $750.00 for each such offense.

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 said signs in the manner provided by law.

AYES:
NAYS:

PASSED AND APPROVED this 21st day of July, 2014.

____
Village President

ATTEST:

____
Village Clerk

TRAFFICREGS:25 MPH Speed Limit 16

Item: Resolution - License Agreement - Javier's

Department: Planning/Legal

In 2011, the Village Board approved outdoor dining for Javier's Sabor Mexicano, located at 8 W. Miner Street, on public property. At that time, the Village only required an indemnification from the restaurant owner. Since the Village is now requiring License Agreements, Javier's was asked to enter into a License Agreement. The current use of the public property is consistent with the 2011 approval. Javier's has provided proof of insurance and a signed License Agreement.

Recommendation

It is recommended that the Village Board approve the attached Resolution Approving a License Agreement with Javier's Sabor Mexicano.

Bid Section

Item:
Bid Opening Date:
Account Numbers:
Total Budget for Specific Item:
Amount of Bidder Recommended:

ATTACHMENTS:

Description	**Type**
License Agreement - Javier's	Resolution
Javier's	Agreement

A RESOLUTION APPROVING A
LICENSE AGREEMENT WITH
JAVIER'S SABOR MEXICANO RESTAURANT

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

SECTION ONE: That a License Agreement by and between the Village of Arlington Heights and Javier Villarreal, dated July 21, 2014, to allow Javier's Sabor Mexicano Restaurant to utilize the right-of-way located directly in front of 8 W. Miner Street as an outdoor eating area through October 31, 2014, a true and correct copy of which is attached hereto, is approved.

SECTION TWO: The Village President and Village Clerk are hereby authorized and directed to execute the License Agreement on behalf of the Village of Arlington Heights.

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

AYES:

NAYS:

PASSED AND APPROVED this 21st day of July, 2014.

____
Village President

ATTEST:

____
Village Clerk

AGRRES:License Agreement-Javiers

LICENSE AGREEMENT

THIS LICENSE AGREEMENT ("Agreement") entered into between the Village of Arlington Heights, a municipal corporation of the County of Cook, State of Illinois ("Village") and Javier Villarreal, ("Licensee"); and

WHEREAS, the Village is the owner of right-of-way ("Site"), located directly in front of 8 W. Miner Street in the Village of Arlington Heights; and

WHEREAS, Licensee is the owner of Javier's Sabor Mexicano, a restaurant located at 8 W. Miner Street, in the Village of Arlington Heights; and

WHEREAS, the Licensee's restaurant is located directly adjacent to the Site; and

WHEREAS, Licensee has requested permission from the Village to use the Site solely for the purposes described herein,

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

1. The Village grants the Licensee a license to use the Site for an outdoor eating area, as set forth on Exhibit A, which is attached and made a part of this Agreement. The Licensee understands and agrees that the Site is on public-right-of-way and, as such, may be utilized by individuals not utilizing the Licensee's facility.

2. Recognizing that the use of the Site is seasonal, the term of this Agreement shall be for the period commencing on the date set forth above and terminating October 31, 2014. Should the Licensee desire to enter into an Agreement for any subsequent period, the Licensee will fill out the applicable documents to apply for the use of the Site as an outdoor eating area. The Village shall review the Licensee's prior use of the Site to determine if the Village desires to enter into another License Agreement. The granting of a License in one year is in no way a guarantee of a License in a future year. The Village, in its sole discretion, will determine upon receipt and review of appropriate documentation and prior history whether a subsequent License will be granted. If the Village determines that a License can be granted for another year, it will notify the Licensee in writing of its willingness to enter into another Agreement.

3. The Licensee will obtain any required permits and pay all required fees.

4. The Licensee acknowledges that it has physically inspected the Site completely and thoroughly and accepts possession in an "as-is, where-is" condition.

5. The Licensee agrees to keep the Site in a safe, clean, and hazard-free condition throughout its possession. It is expressly understood that the Licensee will be placing planters, tables and chairs on the Site and that these will not be attached in any way to the Site. During hours when the Licensee is not open for business, the Site shall be kept in an aesthetic orderly manner and the tables and chairs shall not be stacked.

The Licensee further understands that the Village assumes no responsibility whatsoever for any injury or damage that may occur in any way from any of the items or furnishings the Licensee places on the Site, regardless of whether the damage or injury occurs on the Site or elsewhere.

6. The Licensee agrees that the Village shall have no liability whatsoever with respect to the Site throughout the term of this Agreement. Licensee shall be responsible for all loss or damage to the Site and to any persons or property therein, regardless of cause, excluding any loss or damage arising out of the negligence or willful misconduct of the Village and its agents and employees.

7. The Licensee will and does hereby agree to defend, indemnify, save and hold harmless the Village of and from all claims, loss damage, injury, causes and actions, suits of whatever nature for personal injury, including death resulting therefrom, and property damage arising out of, resulting from, or in connection with the use or operation, including without limitation, making of improvements, if any, of the Site, or any acts in connection with such use or operation, whether by the Licensee, or a contractor, if any contracting with Licensee, or any invitee, guest, workman, agent or employee of the Licensee. The Licensee further agrees to defend, indemnify, save and hold harmless the Village of and from all claims, loss damage, injury, causes and actions, suits of whatever nature that may occur in any way from any of the furnishings the Licensee places on the Site, regardless of whether the damage or injury occurs on the Site or elsewhere.

8. A default shall occur if the Licensee fails to pay any sum of money (whether the license fee or any other amount due to the Village) when due, if the Licensee's liquor license is revoked by the Village, or if the Licensee fails to comply with any other provision of this Agreement and such failure continues for 30 days after the date of written notice from the Village to the Licensee specifying the nature of the default.

Upon or after any default, this Agreement is terminated without any further notice. The Licensee may re-enter the Site and remove all persons and property from the Site at the Licensee's sole expense.

9. Upon the expiration of the Term or the early termination of this Agreement for any reason, the Village may, in addition to any other rights granted herein, re-enter the Site and remove all persons and property from the Site, storing such property at the Licensee's sole expense.

10. The Licensee agrees that it will, at its expense, obtain insurance to cover its liability hereunder, with the following minimum amounts:

Commercial General Liability:	
Bodily Injury and Property Damage Combined	$1,000,000 per occurrence $2,000,000 aggregate
Personal Injury Liability	BFGL aggregate
Worker's Compensation	Statutory ($100,000)
Employer's Liability	$500,000
Umbrella Excess Liability:	
Special coverage shall be $1,000,000 over primary insurance	

All underlying coverage needs to be included in the Umbrella or Excess Liability policy. Any exclusions or exceptions must be noted on the certificate of insurance.

The Licensee agrees that it will name the Village as Additional Insured in the general liability policies of insurance required herein (which may include a combination of underlying and umbrella coverage) with respect to the Site and the use, operation, and possession thereof and that it will provide to the Village the appropriate insurance policy endorsement evidencing compliance.

12. The Licensee agrees to use and operate the Site in complete compliance with all local codes, ordinances, and governmental rules and regulations. The Licensee specifically understands that all outdoor activity on the Site must be concluded no later than 11:00 p.m. The Licensee further understands that it is the responsibility of the Licensee to ensure that no one leaves the Site with any alcoholic beverages. The Licensee also agrees to take any action necessary should the Village notify the Licensee of complaints of excessive noise emanating from the Licensee's use of the Site.

13. The Village, at all times during the Term, shall have the right to enter the Site at any reasonable time to inspect the Site.

14. The Village shall not, by reason of this Agreement or any of its provisions, in any way become the landlord of the Licensee, or in any way become a partner of or joint venture with the Licensee in the conduct of its business.

15. The Licensee acknowledges that this Agreement is not a lease and that it has no rights under the Illinois Forcible Entry and Detainer Law.

16. This Agreement shall be construed in accordance with the laws of the State of Illinois.

17. All notices required under this Agreement shall be deemed sufficiently given or served if delivered personally or if sent by receipted delivery to:

Village of Arlington Heights Village Manager 33 S. Arlington Heights Road Arlington Heights, IL 60005	Javier's Sabor Mexicano Jaier Villarreal 8 W. Miner Street Arlington Heights, IL 60004

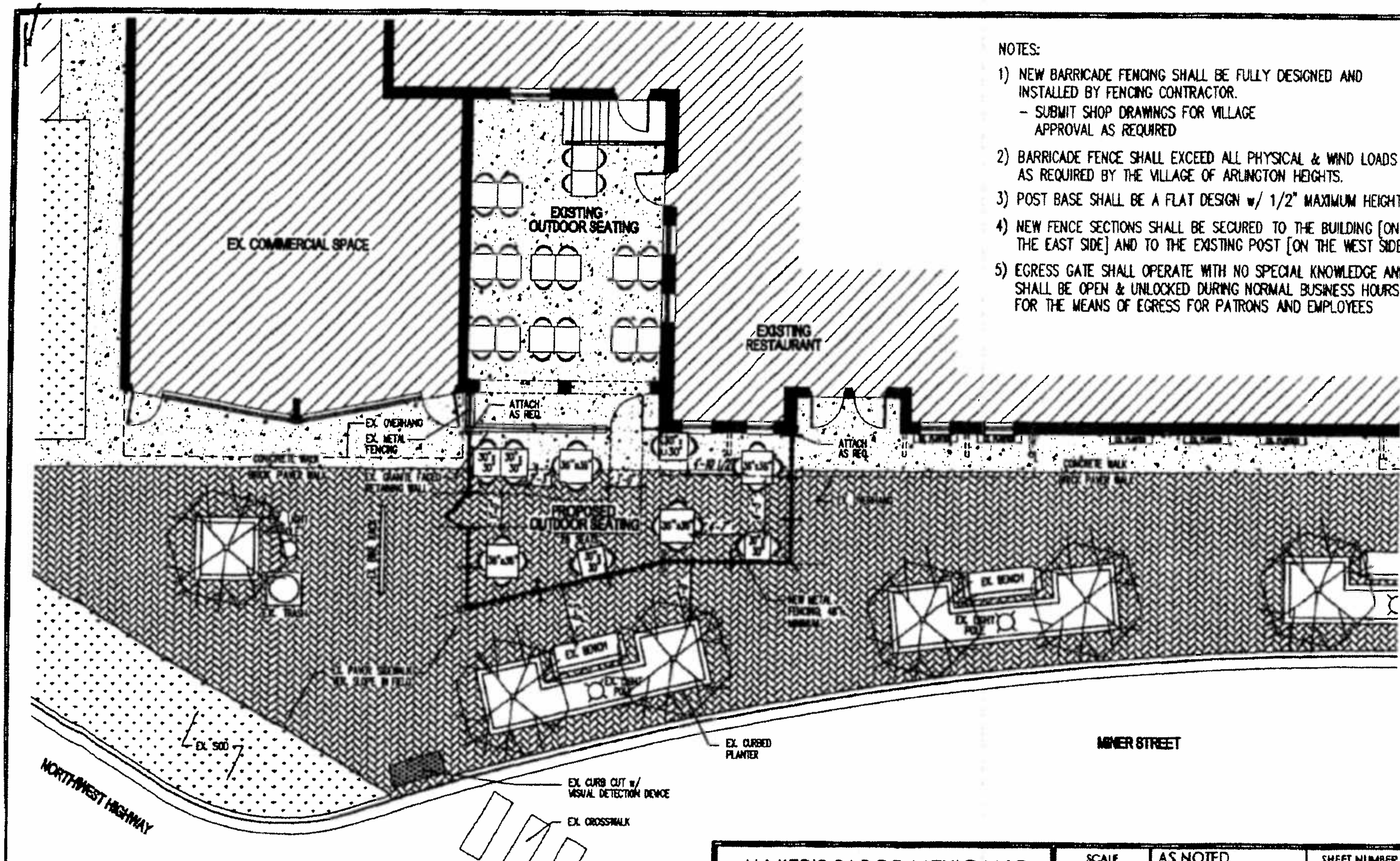
19. If any term, covenant, or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such term, covenant, or provision to persons or circumstances other than those to which it is held invalid or unenforceable shall not be affected, and each term, covenant, and condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers this ____ day of ____________, 2014.

Javier's Sabor Mexicano	Village of Arlington Heights
Javi Villarreal	______________________
President Title	______________________ Title
7/15/14 Date	______________________ Date
Attest:	Attest:
______________________	______________________

Rward.Agreements.License Agreement - Javier's

Exhibit A



NOTES:

1) NEW BARRICADE FENCING SHALL BE FULLY DESIGNED AND INSTALLED BY FENCING CONTRACTOR.
   - SUBMIT SHOP DRAWINGS FOR VILLAGE APPROVAL AS REQUIRED
2) BARRICADE FENCE SHALL EXCEED ALL PHYSICAL & WIND LOADS AS REQUIRED BY THE VILLAGE OF ARLINGTON HEIGHTS.
3) POST BASE SHALL BE A FLAT DESIGN w/ 1/2" MAXIMUM HEIGHT
4) NEW FENCE SECTIONS SHALL BE SECURED TO THE BUILDING [ON THE EAST SIDE] AND TO THE EXISTING POST [ON THE WEST SIDE]
5) EGRESS GATE SHALL OPERATE WITH NO SPECIAL KNOWLEDGE AND SHALL BE OPEN & UNLOCKED DURING NORMAL BUSINESS HOURS FOR THE MEANS OF EGRESS FOR PATRONS AND EMPLOYEES

PARTIAL PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

JAVIER'S SABOR MEXICANO
8 WEST MINER STREET
ARLINGTON HEIGHTS, ILLINOIS 60004

SCALE	AS NOTED
DATE	APRIL 19, 2011
DRAWN BY	MCH
REVISED	JULY 5, 2011

SHEET NUMBER
2.P
OF 3

Item: Resolution - License Agreement - Peggy Kinnane's

Department: Planning/Legal

Bid Section

Item:
Bid Opening Date:
Account Numbers:
Total Budget for Specific Item:
Amount of Bidder Recommended:

ATTACHMENTS:

Description	Type
License Agreement - Peggy Kinnane's	Resolution
Peggy Kinnane's License Agreement	Agreement

A RESOLUTION APPROVING A
LICENSE AGREEMENT WITH
PEGGY KINNANE'S RESTAURANT

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

SECTION ONE: That a License Agreement by and between the Village of Arlington Heights and Derek Hanley, dated July 21, 2014, to allow Peggy Kinnane's Restaurant to utilize the right-of-way located on Campbell Street adjacent to 8 N. Vail Avenue as an outdoor eating area through October 31, 2014, a true and correct copy of which is attached hereto, is approved.

SECTION TWO: The Village President and Village Clerk are hereby authorized and directed to execute the License Agreement on behalf of the Village of Arlington Heights.

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

AYES:

NAYS:

PASSED AND APPROVED this 21st day of July, 2014.

____
Village President

ATTEST:

____
Village Clerk

AGRRES:License Agreement-PeggyKinnane

LICENSE AGREEMENT

THIS LICENSE AGREEMENT ("Agreement") entered into between the Village of Arlington Heights, a municipal corporation of the County of Cook, State of Illinois ("Village") and Derek Hanley, ("Licensee"); and

WHEREAS, the Village is the owner of right-of-way ("Site"), located directly adjacent to 8 N. Vail Avenue in the Village of Arlington Heights; and

WHEREAS, Licensee is the owner of Peggy Kinnane's, a restaurant located at 8 N. Vail Avenue, in the Village of Arlington Heights; and

WHEREAS, the Licensee's restaurant is located directly adjacent to the Site; and

WHEREAS, Licensee has requested permission from the Village to use the Site solely for the purposes described herein,

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

1. The Village grants the Licensee a license to use the Site for an outdoor eating area, as set forth on Exhibit A, which is attached and made a part of this Agreement. The Licensee understands and agrees that the Site is on public-right-of-way and, as such, may be utilized by individuals not utilizing the Licensee's facility.

2. Recognizing that the use of the Site is seasonal, the term of this Agreement shall be for the period commencing on the date set forth above and terminating October 31, 2014. Should the Licensee desire to enter into an Agreement for any subsequent period, the Licensee will fill out the applicable documents to apply for the use of the Site as an outdoor eating area. The Village shall review the Licensee's prior use of the Site to determine if the Village desires to enter into another License Agreement. The granting of a License in one year is in no way a guarantee of a License in a future year. The Village, in its sole discretion, will determine upon receipt and review of appropriate documentation and prior history whether a subsequent License will be granted. If the Village determines that a License can be granted for another year, it will notify the Licensee in writing of its willingness to enter into another Agreement.

3. The Licensee will obtain any required permits and pay all required fees.

4. The Licensee acknowledges that it has physically inspected the Site completely and thoroughly and accepts possession in an "as-is, where-is" condition.

5. The Licensee agrees to keep the Site in a safe, clean, and hazard-free condition throughout its possession. It is expressly understood that the Licensee will be placing planters, tables and chairs on the Site and that these will not be attached in any way to the Site. During hours when the Licensee is not open for business, the Site shall be kept in an aesthetic orderly manner and the tables and chairs shall not be stacked.

The Licensee further understands that the Village assumes no responsibility whatsoever for any injury or damage that may occur in any way from any of the items or furnishings the Licensee places on the Site, regardless of whether the damage or injury occurs on the Site or elsewhere.

6. The Licensee agrees that the Village shall have no liability whatsoever with respect to the Site throughout the term of this Agreement. Licensee shall be responsible for all loss or damage to the Site and to any persons or property therein, regardless of cause, excluding any loss or damage arising out of the negligence or willful misconduct of the Village and its agents and employees.

7. The Licensee will and does hereby agree to defend, indemnify, save and hold harmless the Village of and from all claims, loss damage, injury, causes and actions, suits of whatever nature for personal injury, including death resulting therefrom, and property damage arising out of, resulting from, or in connection with the use or operation, including without limitation, making of improvements, if any, of the Site, or any acts in connection with such use or operation, whether by the Licensee, or a contractor, if any contracting with Licensee, or any invitee, guest, workman, agent or employee of the Licensee. The Licensee further agrees to defend, indemnify, save and hold harmless the Village of and from all claims, loss damage, injury, causes and actions, suits of whatever nature that may occur in any way from any of the furnishings the Licensee places on the Site, regardless of whether the damage or injury occurs on the Site or elsewhere.

8. A default shall occur if the Licensee fails to pay any sum of money (whether the license fee or any other amount due to the Village) when due, if the Licensee's liquor license is revoked by the Village, or if the Licensee fails to comply with any other provision of this Agreement and such failure continues for 30 days after the date of written notice from the Village to the Licensee specifying the nature of the default.

Upon or after any default, this Agreement is terminated without any further notice. The Licensee may re-enter the Site and remove all persons and property from the Site at the Licensee's sole expense.

9. Upon the expiration of the Term or the early termination of this Agreement for any reason, the Village may, in addition to any other rights granted herein, re-enter the Site and remove all persons and property from the Site, storing such property at the Licensee's sole expense.

10. The Licensee agrees that it will, at its expense, obtain insurance to cover its liability hereunder, with the following minimum amounts:

Commercial General Liability:	
Bodily Injury and Property Damage Combined	$1,000,000 per occurrence $2,000,000 aggregate
Personal Injury Liability	BFGL aggregate
Worker's Compensation	Statutory ($100,000)
Employer's Liability	$500,000

Umbrella Excess Liability:
Special coverage shall be $1,000,000 over primary insurance

All underlying coverage needs to be included in the Umbrella or Excess Liability policy. Any exclusions or exceptions must be noted on the certificate of insurance.

The Licensee agrees that it will name the Village as Additional Insured in the general liability policies of insurance required herein (which may include a combination of underlying and umbrella coverage) with respect to the Site and the use, operation, and possession thereof and that it will provide to the Village the appropriate insurance policy endorsement evidencing compliance.

12. The Licensee agrees to use and operate the Site in complete compliance with all local codes, ordinances, and governmental rules and regulations. The Licensee specifically understands that all outdoor activity on the Site must be concluded no later than 11:00 p.m. The Licensee further understands that it is the responsibility of the Licensee to ensure that no one leaves the Site with any alcoholic beverages. The Licensee also agrees to take any action necessary should the Village notify the Licensee of complaints of excessive noise emanating from the Licensee's use of the Site.

13. The Village, at all times during the Term, shall have the right to enter the Site at any reasonable time to inspect the Site.

14. The Village shall not, by reason of this Agreement or any of its provisions, in any way become the landlord of the Licensee, or in any way become a partner of or joint venture with the Licensee in the conduct of its business.

15. The Licensee acknowledges that this Agreement is not a lease and that it has no rights under the Illinois Forcible Entry and Detainer Law.

16. This Agreement shall be construed in accordance with the laws of the State of Illinois.

17. All notices required under this Agreement shall be deemed sufficiently given or served if delivered personally or if sent by receipted delivery to:

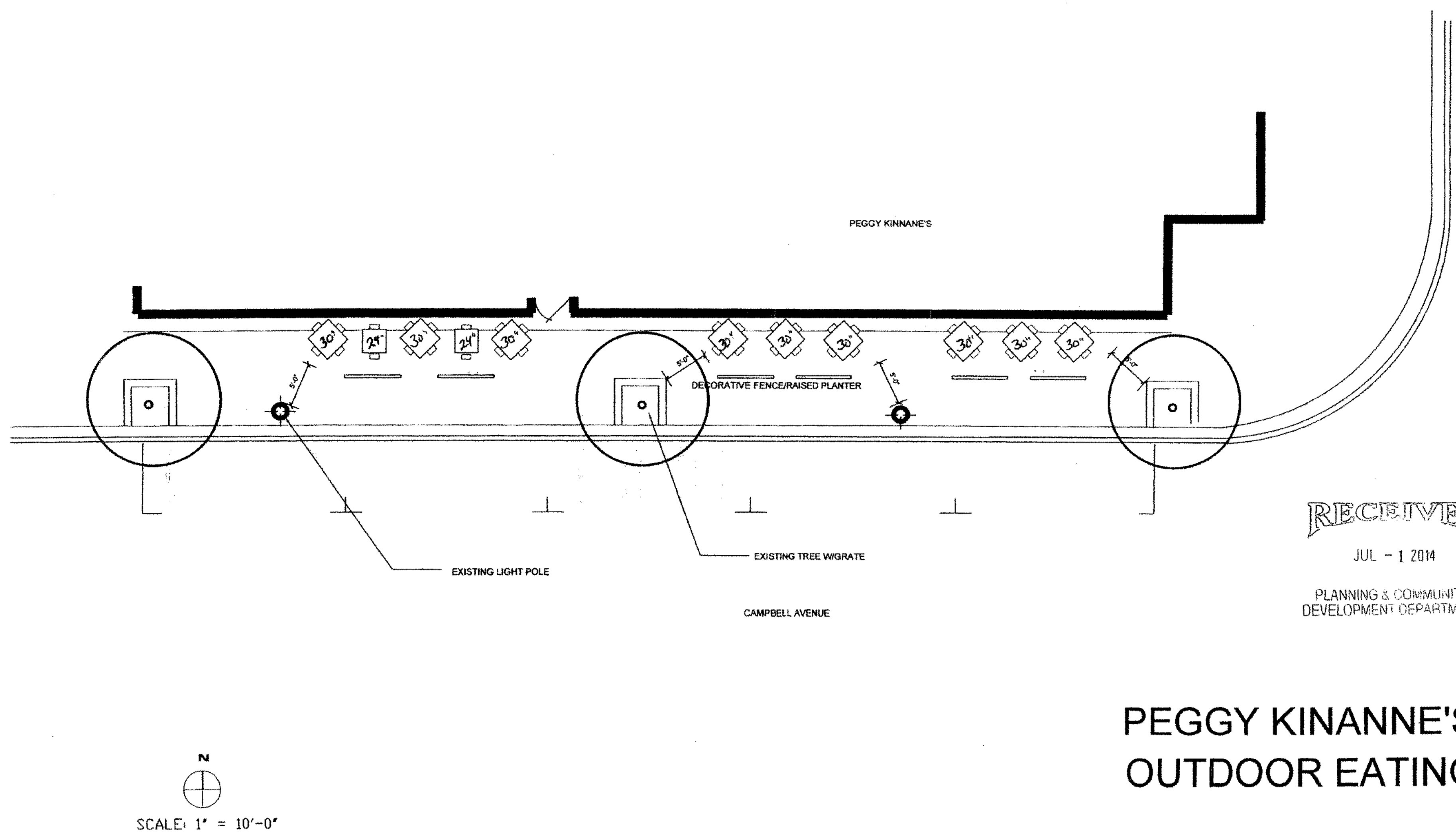
Village of Arlington Heights Village Manager 33 S. Arlington Heights Road Arlington Heights, IL 60005	Peggy Kinnane's Derek Hanley 8 N. Vail Avenue Arlington Heights, IL 60005

19. If any term, covenant, or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement or the application of such term, covenant, or provision to persons or circumstances other than those to which it is held invalid or unenforceable shall not be affected, and each term, covenant, and condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers this 8 day of July, 2014.

Peggy Kinnane's	Village of Arlington Heights
[signature]	______________________
Owner / General Manager Title	Title
7-8-14 Date	Date
Attest: [signature]	Attest: ______________________

Rward.Agreements.License Agreement – Peggy Kinnane's



RECEIVED
JUL - 1 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PEGGY KINANNE'S OUTDOOR EATING

Item: 2014 MFT Street Reconstruction Program - Change Order #1

Department: Engineering

The low bid for the 2014 MFT Street Reconstruction Program was $2,679,910 which included a total of 1.85 miles of streets to be reconstructed. At the time the bid was awarded, the budget was only $2,100,000 for this project, so the approved contract was $1,947,893.14 which reflected the removal of 0.51 miles of streets from the program.

On July 7, 2014, the Village Board approved the transfer of $600,000 from the General Fund to the MFT Fund, bringing the total available funds to $2,700,000, of which $2,100,000 is from the Motor Fuel Tax Funding (Resolution 14-018, June 2, 2014 Board meeting). Therefore, the 0.51 miles of streets (Wilshire Lane and Stratford Lane, both from Flentie Lane to Burr Oak Drive) that was removed from the program will now be included and the new contract amount is $2,679,910.

RECOMMENDATION

It is recommended that the Village Board amend the 2014 MFT Street Reconstruction budget in the amount of $600,000 in accordance with the Village Board's prior approval of the transferred funds.

It is also recommended that the Village Board authorize Change Order #1 for the 2014 Street Reconstruction Program to add the $600,000 from the General Fund, as well as $132,016.05 from the existing MFT budget, thereby increasing the total contract with Arrow Road Construction Company by $732,016.85 to $2,679,910.

The funding is available in account #211-5001-571.50-40 (ST9009).

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Amount of Bidder Recommended:

Item: U.S. Route 14 (Northwest Highway)/Arthur/Davis Intersection Improvements - Increase to PO #66950

Department: Engineering

The December 2012 Railroad Agreement between the Village and the Union Pacific Railroad (UPRR) for the US 14 (Northwest Highway)/Arthur/Davis Intersection Improvements project included a cost estimate of $826,875 for the construction of the track crossing and the new railroad signal systems for the Arthur Avenue Crossing. These costs, per the Agreement, are paid by the Village directly to the UPRR.

The Agreement also stipulated expenses for the required flagging operations when the contractor was working within certain limits of the active rail lines. The Agreement did not include an estimated cost for the flagging; however, the flagging costs to date have been over $54,000.

The flagging costs have been paid to the UPRR from the approved funds for the crossing signal and track work. On March 24, 2014, an increase for $9,990 was approved by the Village Manager, which increased the total amount payable under the Agreement to $836,865. To date, there is a balance of $5,251 remaining of approved funds. Total billing to date from the UPRR is $890,258, which is $53,393 over the approved amount. It is requested that the total amount be increased by $55,000.

The FY2015 budget in the Capital Projects Fund (401-5001-571.50-30 ST0503) for the US 14(Northwest Highway)/Arthur/Davis Intersection Improvements project also needs to be amended by $55,000.

The Federal Funding Agreement between IDOT and the Village stipulates an 80% Federal share of construction costs, up to a Federal share limit of $4,000,000.

RECOMMENDATION:

It is recommended that the Village Board authorize an increase to the existing Agreement and an amendment to the FY2015 budget in the amount of $55,000 for a new total of $891,865. Up to 80% of these costs will be reimbursed to the Village under the Federal Funding Agreement.

Bid Section

Item:
Bid Opening Date:
Account Numbers:
Total Budget for Specific Item:
Amount of Bidder Recommended:

Item: 2014 Resurfacing Program & Sidewalk Program; Budget Amendment & Change Order #1

Department: Engineering

The low bid for the 2014 Resurfacing Program and Sidewalk Program was $4,377,329.41. At the time the bid was awarded, the total budgeted was only $3,880,000. The contract was approved with a revised bid of $3,829,603.31 to complete 8.2 miles of asphalt streets.

On July 7, 2014, the Village Board approved an additional $600,000 from the General Fund to be added to the 2014 Resurfacing Program & Sidewalk Program, which increased the total available amount to $4,480,000. Four asphalt streets listed below, totaling 1.2 miles, will be added to the program:

- Eastman St (Salem Ave to Ridge Ave)
- Fairview St (Ridge Ave to Arlington Heights Rd)
- Ridge Ave/Walnut Ave (Sigwalt St to Northwest Highway)
- Waterman Ave (Gregory St to Northwest Highway)

RECOMMENDATION:

It is recommended that the Village Board amend the 2014 Resurfacing Program and Sidewalk Program budget in the amount of $600,000 in accordance with the Village Board's prior approval of the transferred funds to account number 401-5001-5171.50-30 ST9008.

It is also recommended that the Village Board authorize a change order in the amount of $589,821.45 to complete the above mentioned streets.

Bid Section

Item:
Bid Opening Date:
Account Numbers:
Total Budget for Specific Item:
Amount of Bidder Recommended:

Item: Kondilis Subdivision - 1534 S. Douglas Ave. - PC#14-008

Department: Planning & Community Development

BACKGROUND

Plat of Easement and Vacation Amending Lot 2 of the Kondilis Subdivision.Amendment to Ordinances 00-071, 04-055, 05-042, Resolution 05-013.

RECOMMENDATION

A public hearing was held by the Plan Commission on June 25, 2014 where Commissioner Green moved and Commissioner Sigalos seconded:

A motion to recommend approval to the Village Board of Trustees, approval of PC#14-008, a Plat of Easement and Vacation amending Lot 2 of the Kondilis Subdivision, and an Amendment to Ordinances 00-071; 04-055; 05-042; Resolution 05-013 to reduce the 20 foot south building setback line from 20 feet to 10 feet; to reduce the 15 foot public utility easement to 10 feet; and to delete conditions #4 and #5 from Ordinance 05-042.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff Development Report dated June 18, 2014:

1. The building permit plans for 1534 S. Douglas Avenue shall show the exact location of the existing public storm sewer within the southern public easement. If the Village determines that there is inadequate horizontal clearance between the existing storm sewer and the proposed house foundation, the permitee will be required to relocate the storm sewer within the easement to a location acceptable to the Village, or reduce the width of the proposed home.

2. No portion of the house structure will be allowed within the 10 foot easement including window wells, roof overhangs, bay windows, chimneys, etc.

3. Compensation for the use of the additional land will be determined by the Village Board.

4. Prior to Village Board consideration of this petitioner, a fully executed Plat shall be submitted to the Village with all required signatures.

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

STAFF COMMENT: Compensation for additional land

Possible compensation for use of additional land previously vacated will be determined by the Village Board. In 2005 per Ordinance 05-042 Section Four, the petitioner was required to compensate the Village $6,000 for the use of 13 feet of the previously vacated right of way. That equates to $2.20 per square foot of land. If the same ratio is applied to this request, then the reduction in the setback from 20 feet to 10 feet results in an additional 2,200 square feet of usable land. Thus 2,200 multiplied by $2.20 equals $4,840 in compensation.

Bid Section

Item:
Bid Opening Date:
Account Numbers:
Total Budget for Specific Item:
Amount of Bidder Recommended:

ATTACHMENTS:

Description	Type
Staff Report	Report
PC Minutes 6/25/14 - DRAFT	Minutes
Petitioner's Request Letter	Correspondence
Park District Letter	Correspondence
Plat of Eastment Vacation	Exhibits
PC Timeline Tracker	Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To:	Plan Commission
Prepared By:	Bill Enright, Deputy Director Planning and Community Development
Meeting Date:	June 25, 2014
Date Prepared:	June 18, 2014
Project Title:	Plat of Easement and Vacation Amending Lot 2 of the Kondilis Subdivision
Address:	1534 S. Douglas Avenue

BACKGROUND INFORMATION

Petitioner:	Ben Khosravani
Address:	954 S. Walnut St Arlington Heights, Illinois 60005
Existing Zoning:	R-3, One Family Dwelling

Requested Action:

1. Plat of Easement and Vacation Amending Lot 2 of the Kondilis Subdivision
2. Amendment to Ordinances 00-071; 04-055; 05-042; Resolution 05-013.

Variations Identified:

- None.

Surrounding Land Uses:

	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3 One Family Dwelling	Single Family House	Single Family Detached
South	R-1 One Family Dwelling	(Prairie Park)	Parks
East	R-3 One Family Dwelling	Single Family House	Single Family Detached
West	R-1 One Family Dwelling	Single Family House	Single Family Detached

Background

The subject site is located at 1534 S. Douglas Avenue adjacent to Prairie Park and was part of a two lot subdivision approved in 2005. Prior to the subdivision, the owner at the time requested that the Village vacate the 33 foot Foster Avenue right of way (unimproved) that ran along and adjacent to the Park. The reason for the request to vacate was to provide additional land for the property owner in order to have a code compliant two lot subdivision. At the time of the vacation, the Board placed a restriction that no building could be built within the vacated Foster right of way (33 feet width), and the Board required a 20 foot utility easement along the southern 20 feet. No compensation was required for the vacated land. The vacation was approved in Ordinance 00-071.

In 2004, the property owner requested rezoning from R-1 to R-3 and a two lot subdivision (Kondilis Subdivision). The rezoning and Preliminary Plat of Subdivision were approved in Ordinance 04-055 (the approval maintained the restrictions from the vacation Ordinance).

In 2005, the property owner requested an amendment to Ordinance 00-071 (the vacation of Foster) and Ordinance 04-055 (the rezoning and Preliminary Plat). The amendment request was to allow the northern 13 feet of the previously vacated 33 feet, to be developed for the principal structure. The Board approved the request (Ordinance 05-042) but with the following conditions: that the garage location for the lot be restricted to the south side of the lot, and also that the driveway for the lot shall be setback a minimum of 8 feet from the south property line. These restrictions were placed on the property to address concerns raised by the Park District as they have a soccer field in close proximity to the lot with the concern being soccer balls breaking windows, etc. Since no compensation was required when Foster Avenue was vacated (due to the previous restrictions), the Board did require $6,000 for the use of the northern 13 feet for the principal use (a future house).

The Final Plat was then approved on 2005 via Resolution 05-013, with a condition that the property owner comply with the Ordinance (04-055) which rezoned the property and granted the Preliminary Plat. The 20 foot easement was reduced to 15 feet to accommodate an existing 21 inch storm sewer running along the south property line. Thus the existing Plat of Resubdivision includes a 15 foot utility easement and a 20 foot building setback along the south property line.

Plat and Subdivision Committee

The Plat and Subdivision Committee met on March 26, 2014 and had no issues with the proposal and encouraged the petitioner to move forward.

Current Request

The current property owner, who also owned the property in 2005, has had difficulty selling the lot due to the existing restrictions. The petitioner has submitted a letter dated March 14, 2014 (attached) outlining his request and explaining the reason for the request. At this time the petitioner is asking that the 20 foot building setback be reduced to 0 feet, and that the 15 foot utility easement also be reduced to 10 feet. This will require a Plat of Easement and Vacation Amending Lot 2 of the Kondilis Subdivision, and an amendment to Ords. 00-071, 04-055, 05-042, and Resolution 05-013.

The Administration is supportive of the request given that the Park District has written a letter (attached to the Petitioner's letter) not objecting to the proposal to reduce the setbacks to 10 feet. Also the 21 inch storm sewer only needs a 10 foot easement per Village review, however the actual location of the sewer needs to be verified during permit review for a new home on the site. If the existing sewer is close to the north portion of the 10 foot proposed easement, then it will likely be necessary for the sewer to be relocated to the southern part of the easement. Therefore whomever develops the home on this lot may be required during permit review to relocate the sewer within the easement and away from the home foundation.

It should be noted that no portion of a future home structure, including window wells, roof eave overhangs, bay windows, chimneys, etc. will be allowed in the 10 foot easement.

In addition the petitioner is requesting an amendment to Ordinance 05-042 to delete two conditions:

Ordinance 05-042:
Condition #5: To eliminate this condition which requires that the garage is constructed on the south side of the lot;
Condition #6: To eliminate this condition which requires an 8 foot setback from the south property line for the driveway.

Staff supports amending Ord. 05-042 to delete Conditions #5 and #6 as these requirements are not necessary. If a driveway is constructed in the easement, it shall be the property owners responsibility to replace/repair the driveway if the Village needs to access the storm sewer for repairs which impacts the driveway.

Possible Compensation
Possible compensation for use of additional land previously vacated will be determined by the Village Board. In 2005 per Ordinance 05-042 Section Four, the petitioner was required to compensate the Village $6,000 for the use of 13 feet of the previously vacated right of way. That equates to $2.20 per square foot of land. If the same ratio is applied to this request, then the reduction in the setback from 20 feet to 10 feet results in an additional 2,200 square feet of useable land. Thus 2,200 multiplied by $2.20 equals $4,840 in compensation.

Recommendation
The Staff Development Committee has reviewed the Petitioner's request and recommends approval of the following:

1) A Plat of Easement and Vacation Amending Lot 2 of the Kondilis Subdivision;

2) An amendment to Ordinances 00-071; 04-055; 05-042 and Resolution 05-013 to reduce the 20 foot south building setback line from 20 feet to 10 feet; to reduce the 15 foot public utility easement to 10 feet; and to delete conditions #4 and #5 from Ordinance 05-042.

This recommendation is subject to the following conditions:

1. The building permit plans for 1534 S. Douglas Avenue shall show the exact location of the existing public storm sewer within the southern public easement. If the Village determines that there is inadequate horizontal clearance between the existing storm sewer and the proposed house foundation, the permitee will be required to relocate the storm sewer within the easement to a location acceptable to the Village, or reduce the width of the proposed home.
2. No portion of the house structure will be allowed within the 10 foot easement including window wells, roof eave overhangs, bay windows, chimneys, etc.
3. Compensation for the use of the additional land will be determined by the Village Board.
4. Prior to Village Board consideration of this petition, a fully executed Plat shall be submitted to the Village with all required signatures.

____ , 2014
Bill Enright, Deputy Director of Planning and Community Development

C: William C. Dixon, Village Manager
All Department Heads

DRAFT

PLAN
COMMISSION

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

RE: KONDILIS SUBDIVISION; PC #14-008

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the 25th day of June, 2014, at the hour of 7:33 o'clock p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chair
LYNN JENSEN
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

BILL ENRIGHT, Deputy Director
LATIKA BHIDE, Development Planner

DRAFT

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

(Pledge of allegiance.)

CHAIRMAN LORENZINI: It may be a little bumpy tonight. We've gone paperless and we're all on our PCs now, so we're still trying to figure some of these out.

Okay. Can we take the roll call please?

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. ENRIGHT: Commissioner Dawson.

(No response.)

MR. ENRIGHT: She called that she wouldn't be able to attend. Commissioner Drost.

COMMISSIONER DROST: Here.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. ENRIGHT: And Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Okay. Bill, would you like to introduce our new Staff member?

MR. ENRIGHT: Yes, sir. Our new Staff member was formerly with the City of Crystal Lake, or Village of Crystal Lake, Latika Bhide. She comes with many years of experience and getting off to a flying start, a lot of good projects. So, I'm going to be handling the three cases tonight since I've been working with the Petitioners for the last several months, but from this point forward, Latika will be handling the projects. And I should be attending for the next few weeks and then transition and we're very excited to have her.

CHAIRMAN LORENZINI: Good, thank you. Welcome.

MS. BHIDE: Thank you.

CHAIRMAN LORENZINI: Well, Bill, I notice on the agenda we have the meeting minutes approval first. Did we change that order?

MR. ENRIGHT: Yes, with the agenda, we're trying to be consistent through all the boards and commissions, so it really comes from, you know, the Village Board on down through all of the commissions. So, the format is a little bit different. Nonetheless, it doesn't change anything really. So, the first action items would be to approve the past minutes of meetings that are on the agenda tonight.

CHAIRMAN LORENZINI: Okay. Any discussion or a motion?

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

COMMISSIONER DROST: And I'll second that motion.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: All right, it passed. Moving on to the public hearings, the first petition on the agenda is PC #14-008. Bill, would you -- is the Petitioner right here?

MR. KHOSRAVANI: Yes.

CHAIRMAN LORENZINI: And have all the proper notices been given, Bill?

MR. ENRIGHT: Yes, they have.

CHAIRMAN LORENZINI: Okay. Is anybody else going to be testifying besides you?

MR. KHOSRAVANI: No.

CHAIRMAN LORENZINI: Okay. Would you raise your right hand?

(Witness sworn.)

CHAIRMAN LORENZINI: Okay. Please state your name, spell it for the court reporter, and give your address.

MR. KHOSRAVANI: My name is Ben Khosravani, that's K-h-o-s-r-a-v-a-n-i. I'm a resident of 2 West Noyes, N-o-y-e-s.

CHAIRMAN LORENZINI: Okay, thank you. Just information for the audience, the way this works is each petitioner will give a brief description of his or her project. Then Mr. Enright will give the Staff report. And then each of the Commissioners will ask questions, and then we're going to open it up to the audience for their questions, and then it will come back to the Plan Commission members for further deliberation or approval or disapproval of the project.

So, would you please briefly describe your project to us?

MR. KHOSRAVANI: Yes. I own a vacant lot at 1534 South Douglas. The lot is right next to Prairie Park, and the lot is 84 feet wide, so normally the easement is about 10 percent, which is about 8 and a half feet. But the Park District imposed a 20 feet easement because they were concerned about their, there's a soccer field, they were concerned that the ball might fall in the lot. And so, I've had the lot for sale for so many years and I cannot sell it because of that restriction. But since in the last 11 years the trees that separate my lot from the park have grown quite large and there are like mounds of dirt that it's almost impossible for any ball to get in that area to the lot.

So, the Park District told me in December I believe of last year that we could remove that restriction and reduce that from 20 feet to 10 feet. And the Village Planning reviewed it in the past; they never had any issue with that. So, since the issue with the Park, since Park District has agreed to reduce it, Mr. Enright and the Engineering Department have agreed that also 10 feet is okay for the Village, so I'm here to request the easement to be dropped from 20 feet to 10 feet.

CHAIRMAN LORENZINI: All right. Thank you. Bill, would you next give us the Staff presentation? You can have a seat if you want.

MR. ENRIGHT: Thank you. Chairman Lorenzini and members of Plan Commission and the public, the Staff is fully supportive of the Petitioner's request. The conditions date back to when the property was originally developed. The southern 33 feet going east to west the full length of the property was previously owned by the Village of Arlington Heights for future right of way. That street was never put in and the Village had no intentions to put it in, and therefore, the Village vacated the property to the previous developer who subdivided the property into two lots because that's property that the previously developer had acquired.

There were several conditions that were placed on the property as the Petitioner has alluded. The Park District, some of this was at the request of the Park District back when the property was subdivided. The Park District has since re-reviewed this and their board has concurred that they have no objection to reducing the easements here. They don't see a need for a larger setback.

There were also a couple of conditions from the 2005 ordinance, which approved the project, conditions 5 and 6. Condition 5 required that the garage had to be constructed on the south side of the lot adjacent to the park. The rationale for that at the time was that, you know, if there were balls flying off the soccer field, that they wouldn't go into the living room window for instance.

The other condition was to require an 8-foot setback from the south property line, the driveway. There is, along the south property line, a Village storm sewer that's the need for the easement to begin with. Our Engineering and Public Works Departments have looked at it. We're not a hundred percent certain exactly where it's in, where it's located, but we know it's within the southern 10 feet of the property. Therefore, that's why we're recommending approval of the reduction of the easement from 15 to 10 feet because the sewer is within that 10 feet, we just don't know if it's right in the middle or a little bit north of center, a little bit south of center. You don't really know until you start digging.

So, the reason we have some conditions in here, and one of the conditions is that when a property owner or a subsequent buyer of the property comes in for a building permit, we do have a permit application for this property, there is a contract purchaser for the lot, that they will have to indicate on the permit plans exactly where that sewer is. And then our Engineering Department will determine whether or not the sewer has to be relocated a little bit farther south within that 10-foot easement. It may not have to be, but until we know exactly where it is, that determination will have to be made.

So, number one, that's the purpose of that condition, that that sewer line may have to be relocated. The Petitioner has written the Village a letter confirming that he understands that condition. And the contract purchasers are certainly aware of it, too, because I had spoken to them about it.

The second condition of approval is that no portion of a future house will be allowed within the 10-foot easement. Since the Village is allowing that easement to be reduced from 15 to 10 feet, we don't then want portions of the house within that 10-foot easement such as a window well or a bay window or a chimney, things that would normally be allowed within a required setback but not within an easement given the fact that there is a storm sewer in that location. So, there won't be any structural elements of the house allowed within this 10-foot easement. We don't mind the driveway being within the easement because driveways can be dug up and put back in place if there is a need to get into the 10-foot easement for the sewer. So, that shouldn't be an issue.

Compensation for additional land, that will be determined by the Village Board and that's condition number three. When the property was vacated originally, there was no compensation required because of these restrictions that the future owner could not build within the 33 feet. But that over time has lessened and now every time it's been reduced with the previous amendments, the Village Board did ask for some compensation. In our Staff report, the reason we put it in there even though it's not within the purview of the Plan Commission, obviously the street work goes to Village Board, so we want the Board to have some idea of what the compensation was previously. Since there's an additional 10 feet of land that would be usable for development multiplied by the width or the east to west length of the property or depth, that would equate to approximately $4,800 in compensation if you use the same dollar amount that was done several years ago. So, that's the reason for that condition and that will be left up to the Board because it's really within their purview to determine whether or not there should be any compensation required at all for the use of the land.

Having said that, Staff supports the plat of easement and vacation which amends lot 2 of the Kondilis Subdivision as well as an amendment to the various ordinances to reduce the south building setback from 20 to 10 feet, and the 15-foot total easement down to 10 feet, and also the lead conditions, actually it's 5 and 6 from Ordinance 5-42. And I believe your recommendation does indicate, it should say actually 5 and 6 in their motion sheet, rather than 4 and 5. So, that was just a typo error.

Having said that, Staff again is fully supportive of Petitioner's request.

CHAIRMAN LORENZINI: Okay, thank you. Do we have a motion to include the Staff report in the public record?

COMMISSIONER ENNES: So moved.

COMMISSIONER DROST: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: All right. Very good, thank you. Next, we'll go to the questions from the Commissioners. Commissioner Jensen, any questions?

COMMISSIONER JENSEN: Sure. Just one and then I want to hear about what comes out of the public hearing. In your letter, you indicated you've been trying to sell this property for over ten years and you'd actually reduced the price to 40 percent of what you paid for it. I'm wondering if you had these conditions, these restrictions eliminated, does that allow you to get a better purchase price for your property? Or are you going to stay with the 40 percent of your original purchase price?

MR. KHOSRAVANI: No, I'm still going to set it at 40 percent because the cost is what I have spent, over $200,000, and I still haven't get in the property.

COMMISSIONER JENSEN: I see. Well, you've answered all of my questions when we did Plat & Sub, and so at this point I'll turn it over to someone else, and I'll ask questions perhaps after the public hearing.

CHAIRMAN LORENZINI: Okay. Commissioner Warskow?

COMMISSIONER WARSKOW: Just confirming that now with the 10-foot setback, that's within code?

MR. ENRIGHT: There is no code requirement other than a building setback, which is normally 10 percent of lot width, which should be 8.2 feet.

COMMISSIONER WARSKOW: That's --

MR. ENRIGHT: It's actually a little bit larger than the required zoning setback. But that's to accommodate of course the storm sewer.

COMMISSIONER WARSKOW: Okay. That's it.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: I have no questions at this time. I think my questions were answered at Plat & Sub.

CHAIRMAN LORENZINI: Commissioner Green?

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COMMISSIONER GREEN: I have no questions. I think it's a fair remedy.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: No questions.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: No questions.

CHAIRMAN LORENZINI: Commissioner Cherwin? Welcome.

COMMISSIONER CHERWIN: Thank you. No questions, thanks.

CHAIRMAN LORENZINI: This is a first, I have no questions either insofar as these questions that were not asked in the Plat and Sub meeting. Okay. Having gone through this, anybody from the audience, the public who want to say anything? Okay, seeing none, I'll bring it back to the Commissioners for final deliberation or a recommendation.

COMMISSIONER GREEN: I would like to make a recommendation.

A motion to recommend to the Village Board of Trustees approval of PC #14-008:

1. **A Plat of Easement and Vacation Amending Lot 2 of the Kondilis Subdivision; and**
2. **An Amendment to Ordinances 00-071, 04-055, 05-042 and Resolution 05-013 to reduce the 20-foot south building setback line from 20 feet to 10 feet; to reduce the 15-foot public utility easement to 10 feet; and to delete conditions #5 and #6 from Ordinance 05-042.**

This approval is contingent upon compliance with the recommendation of the Plan Commission, and the following recommendations detailed in the Staff Committee report dated June 18th, 2014:

1. **The building permit plans for 1534 South Douglas Avenue shall show the exact location of the existing public storm sewer within the southern public easement. If the Village determines that there is inadequate horizontal clearance between the existing storm sewer and the proposed house foundation, the permitee will be required to relocate the storm sewer within the easement to a location acceptable to the Village, or reduce the width of the proposed home.**
2. **No portion of the house structure will be allowed within the 10-foot easement including window wells, roof eave, overhangs, bay windows, chimneys, et cetera.**
3. **Compensation for the use of the additional land will be determined by the Village Board.**
4. **Prior to the Village Board consideration of this petition, a fully executed Plat shall be submitted to the Village with**

DRAFT

all required signatures.

CHAIRMAN LORENZINI: Do we have a second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: Bill, roll call please. Roll call vote.

MR. ENRIGHT: Yes. Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Congratulations, you have a unanimous approval. Is there a date for the, to go before the Trustees?

MR. ENRIGHT: Hopefully, it will go to the Board of Trustees on Monday, July the 7th at 8:00 p.m. That's subject to getting the Plan Commission minutes from our court reporter in time, so you'll have to check next week, next Wednesday with the Planning Department. You can call our main office and talk with our secretaries, they'll know. Otherwise, it will go to the Board two weeks following which would be the 21st. So, hopefully, we'll get on the 7th.

MR. KHOSRAVANI: Thank you.

CHAIRMAN LORENZINI: Very good, thank you. Good luck.

(Whereupon, the public hearing was adjourned at 7:48 p.m.)

DRAFT

STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

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

____
RONALD LeGRAND, SR.

SUBSCRIBED AND SWORN TO

BEFORE ME THIS ____________ DAY OF

________________________, A.D. 2014.

____
NOTARY PUBLIC

March 14, 2014

Dear Mr. Enright,

The purpose of this letter is to request the Village of Arlington Heights to grant me the following changes for my vacant lot, located at 1534 S. Douglas:

1. Delete Ordinance 05-042, condition 5, "the garage location shall be restricted to the south side of the property".
2. Delete Ordinance 05-042, condition 6, "the driveway shall be setback a minimum of eight feet from the south property line".
3. Reduce the building setback from 20 ft to 10 ft.
4. Reduce the storm sewer easement from 15 ft to 10 ft.

The first and third restrictions, shown above, were imposed in order to provide a buffer zone between the soccer field and the future home. On February 11, 2014 the Park Board approved my request to remove these two restrictions (see attached letter from Park Executive Director).

The second and the fourth restrictions, shown above, were imposed in order to provide access for potential repair of the storm sewer which is located approximately 4.5 ft from the south property line and is relatively shallow (less than 2 ft from the ground). Based on my past discussions and your recent meeting with Engineering Dept., they have agreed that the 10 ft of setback/easement is adequate to provide access to the sewer line if needed and presence of the driveway in that 10 ft easement does not hinder the access to the sewer.

The reason for the above request is that the subject lot has been for sale for over 10 years and despite its nice location (on a cul-de-sac next to the Prairie Park) and the fact that I have reduced the cost to 40% of my purchase price, I have not been able to convince anyone to build on the lot due to the four restrictions mentioned above.

Notes:

If Village desires they can add a new condition that the present/future owner of the property shall pay for the repair of the driveway if the Village needs access to the sewer.

Presently, I have a potential buyer with a blueprint showing a 3 car garage on the south side. Although this meets the first restriction, I am not certain he will be the final buyer as he is looking elsewhere.

Thank you for all your help
Best Regards,
Ben Khosravani (resident of 954 S. Walnut, cell 847-308-8344)
Tonia Khosravani (resident of 2 W. Noyes St., cell 847-269-8344)

Arlington Heights Park District

February 17, 2014

Mr. Bill Enright
Deputy Director
Village of Arlington Heights – Planning & Community Development
33 South Arlington Heights Road
Arlington Heights, IL 60005

RE: 1530 S. Douglas Avenue, Arlington Heights

Dear Mr. Enright:

In 2000, the Village of Arlington Heights approached the Park District to see if the District had any interest in a portion of Foster Street, west of Douglas, just north of Prairie Park. The Village was planning on vacating that section of Foster. The Park District waived the right to purchase the north half of Foster, in exchange for a restrictive covenant on the property. The restrictive covenant provided 33 feet of right of way and buffer space between Prairie Park and the 1530 S. Douglas property. The Village vacated the street, gave it to the adjoining property owner, and created a restrictive covenant (Ordinance 00 071). Between 2000 and 2004, the property was sold. The new property owner, Mr. Ben Khosravani, met with the Park District, requesting an amendment to the restrictive covenant. In early 2005, the Arlington Heights Park District and Village of Arlington Heights both approved an amendment to Village Ordinance 00 071, reducing the 33 foot building setback by 13 feet, creating a 20 foot building setback.

In late 2013, Mr. Khosravani returned to the Park District with an additional request amending the restrictive covenant, changing the existing building setback from 20 feet to 10 feet in addition to waiving restrictions on the property for the location of a garage, allowing the garage to be built on the north or south side of the property, at the builder's discretion.

On February 11, 2014 the Park Board approved Mr. Khosravani's request and directed staff to contact the Village of Arlington Heights stating the Park District has no objection if the Village amended Ordinance 00 071. The Park Board does not object to amending the restrictive covenant, allowing a residential single-family structure, including garage, be built at 1530 S. Douglas Avenue, providing a building setback of 10 feet on the south property line between Prairie Park and 1530 S. Douglas Avenue.

Mr. Khosravani was informed the Park Board approval is only a first step, and this issue is subject to Village protocol. Should you need anything further from the Park District, do not hesitate to contact Alann Petersen, Director of Parks & Planning.

Sincerely,

Steve Scholten
Executive Director

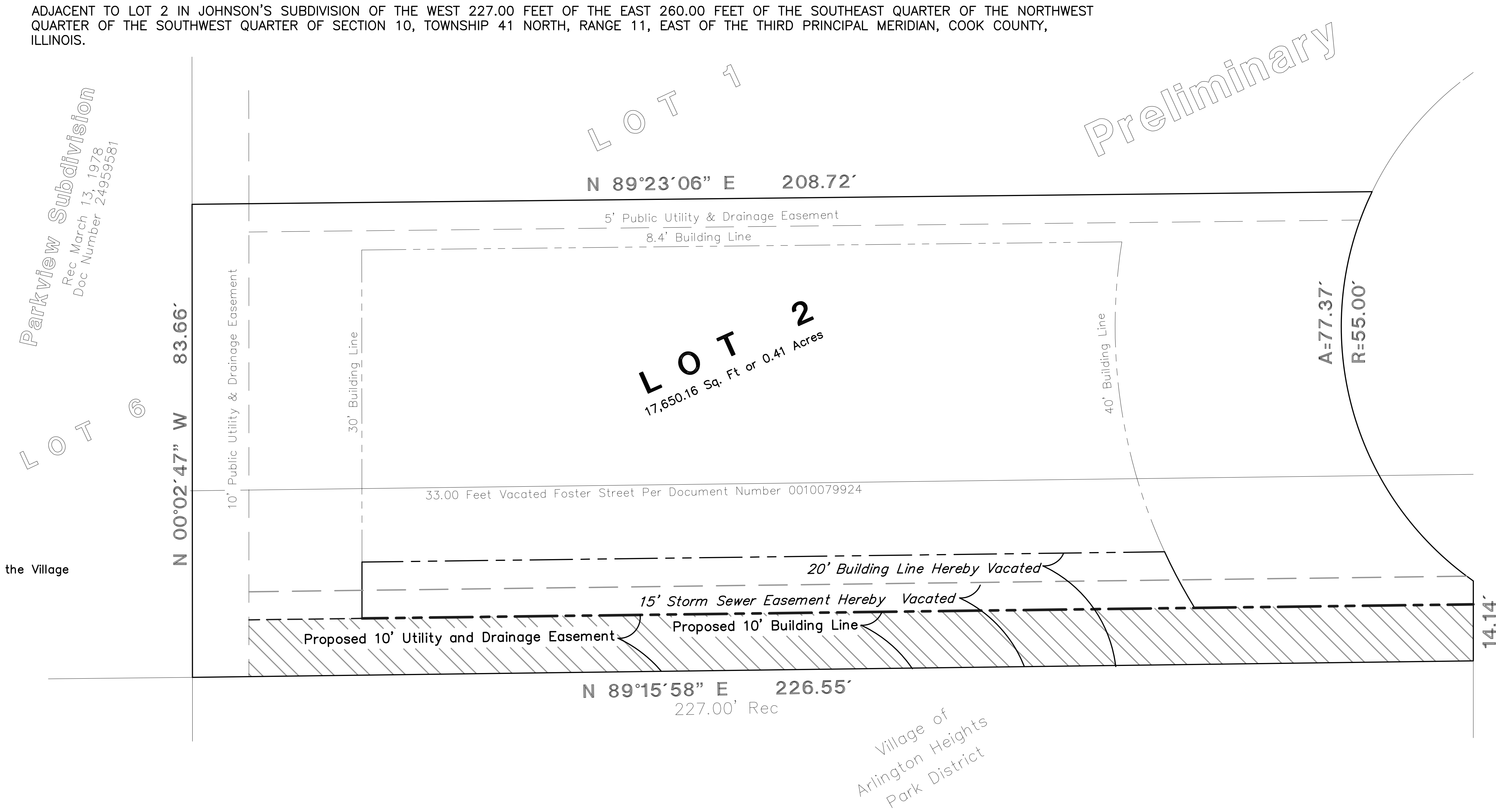
RECEIVED
FEB 20 2014
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

cc: Alann Petersen, Arlington Heights Park District - Director of Parks & Planning
cc: Ben Khosravani
cc: Charles Perkins, Village of Arlington Heights - Director of Planning & Community Development

LOCATION MAP

PLAT OF EASEMENT AND VACATION

LOT 2 IN KONDILIS FINAL PLAT OF SUBDIVISION BEING A SUBDIVISION OF LOT 2 AND THAT PART OF VACATED FOSTER STREET LYING SOUTH OF AND ADJACENT TO LOT 2 IN JOHNSON'S SUBDIVISION OF THE WEST 227.00 FEET OF THE EAST 260.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS
SS
COUNTY OF COOK

VILLAGE CERTIFICATE

Under the authority provided by 65 ILCS 5/11-12 as amended by the State Legislature of the State of Illinois and Ordinance adoted by the Village Board of the Village of Arlington Heights, Illinois, this plat was given approval by the Village of Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTH OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED by the Village Board of Trustees at a meeting held
________________________ , 20______

By: ______________________________
VILLAGE PRESIDENT

Attest: ______________________________
VILLAGE CLERK

APPROVED by the Village Collector on ________________________ , 20__________

____

APPROVED by the Director of Engineering on ____________________ , 20__________

____

OWNER'S CERTIFICATE

STATE OF ILLINOIS
SS
COUNTY OF COOK

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND RESUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH.
DATED THIS ______ DAY OF ______________ , 2014.

____
____
OWNER/OWNERS

NOTARY'S CERTIFICATE

STATE OF ILLINOIS
SS
COUNTY OF COOK

I HEREBY CERTIFY THAT ____________________________ WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE BE KNOW TO ME AS SUCH OWNERS.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ______ DAY OF __________ , 2014.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES: ____________

COMMONWEALTH EDISON COMPANY

EASEMENT APPROVED AND ACCEPTED

BY: ____ Date: ______,20_____

TITLE: ______________________________

AMERITECH/SBC

EASEMENT APPROVED AND ACCEPTED

BY: ____ Date: ______,20_____

TITLE: ______________________________

NICOR GAS

EASEMENT APPROVED AND ACCEPTED

BY: ____ Date: ______,20_____

TITLE: ______________________________

COMCAST CABLE

EASEMENT APPROVED AND ACCEPTED

BY: ____ Date: ______,20_____

TITLE: ______________________________

WIDE OPEN WEST, LLC

EASEMENT APPROVED AND ACCEPTED

BY: ____ Date: ______,20_____

TITLE: ______________________________

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF ARLINGTON HEIGHTS, INCLUDING, BUT NOT LIMITED TO , AMERITECH, NORTHERN ILLINOIS GAS COMPANY AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR "P.U. & D.E." ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE GRANTORS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENTS THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USED OR RIGHTS. WHERE AND EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

State of Illinois)
SS)
County of Cook)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of said survey.

Given under my hand and seal this ______ day of ______, A.D. 2014 in Palatine, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

____
Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-14

STATE OF ILLINOIS
GLORIA JEAN KOTER
035-003323
REGISTERED LAND SURVEYOR

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Drawn:	MPS	Date:	04-03-2014
Revision	Date	Drawn	Checked

Land Surveying Services, Inc.
574 W. Colfax Street Palatine, Illinois 60067
Ph. (847)991-7700 Fax. (847)991-7707
Professional Design Firm License No. 184-003632

Field Work Completed: 04-03-2014 | Scale: 1" = 20' | Date: 04-03-2014

Site Address:
Lot 2 in Kondilis Final Plat
Arlington Heights, Illinois

Job Number
LS140160

Sheet Number
EASEMENT

Sheet Name
PLAT OF EASEMENT AND VACATION

PLAN COMMISSION PROJECT TIMELINE

Project Name: Kondilis Amended Subdivision
PC Number: 14-008
Location: 1534 S. Douglas
Requested Action:

1. Amended Plat and Amendments to various Ordinances

	Date	# of Business Days
Plat and Sub Committee Meeting	03/26/14	
Awaiting Petitioner PC Application	04/09/14	10 days
Plan Commission Application Submittal Date	04/09/14	
1st Round Department Comments	04/17/14	6 days
Petitioner's Response to 1st Round Comments	various	
Public Hearing Notification	06/10/14	
Plan Commission Hearing	06/25/14	55* days from application date
Village Board	07/21/14	18* days

Note:
Legal notice; State Statue requires 15 to 30 days notice.
*Plat required to be signed by utilities but due to time waiting for utilities, Staff placed on Plan Commission anyway with condition that Plat is signed prior to Board consideration.
**Minutes of Plan Commission were not completed in time to schedule the project on the July 7th Board meeting, also the Plat was awaiting signatures of the various utilities.

Item: Holy Family Ministries Resale Store - 1101 E. Rand Rd. - PC#14-011

Department: Planning & Community Development

BACKGROUND

A Land Use Variation to allow a second hand store in a B-1, Business District Retail.

A variation from Chapter 28, Section 6.12, Traffic Engineering Approval, to waive the requirement for a traffic and parking study from a Certified Traffic Engineer.

RECOMMENDATION

A public hearing was held by the Plan Commission on June 25, 2014 where Commissioner Drost moved and Commissioner Jensen seconded:

A motion to recommend approval to the Village Board of Trustees approval of PC#14-011, a Land Use Variation for a second hand store in a B-1, Business District Limited Retail, a variation from Chapter 28, Section 6.12, Traffic Engineering Approval, to waive the requirement for a traffic and parking study from a Certified Traffic Engineer, and a variation from Chapter 28, Section 6.15-1.2, Landscaping of Parking Lots, to permit a reduced island width of 5 feet only for the required island at the rear of the property adjacent to Dryden Rd.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff Development Report dated June 18, 2014:

1. The Land Use Variation shall apply only to Holy Family Ministries.

2. Concurrent with the building improvements to HFM, the following site improvements shall be made:
   a. Install a five foot wide landscaped island with 36 inch tall landscaping at the rear parking row adjacent to Dryden Ave.
   b. Install the required 36 inch tall landscape screening along Rand Road adjacent to the parking lot.
   c. Install an ornamental tree in the island adjacent to the driveway accessing Rand Road.

3. The petitioner shall comply with all Federal, State and Village codes, regulations and policies.

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

Bid Section

Item:
Bid Opening Date:
Account Numbers:
Total Budget for Specific Item:
Amount of Bidder Recommended:

ATTACHMENTS:

Description	Type
PC Staff Report	Report
Aerial	Exhibits
PC Minutes 6/25/14 - DRAFT	Minutes
Land Use Variation Response	Correspondence
Market Analysis	Correspondence
Parking Analysis	Correspondence
Landscape Plan	Exhibits
PC Timeline Tracker	Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To:	Plan Commission
Prepared By:	Bill Enright, Deputy Director Planning & Community Development
Meeting Date:	June 25, 2014
Date Prepared:	June 18, 2014
Project Title:	Holy Family Ministries Resale Store
Address:	1101 E. Rand Road

BACKGROUND INFORMATION

Petitioner:	Susan Work
Address:	550 W. Frontage Road #2820 Northfield, IL 60093

Existing Zoning: B-1, Business District Limited Retail

Requested Action:

- A Land Use Variation to allow a second hand store in a B-1, Business District Limited Retail.

Variations Required:

- A variation from Chapter 28, Section 6.12, *Traffic Engineering Approval*, to waive the requirement for a traffic and parking study from a Certified Traffic Engineer.

SURROUNDING LAND USES:

Direction	Zoning	Use	Comprehensive Plan
North	B-2, General Business	Commercial	Commercial & Mixed Use
South	R-1, One Family Dwelling	Single Family Home	Single Family Detached
East	B-2, Business District, Limited Retail	Commercial	Commercial
West	B-1, Business District, Limited Retail	Commercial	Commercial

Background:

The subject site is 75,000 square feet (1.7 acres) and there is a one-story freestanding commercial building that is 28,000 square feet and currently occupied by Crest Furniture and Lee Auto. The vacant space to be leased by HFM is 9,800 square feet. The existing parking lot has a total of 74 parking stalls (43 in front and 31 in back) that are accessible via one driveway along Rand Road and two along Dryden.

The proposed action would allow the HFM to open at this location as a not for profit secondhand retail store that accepts and sells donated items such as clothing, furniture, books among others. A narrative of HFM is attached. The hours of operation are 10:00 am to 7:00 pm M, Tu, W, F, Sa, Su, and open until 8:00 pm Thursdays.

Zoning and Comprehensive Plan

The property is zoned B-1, Business District Limited Retail. A second hand store is allowed within the B-2, B-3, B-4, and B-5 districts, but not B-1 thus requiring a Land Use Variation. As part of the formal review process, a written justification has been provided which addresses the following hardship criteria:

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

It should be noted that the space has been vacant for about three years. Also, the intent of the B-1, Business District Limited Retail is to *"…provide for the convenience shopping of persons residing in adjacent residential areas. Limited service and office establishments are permitted in this district provided such establishments will be conducted without noise, odor or any other condition that might be disturbing to adjacent residential areas"*. Although a second hand shop is not listed as a permitted use within the underlying zoning district, the merchandise HFM sells would otherwise be allowed within the B-1 district if it were in new condition. Generally this site is appropriate for this store subject to adequate parking and no adverse conditions resulting from drops off of donated items.

Lastly, the proposed action is consistent with the Village's Comprehensive Plan, which designates the subject site as Commercial.

Plat and Subdivision Committee

The Plat and Subdivision Committee met on April 23, 2014 to discuss the plans. The Subcommittee agreed with staff that if parking is adequate that they had no issues with the use. They did add that landscaping shall be provided as the site is deficient. Overall the Subcommittee viewed the petition favorably.

Building, Site, and Landscape Related Issues

Other than a pair of new doors and wall signage, which will require a separate review and approval process, the Petitioner is not proposing any exterior modifications therefore Design review is not required.

With respect to landscaping, staff has requested the following with the petitioner/property owners response below:

1. Provide the required 36 inch landscape screening of the parking areas along Rand Road.
Petitioner agreed and landscape plan indicates salt tolerant materials.

2. Provide a tree in both islands which end the row of parking fronting Rand Road.
Petitioner has indicated that due to utility wires they cannot install a tree at the northwesterly end of the parking row. In addition, the southeasterly island already has a tree. Staff does not concur with the petitioner regarding the northwesterly island. The island can be planted with an ornamental tree. The easterly end does have an existing tree which meets the requirement.

3. Provide the required landscaped island in the rear parking area adjacent to the southerly property line and adjacent to Dryden. *The petitioner indicates that they cannot add the island as it would be directly across from the loading dock. In addition*

there are ample trees on the residential property to the rear. Staff would support a reduced island of 5 feet with 36 inch tall landscaped screening in lieu of the full 9 foot wide island and tree. This would require an additional variation to Chapter 28, Section 6.15 -1.2 Landscaping of Parking Lots to allow a five foot wide island.

It should be noted that staff is not requesting that the landscaped islands for the parking area in the front of the stores be installed, but that they remain as non-conforming, given that parking in front is somewhat limited.

Traffic and Parking

Any application for a Land Use Variation that is adjacent to a major arterial street, such as Rand Road, shall provide a Traffic and Parking Study from a Certified Traffic Engineer. The Petitioner however, is seeking approval of the following variation:

- A variation from Chapter 28, Section 6.12, Traffic Engineering, to waive the requirement for a traffic and parking study from a certified traffic engineer.

Staff supports not requiring a full traffic analysis as the petitioner has provided a parking analysis of the front and rear parking areas. As demonstrated the lot has adequate parking to accommodate the new retail use. In addition the parking provided exceeds the code requirement (74 provided, 56 required):

	Floor Area	Parking Ratio	Parking Required
Crest Furniture	11,125	1:600	19
Lee Auto Parts	2,131	1:300	7
HFM Resale Store	9,063	1:300	30
			56

RECOMMENDATION

The Staff Development Committee reviewed the Petitioner's request and recommends approval of the following:

1. A Land Use Variation for a second hand store in the B-1 district;
2. A variation from Chapter 28, Section 6.12, Traffic Engineering, to waive the requirement for a traffic and parking study from a certified traffic engineer.
3. A variation from Chapter 28, Section 6.15-1.2 Landscaping of Parking Lots, to permit a reduced island with of five feet only for the required island at the rear of the property adjacent to Dryden Road.

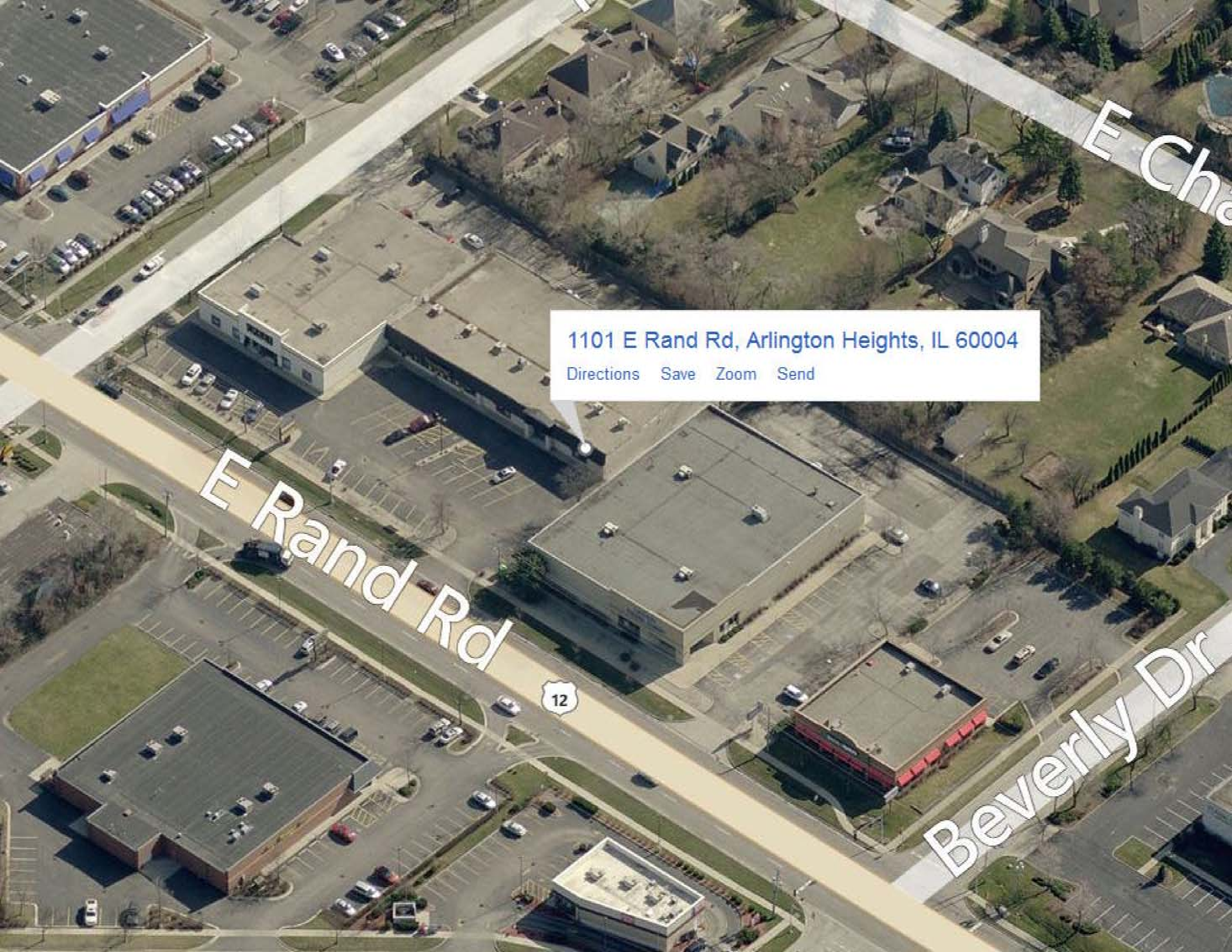
This recommendation is subject to the following conditions:

1. The Land Use Variation shall apply only to Holy Family Ministries.
2. Concurrent with the building improvements for HFM, the following site improvements shall be made:
    a. Install a five foot wide landscaped island with 36 inch tall landscaping at the rear parking row adjacent to Dryden Ave.
    b. Install the required 36 inch tall landscape screening along Rand Road adjacent to the parking lot.
    c. Install an ornamental tree in the island adjacent to the driveway accessing Rand Road.
3. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

____ June 18, 2014

Bill Enright, AICP
Deputy Director of Planning and Community Development

C: Bill Dixon, 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: HOLY FAMILY MINISTRIES RESALE STORE; PC #14-011

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the 25th day of June, 2014, at the hour of 7:48 o'clock p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chair
LYNN JENSEN
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

BILL ENRIGHT, Deputy Director
LATIKA BHIDE, Development Planner

CHAIRMAN LORENZINI: Okay. The next item on the agenda is Public Hearing PC #14-011, Holy Family Ministries Resale Store. Is the Petitioner here? Okay. At this time, please step forward. Have all the proper notices been given, Mr. Enright?

MR. ENRIGHT: Yes.

CHAIRMAN LORENZINI: Okay, very good. Could you raise your right hand?

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Could each of you state and spell your name and give your addresses for the court reporter?

MS. WORK: I'm Susan Work, my last name is spelled W-o-r-k.

MR. CZERNIAK: Did you need Susan's address as well?

CHAIRMAN LORENZINI: Yes, please.

MS. WORK: My home address?

CHAIRMAN LORENZINI: Either one, home or business.

MS. WORK: 7 Court of Nantucket, Lincolnshire, Illinois 60069.

MR. CZERNIAK: Josh Czerniak with FGM Architects. The last name is C-z-e-r-n-i-a-k. The address is 1211 West 22nd Street, Suite 705, Oak Brook, 60523.

CHAIRMAN LORENZINI: Very good, thank you. Could you give us a brief presentation, overview presentation of your project?

MS. WORK: Well, first, I just wanted to take a minute to thank the people that we've met from the Village of Arlington Heights for the warm welcome that has been extended to us as we tiptoed into your business community, especially Bill Enright for shepherding us through the project. We have people from the Village of Arlington Heights who are supporters of our organization here tonight and wanted you to know that, too.

Our project is called Lucille, it's a resale store. The tag line is Resale Reinvented. And of course we're seeking a land use variation to open a resale store in a B-1 zone. And of note, the space has been vacant for almost five years.

Our concept is to establish a more upscale resale store. We're very close to a Salvation Army and a Goodwill, and we're hoping to position ourselves so that the shoppers have a different kind of experience when they shop in our store from those two. But we are looking forward to being part of our resale destination area, and that's why we're deliberately seeking to rent this space that's so close to the other stores.

We want to tell you a little bit about ourselves, our organization, because we will be the tenant in the space. Holy

DRAFT

Family Ministries is a $3 million organization, founded in 1985, and basically we do education and youth services on the west side of Chicago from the North Lawndale neighborhood. Our mission is to provide opportunities for children and adults from Chicago's underserved neighborhoods to excel academically, grow spiritually, expand their life experiences, and develop into effective leaders.

North Lawndale is a high poverty, high crime area. 90 percent of our children receive free and reduced priced lunches. So, our goal with this store is to earn revenue that will relieve some of the fund raising that we have to do. Every child that attends any of our programs has a substantial amount of financial assistance. In our K to 8 school, which is our main program in our building, every child receives $5,000 to $6,000 in financial assistance. We also run out-of-school programs, so we're open 48 weeks a year, 6:30 to 6:00, and all of those programs are also subsidized by fund raising. So, just to relieve ourselves of some of that, we thought we would try a social enterprise. We've been researching resale stores for the better part of three years and are looking forward to getting started.

A couple of highlights from our market study. First of all, we looked at timing, and we just believe that the time is right for resale. Resale is a $13 billion industry, enjoyed 7 percent growth in the last few years each year. 16 to 18 percent of Americans will shop resale this year, and that compares favorably to 21 percent who are expected to shop in a major department store.

There are four factors that we think have fueled this growth; one of course is the economy. As the economy weakened, some years ago more people started shopping resale. There is talk about a shrinking middle class; that, too, has probably driven more people to look for, to become bargain shoppers than in the old days when resale was just considered thrift and something that most people didn't do. Now, I think most people do do it. Also fueled by baby boomers who are trying to save money for retirement, big population bump in the baby boom generation. And a growing consciousness of course among young people to protect our natural resources, so this is sort of the ultimate in recycling, I guess.

Secondly, we looked at location. Why Rand and Dryden? Really, we looked at everything north and northwest of Chicago, and Arlington Heights came out on top quickly. We were quickly steered to Arlington Heights by retail consultants that we talked to because it is considered a regional shopping hub. There are 329,000 people that reside within a five-mile radius of Rand and Dryden where our shop we hope will be, and 26,000 cars per day that go past this location on Rand Road. So, that was very attractive, the location.

Also a few things from our parking analysis because I know that's important to you. As in the Staff report, there is ample parking for the three stores that occupy our little strip center there. Parking in front, 43 spaces, 27 in back. According to your code, 56 spaces are needed for those tenant stores combined, and there are 74 available, 74 provided. So, parking should not be an issue. In fact, we observed the site for six days and the highest percentage of parking spaces utilized during those six days was 22 percent. And then most times when we observed, it was far less than that.

I know that you might be concerned about drop-offs and things like that, clutter. We are going to be open seven days a week for extended hours, usually until 7:00 p.m. So, we expect that there won't be a big problem with people just dropping things off. We expect that they will walk into the store or drive up to the back entrance and will put things directly into our back store room. And also, the way we're going to gather goods is primarily from a network of churches and individuals that we've developed over our 29 years of existence, and we're having on-the-spot pickups at many of those churches and our driver will just put everything into the van or the truck and bring it right directly into the back door.

So, we think it will be an attractive store for you. We don't think it will be a bother to you. And now, Mr. Czerniak is going to talk about some of the improvements.

MR. CZERNIAK: Thank you, Susan. So, as a condition of the land use variation, the property, as we understand it, must be brought to meet the ordinance relative to landscaping. And so, what you see on the screen in front of you is the proposed landscaping plan.

The parking lot currently does not meet the full requirement to have the 3-foot screening for the parking spaces that face Rand Road. And so, with that, we are proposing a continuous 3-foot screen from one end of the lot to the other. It will be composed of shrubs and then it ends ornamental grasses and perennials. So, with the combination of all these plant materials, the idea is to give seasonal interest in that these plant materials bloom at different times. Ornamental grasses will be there and invisible during the winter months and help, like I said, give kind of an extra dynamic to the front portion of the property along Rand Road. The plant materials that are being specified or proposed are salt and drought tolerant.

Again, as I had mentioned, the 3-foot screening would be located along Rand Road with the shrubs for the vast majority of the parking spaces, I should say for all of the parking spaces that face Rand Road, and then with kind of lower, more decorative, ornamental plant material at the ends of the parking lot islands there.

We do have a bit of concern with locating a new tree at the parking lot island that's at the northwest corner of the property given the proximity of the existing parking lot light pole fixture and the overhead power lines. There really is not that much room to even land an ornamental tree. Certainly, the idea of landing a tree in a parking lot island is generally that you wouldn't have limbs below 6 feet. If you do that here, the canopy of the tree when it matures is going to be such where it's going to require trimming to avoid those power lines. In the other photo that we have, you can see the tree that's existing at the other end of the northwest corner, half of, the north half of the tree is not there. So, we would certainly welcome any discussion on that but we have concern, it doesn't seem exactly practical to land a tree at the other island. As such, we have that island filled with ornamental grasses and perennials to again not have it so that there isn't anything in that parking lot island.

CHAIRMAN LORENZINI: Okay, thank you.

MR. CZERNIAK: Thanks.

CHAIRMAN LORENZINI: Bill, the Staff report?

MR. ENRIGHT: Chairman Lorenzini and members of the Commission and public, Staff is very much in support of the project and we think this is a very good use for the property. It has been vacant for quite a number of years, maybe four or five years at least. And this will help revitalize that center and it's a very good use we think for the center. They do technically need a land use variation as second-hand stores are not permitted in the B-1 District. They are permitted in the B-2 District, however. I have done research and cannot find the historical reasoning for that. It dates back to the 1959 code. It's certainly something that we can take a look at, to see if it makes any sense, I don't think it does.

Having said that though, in order for this use to be in a B-1 District, we do have to go through the process and we tried to expedite it as quickly as possible. There are additional land use variations, which we believe the Petitioner is not in their qualification factors. They are also seeking a variation with the traffic engineering study. In lieu of that, the Petitioner provided a parking study and analysis which indicates that currently the center does not utilize much of a parking, so we feel there will be more than ample parking for this use.

In addition, although they didn't formally request this variation, we published it because there is an island missing at the rear of the property adjacent to the single-family residences, and that would be along Dryden, kind of at the south corner right at the roadway. There is no island there. Staff originally asked for a 9-foot code compliant island because, to terminate basically the pavement that goes right out to the sidewalk. The Petitioner has indicated that, through the owner of the shopping center, that the loading dock which is also parallel to Dryden, trucks will back, you know, pull in and back out and historically would run over an island that had been there. I don't know for sure whether there was an island there, but according to the shopping center owner there used to be and it just got ran over. So, instead of requiring the 9-foot island, Staff would recommend doing at least a 5-foot island and just have some 36-inch tall shrubs to at least screen some of the parking in the back because right now it's just a straight shot through visually. And, you know, although trucks may be in the area, we've seen this condition before and maybe there has to be some sort of warning, a pylon or something there to give trucks some idea of the location of that island. But we do think there needs to be something there.

With respect to the other landscaping, we're appreciative of the fact that, this came up at the Plat & Sub Committee, that the Petitioner and the owner of the shopping center agreed to install 36-inch shrubs all along the length of Rand Road, the salt-tolerant species so it should work and be a great enhancement to what's out there today which is just the gravel as you can see through here. The required tree in the island that is in this photograph in the foreground, that's a little bit of a, it's the only, you know, this island in the back is the only thing that we haven't come to an agreement on. I understand the Petitioner's concerns, but we do think a smaller species can work there even if it was 20 feet or less. We think that with a smaller type tree, there should be something there even if it's, you know, 10 to 12 feet tall rather than just the low-lying shrubs.

So, but the Petitioner has made their reasonable request because of the power lines, but we do think there is a way to do something there that could at least enhance that as required by code. We should keep in mind, too, that there are several islands within the parking lot that do not have landscaped islands at the end, which is required by code. And Staff is recommending that those just remain as legal nonconforming because it would require the elimination of 4 parking spaces and that's the parking that's right in front of the Holy Family Ministries resale shop that they're looking to occupy that space. So, Staff feels like we're, you know, getting and taking here with respect to the landscaping because those islands would normally be required as part of the petition.

Having said that though, we are fully supportive of the project and with the recommendations on the landscaping as recommended in the Staff report.

CHAIRMAN LORENZINI: Thank you, Bill. Do we have a motion to enter this into the public record?

COMMISSIONER WARSKOW: I'll make such a motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER SIGALOS: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you. Okay, questions from the Plan Commissioners. Why don't we start with Commissioner Green?

COMMISSIONER GREEN: Excuse me. I have just a question and it has to do with, Susan, if you would? There's a lot of resale shops here, so is there, do you feel that there is a market? Does your study lead you to the conclusion that people will come if you build this?

MS. WORK: Yes. Clusters of similar stores in retail is considered a good thing. So, that's why when you see one big box store come in, there's another one that soon comes in on the next corner. It should be good for Arlington Heights because, well, you know, the way thrifting works, too, is generally they're donated goods and there's one of each thing. So, if you go in and you're looking for a medium brown shirt and there isn't one, then what do you do? You've wasted your whole trip? But if there's two more stores right next door, you might still find your medium brown shirt.

COMMISSIONER GREEN: Hopefully right next door.

MS. WORK: That's right.

COMMISSIONER GREEN: You can leave your car and you can walk over.

MS. WORK: In this case, there will be three within a block and I think that's really a good thing for resale shoppers and we'll draw them to the Village.

COMMISSIONER GREEN: Okay. Do you feel that there's, I frequent this area a lot, I do a lot of work on my car so I go next door to Lee Auto all the time. And do you feel like there's enough parking there? Because these other thrift shops or resale shops, I don't know what the proper term is, the parking lots are full.

MS. WORK: Yes, they are.

COMMISSIONER GREEN: I mean it's a good thing, I'm sure, but do you feel that there's enough parking for your needs here in the shopping center? Because it's not the biggest parking lot there.

MS. WORK: No, but we feel it's adequate. I know Mr. Czerniak has some formulas that he ran to determine how many customers we might expect in our store at any one time and then project that into the amount of parking that we might need at any one time, and it looks to be adequate.

COMMISSIONER GREEN: Has there been any discussion with the, through the landlord, with the other tenants to maybe put Lee Auto who has a little supply of trucks and delivery vehicles that they seem to park in the front there, has there been any discussion that they might be able to put those vehicles in the back so you can open up --

MS. WORK: I don't believe so. We have a representative of the owner here right now.

MR. LIPSHAW: If I may?

CHAIRMAN LORENZINI: Could you please state your name and spell it with your address please?

MR. LIPSHAW: My name is Mark Lipshaw, L-i-p-s-h-a-w, 27750 Stansbury, Farmington Hills, Michigan. I represent the landlord. Lee Auto has in the past, it was a recommendation for them to keep their vehicles in the back, so it's not anything different. Being that the center has been empty, we have not pressed them on it, but that was a requirement years ago.

COMMISSIONER GREEN: So, I assume it will be renewed because --

MR. LIPSHAW: That could easily be --

COMMISSIONER GREEN: -- it's still going to find, hard to find a parking spot.

MR. LIPSHAW: Yes, that could easily be, you know, a new rule or a revised rule. And as I was there, I've been there for the last two hours before the meeting; none of their vehicles were in the parking lot until about 5:30-6:00 o'clock.

COMMISSIONER GREEN: Okay.

MS. WORK: The other thing is there's a furniture store and then the Lee Auto, both of those are, they don't have a lot of traffic. So, we don't think that they have the number of cars that are up to the expectation normally, so that leaves more room for us.

COMMISSIONER DROST: Yes, and my understanding on Lee Auto is that it's not as much a retail but they basically get a lot of trucks and cars that sell to, or gas stations to other --

COMMISSIONER GREEN: Well, they have runners. Those cars that run between their stores because they get numerous --

COMMISSIONER DROST: There's not a lot of retail there I don't think.

COMMISSIONER GREEN: Pardon?

COMMISSIONER DROST: There is not a lot of retail there.

COMMISSIONER GREEN: Yes, there is. It's a walk-in; I've dropped a lot of money there because I have old cars.

COMMISSIONER DROST: Do you work on your car on the parking lot, too?

COMMISSIONER GREEN: No, I actually take it home and do it. But thank you for the answer. And my only other comment is the trees in the islands, I hear the argument with the power lines but that is something that gets, trees get butchered up all the time by Commonwealth Edison. So, the age of that tree and the tree that's here, we have many years to go before we have to worry about it looking like the one on the corner, so I would be in favor of those trees being put in those islands. That's all I have to say at this point.

CHAIRMAN LORENZINI: Thank you, Commissioner Green. Commissioner Green tinkers with cars, but he's much better architect. Commissioner Ennes?

COMMISSIONER ENNES: Mrs. Work, are you leasing this property?

MS. WORK: Yes.

COMMISSIONER ENNES: Okay. Can you just tell how long a term lease you have?

MS. WORK: Three years.

COMMISSIONER ENNES: Three years, okay. And I may ask a couple of redundant questions from what you were asked at Plat and Sub, unfortunately I wasn't at that meeting. What kind of trucks do you use or do you plan to use at the facility?

MS. WORK: Right now, what we own is a 15-passenger van that we took the seats out of.

COMMISSIONER ENNES: Okay.

MS. WORK: It used to be the school van. And on occasion, when we have a lot of furniture to pick up, then we're just renting a van, a truck for the day, a U-Haul truck.

COMMISSIONER ENNES: So, that's not something you --

MS. WORK: You know, at some point down the line, we'd probably buy a truck but not yet.

COMMISSIONER ENNES: Okay. A 15-passenger van, that's pretty long.

MS. WORK: Yes.

COMMISSIONER ENNES: Okay. And Bill, we don't have any problem with that zoning for parking, overnight parking of trucks?

MR. ENRIGHT: No.

MS. WORK: Oh, and we won't, we don't keep the van there. It's really down at our facility in Lawndale, and our driver starts from there and comes up and works here in that case at that point.

COMMISSIONER ENNES: Okay. So, you're not planning on parking trucks there?

MS. WORK: Not right now. For now. There may be a day when we buy a truck, but we're not there yet.

COMMISSIONER ENNES: I think it's a good project. I also would support having a tree put in the front. My experience is it really helps hot temperatures when we have trees in all these parking lots along Rand Road just because of the high volume, with the amount of paving that's in the area.

Bill, with the trees that are put there, can it be an ornamental tree that isn't going to grow to the full height of power lines.

MR. ENRIGHT: Yes, and that's what Staff is recommending. Item 2(c) is recommending a smaller ornamental tree.

COMMISSIONER ENNES: Okay. Yes, I would be not as stringent about having it in the back parking lot if that's something that's getting damaged by the delivery trucks, although we do like to see landscaping on those islands. That's all I have.

CHAIRMAN LORENZINI: Thank you. Commissioner Warskow?

COMMISSIONER WARSKOW: Just that I'm very supportive of you occupying the space, I think it's a very good use of the space and I think you're right on target from someone who shops in a similar way. I will reiterate what my fellow Commissioners have said; I would like to see a tree in that space. I'm looking at it more from taking up water as, you know, we get inundated in such a paved area. So, I would like to see that as well. Otherwise, I don't have any other comments or questions.

CHAIRMAN LORENZINI: Thank you. Commissioner Jensen?

COMMISSIONER JENSEN: I'm very supportive of the project. And I do want to commend you, Ms. Work, on your excellent market study.

MS. WORK: Okay.

COMMISSIONER JENSEN: I think in a page or two you did a wonderful job of making your case, and I certainly support the point you make about having multiple stores that do essentially the same thing although you are differentiating yourself by handling a little bit different quality of merchandise.

Are you okay with Staff's recommendation to reduce that island size from 9 to 5 feet, would that still work for you or is that a problem?

MS. WORK: Well, I mean it's not a deal breaker. We'd still prefer not to have any island there at all as we still think that trucks are going to drive over it. But it's not a deal breaker.

COMMISSIONER JENSEN: Then I guess I'd ask Staff, is there a problem if we make them put the 5-foot island there and they're run over and within a year it's basically not there anymore or in two years?

MR. ENRIGHT: Well, you know, you could make a recommendation that, you know, I mean I know trucks just may be driving over and not caring but, I mean, you know, this is entering into a residential area. There's homes right behind there. When you drive by there, it's just asphalt right from the pavement all the way through to the parking area. I think if you put some landscaping in there, 36-

inch tall shrubs, 5-foot island, and maybe they have to put some sort of a 3-foot or 4-foot tall reflective, you know, pole there, you know, that you see for safety conditions, you know, they just have to be careful.

I mean I don't know how big the trucks are in there, I'm not out there observing but --

MR. LIPSHAW: They're full size --

MR. ENRIGHT: Well, you need to testify then up here. But we think it needs to go in. If they run over it and it gets damaged, then it gets damaged and we probably won't have an island there very long.

COMMISSIONER JENSEN: Okay. Well, as I said, I think it's a very good project. I really don't have any additional questions.

CHAIRMAN LORENZINI: Thank you. Commissioner Drost?

COMMISSIONER DROST: Just following the comments of Commissioner Jensen, a question I've got, are you going to be involved in the management of this facility?

MS. WORK: Am I?

COMMISSIONER DROST: Yes.

MS. WORK: Well, ultimately. I'm the CEO of the organization, so yes, but I should introduce you to our manager who will be here all the time, Gwen Kessler, who has a lot of experience. She was formerly the manager of the Wings Resale Stores. And she's already started working for Holy Family and all that is going very well.

COMMISSIONER DROST: Yes, it sounded like you did your homework. I'm echoing Commissioner Jensen; it sounded like you were in retail.

MS. WORK: My dad was, it's in my genes.

COMMISSIONER DROST: Okay. But you know, from the standpoint of, you know, adding to what I'd call resale row on Rand Road, the idea is to create a little, you know, interest and not to cannibalize other, you know, businesses that are original product retailers was in discussion, and then add that aspect if there is any challenge to some of the other retailers locally in town. And are you going to be working under a charitable exemption?

MS. WORK: Yes.

COMMISSIONER DROST: Are you going to be paying sales tax?

MS. WORK: Oh, well, we still have to pay sales tax but we do have a 501C3.

COMMISSIONER DROST: 501C3, but you're going to be taxpayers then?

MS. WORK: Yes.

COMMISSIONER DROST: Sales tax, okay. And I think in the analysis that you have, I think you are in at least a business that isn't subject to the internet from the standpoint of --

MS. WORK: Ebay.

COMMISSIONER DROST: -- Ebay, yes. But from the standpoint of actually one of the --

MS. WORK: Right.

COMMISSIONER DROST: -- other complementary businesses along Rand Road. So, I'd endorse that, plus the fine mission that your organization has.

MS. WORK: Thank you.

COMMISSIONER DROST: Yes, no, I mean that's great. No further questions. Thank you.

CHAIRMAN LORENZINI: Thank you. Commissioner Sigalos?

COMMISSIONER SIGALOS: I have just a question. If you could, you stated that this would be more of an upscale resale shop?

MS. WORK: That's what we're aiming to do, right.

COMMISSIONER SIGALOS: So, I mean that's how you think you'll differentiate yourself from the Goodwill and Salvation Army?

MS. WORK: Right. Not only in the goods but also just in what the building and what the store looks like and the display of merchandise and the kinds of things that are available within the store, just experience that they have when they're in it.

COMMISSIONER SIGALOS: Will you have a drop-off container on site?

MS. WORK: I think we will not. We're going to try to not have a drop-off container and just see if it will work to have people coming through the back door since we're open for so many hours. It's possible that people will, if people just start dropping things at the back door, then we might come and see about a drop-off box.

COMMISSIONER SIGALOS: Would that require some kind of a permit from the Village, Bill, for something like that?

MR. ENRIGHT: No.

COMMISSIONER SIGALOS: I'm speaking for myself; I'm not wild about a drop-off container kind of when people tend to leave things outside of them.

MS. WORK: Right. That's why we're going to try to not to have one. And if we do end up having to have one, it will only be because of the eyesore, people just leaving things overnight. We just don't expect that to happen, and if we do have one it will be at the back not in front.

COMMISSIONER SIGALOS: And then lastly, I support my fellow Commissioners, I'm all for landscaping and trees and I think something could be done there with a smaller ornamental tree to keep that, in that front island there.

CHAIRMAN LORENZINI: Thank you. Commissioner Cherwin?

COMMISSIONER CHERWIN: Thank you. I don't have any further questions. I concur with the rest of my colleagues here and I'd just ask that, again, I defer to the Staff for the landscaping.

CHAIRMAN LORENZINI: Yes, I think it's a good project. I like the idea of all the additional landscaping going up. But I do feel that an ornamental tree would be nice. For what it's worth, I've got a growth of lilac in front of my house about ten years old, it needs to be trimmed back but it doesn't get any taller than 9 feet or so.

MS. WORK: All right.

CHAIRMAN LORENZINI: Okay. I think the Commissioners are done right now. Anybody from the public want to say anything or testify? Okay. Oh, yes, sir? Please just state and spell your name and your address please.

QUESTIONS FROM AUDIENCE

MR. GRANDBERRY: Good evening, my name is Walter Grandberry. My last name is spelled G-r-a-n-d-b-e-r-r-y. And I'm a resident of Arlington Heights; I live at 746 South Dunton.

CHAIRMAN LORENZINI: Thank you.

MR. GRANDBERRY: As I said, my name is Walter Grandberry and I am a nine-year resident of Arlington Heights. My wife and I have both been proud residents of the Village. And I'm also a board member of Holy Family Ministries and I've been involved with Holy Family for about five years.

My wife and I are happy to note that our two daughters are getting a high-quality education in the Arlington Heights school system. We know that they are well educated and most importantly know that the environment is safe and they're being nurtured. And I think what motivates my involvement with Holy Family is that I want that for the children of Chicago's west side, north and south Lawndale area. And Holy Family has been able to do that. We recently, about two weeks ago, we graduated 19 8th Graders out of our Holy Family School and we sent them to competitive high schools throughout Chicago in the suburbs.

So, again, that represents a miracle. That absolutely represents a triumph of will over circumstances. And I think it's, we're presenting Arlington Heights an opportunity to be part of that miracle. With your approval of this variance, Arlington Heights will be able to allow Holy Family Ministries to have recurring support beyond fund raising that we do every year.

So, as a proud member of Arlington Heights and a resident in the Village, I encourage all of you to approve this request. Thank you.

CHAIRMAN LORENZINI: Thank you, Mr. Grandberry. Anybody else from the public who want to say anything? If not, we'll bring it back to the Commission for further deliberation or a motion.

COMMISSIONER DROST: Okay, I'll make the motion for the recommendation.

A motion to recommend to the Village Board of Trustees approval of PC #14-011:

1. **A Land Use Variation for a second-hand store in the B-1 District Limited Retail;**
2. **A Variation from Chapter 28, Section 6.12, *Traffic Engineering*, to waive the requirement for a traffic and parking study from a certified engineer; and**
3. **A Variation from Chapter 28, Section 6.15-1.2, *Landscaping of Parking Lots*, to permit a reduced island width of 5 feet only for the required island at the rear of the property adjacent to Dryden Road.**

This approval is contingent upon compliance with the recommendation of the Plan Commission, and the following recommendations detailed in the Staff Development Committee report dated June 18th, 2014:

1. **The Land Use Variation shall apply only to Holy Family Ministries.**
2. **Concurrent with the building improvements for HFM, the following site improvements shall be made:**
   a. **Install a 5-foot wide landscaped island with 36-inch tall landscaping at the rear-parking row adjacent to Dryden Avenue.**
   b. **Install the required 36-inch tall landscape screening along Rand Road adjacent to the parking lot.**
   c. **Install an ornamental tree in the island adjacent to the driveway accessing Rand Road.**
3. **The Petitioner shall comply with all federal, state and Village codes, regulations and policies.**

CHAIRMAN LORENZINI: Do we have a second?

COMMISSIONER JENSEN: I'll second.

CHAIRMAN LORENZINI: Roll call vote please.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. ENRIGHT: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. ENRIGHT: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. ENRIGHT: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Okay, you've got a unanimous approval. Is there a date to go to the Board of Trustees?

MR. ENRIGHT: Again, we're hopeful that this will go to the Board on July 7th at 8:00 p.m., here in the same room. You'll have to check back next week. I'll be on vacation next week so they'll have to check with Latika or our secretaries. Just call the Planning Department office. We'll know by next Wednesday, depending on if we get the minutes from the court reporter in time.

CHAIRMAN LORENZINI: Thank you, Bill. Congratulations.

MS. WORK: Thank you. We're excited.

(Whereupon, the public hearing was adjourned at 8:23 p.m.)

DRAFT

STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

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

____

RONALD LeGRAND, SR.

DRAFT

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____________ DAY OF

__________________________, A.D. 2014.

____
NOTARY PUBLIC

April 28, 2014

Mr. Bill Enright, Deputy Director Planning & Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Holy Family Ministries Resale Store – Land Use Variation Justification Letter
Application #14-00000438

Dear Mr. Enright:

As identified in the Staff Development Committee Report dated March 21, 2014, this project requires Plan Commission review and Village Board approval of the following variation. Justification for the variation, based on the hardship criteria outlined in the Village's Zoning Ordinance, is provided below:

a. A request for a Land Use Variation in order to permit a second hand store in a B-1 district.

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

Response: **The property is in good condition, in a high-traffic location, and is offered at a reasonable rent, and yet it is has been vacant for five years. There is an abundant supply of available retail space in the area, along both Rand Road, Palatine Road, and side streets off these main arteries. Competition is keen and the subject property is apparently not as desirable to retailers as are other available locations in the area.**

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

Response: **The subject property has been vacant for five years. The previous tenant of this store moved into a larger space in the same property, attesting to the landlord's good management, but in the current economic environment, the landlord has not been able to attract another tenant into the vacated space.**

3) The variation will not alter the essential character of the locality.

Response: **The subject property is on the same block—in fact, right next door to--a Salvation Army resale store that recently relocated**

from a shopping center farther north on Rand Road. On the next block south from the subject property (on the other side of Dryden) is a successful Goodwill resale store. Therefore the essential character of the locality will not be negatively affected by the addition of Holy Family's resale store. To the contrary, a desirable resale "hub" will be created by the addition of a smaller, upscale-oriented resale store such as that planned by Holy Family Ministries.

b. A request for a waiver of the requirement of a full traffic study.

Response: **In lieu of a full traffic study, Holy Family Ministries has provided the Village a detailed parking analysis demonstrating that more than enough parking is available on the property. This study was presented to the Village Plan Commission in April.**

Please contact us with any questions, or if you require any additional information.

Sincerely,

Susan M. Work, Ph.D.
Chief Executive Officer

MARKET ANALYSIS: HOLY FAMILY RESALE STORE
1101 E. RAND ROAD, ARLINGTON HEIGHTS, ILLINOIS
May 5, 2014

Economic Indicators

Unlike its effect on the vast majority of businesses, the Great Recession helped the resale industry grow. The industry sells secondhand goods at low prices and thus benefits from periods of weakened consumer purchasing power. During the five years 2007 to 2012, unemployment jumped to a high of 9.6%, while per capita disposable income declined for the first time in two decades. Furthermore, the United States' poverty rate increased from a pre-recessionary level of 13.0% of the population to a high of 15.3% in 2010, and demand for low-priced housewares and apparel jumped up during this time. IBISWorld estimates that the five-year average growth between 2007 and 2012 was 3.5%.

The number of industry participants also climbed during this period. (*IBISWorld Market Research*, April 25, 2012). This trend was also noted by the National Association of Resale & Thrift Shops (NARTS), which reported in 2009 that the opening rate of new resale shops had increased to 7% annually.

Inventory also benefitted during this period from the growing segment of people who donate their goods to these stores instead of simply discarding them. The result was improved selection, which in turn attracted more customers.

Although it could be argued that an improving U.S. economy will cause the demand for resale to abate, other economic factors predict an ongoing demand for resale. Young adults continue to face a not-so-friendly job market. Healthy baby boomers are increasingly postponing retirement. The growing income gap between upper income and lower income families, accompanied by a shrinking middle class, indicates that a growing number of Americans will be attracted by the discounts offered at resale.

Another positive indicator for the resale sector is our country's growing awareness of the need for sustainable living. Re-purposing goods is now recognized as a meaningful way to preserve resources and impact climate change. It's the *ultimate* in recycling!

Sales Data

Resale is a multi-billion dollar a year industry. *First Research* estimates the resale industry in the U.S. to have annual revenues of approximately $13 billion. Goodwill Industries alone generated $2.69 billion in retail sales from more than 2,500 nonprofit resale stores across America in 2010. Crossroads Trading Company, based in Berkeley, CA, rang up over $20 million in sales last year at its 27 stores, with plans to add additional locations. Add to this the many thousands of single-location stores, hundreds of multi-location chains, franchises and not-for-profit stores and you begin to realize the vast scope of this growing industry. (NARTS website, 4-20-14)

Resale shopping attracts consumers from all economic levels. There is no typical resale shopper. No one is immune to the excitement of finding a treasure or a bargain. According to America's Research Group, 16-18% of Americans will shop at a resale store during a given year. To keep these numbers in perspective, in the same time frame 11.4% of Americans will shop in factory outlet malls and 21.3% in major department stores. Resale has become “destination shopping,” resulting in a recent trend to clustering.

Impact Of a Third Resale Store at Rand & Dryden

Holy Family Ministries’ proposed resale store, called **Lucille**, hopes to occupy a 9600 square foot space at 1101 E Rand Road. This location benefits from high traffic on Rand Road (26,000 vehicles per day) and the fact that Arlington Heights is already a well-established regional shopping area with three busy shopping districts. Access to Lucille is convenient, thanks to the signalized intersection at Rand and Dryden.

Living within a 5-mile radius (Arlington Heights/Mt. Prospect/Palatine) are 329,000 people, a quarter of whom are under 20 years old. The population is comprised primarily of diverse middle-class families: 62% non-Hispanic white, 16% Hispanic, 10% Asian, 2% black, about 10%mixed-race and other. Median household income within the 5-miles radius is $71,000; average household income is $86,000.

Lucille is one of three stores in a small strip center that includes an auto parts store and a Crest furniture store. Formerly, the **Lucille** space was a furniture store. Immediately to the north is a large Salvation Army Family Store and less than a block south on the other side of Dryden is a successful, 20,000+ square foot Goodwill store. The presence of these two resale stores bodes well for the success of a third—**Lucille**—offering a distinctly different shopping experience with upgraded décor and display of goods, donations pruned for quality, and volunteers and staff carefully trained for enhanced customer service. Such “clustering” of resale stores was cited by NARTS as a factor leading to the growing strength of the resale sector (see above).

Parking at **Lucille** is ample for the expected customer load. HFM’s parking analysis, conducted over a two-week period at peak shopping hours, revealed no more than 17 parking spaces in use at any time (12 in front + 5 in back). Seventy-Four (74) spaces are available: Front: 39 + 4 disabled; Back: 31. These spaces are shared with the auto parts store and Crest Furniture, neither of which draws heavy traffic. The Salvation Army store has its own parking lot, which does not intersect with the **Lucille** lot.

Conclusion

In summary, the following factors predict success for a third resale store, **Lucille,** located at Rand and Dryden:

- Annual revenues in the resale/thrift sector have been increasing since 2008.
- Today’s economy bodes well for a continuing strong demand in the resale sector.
- Nearly a fifth of all Americans are expected to shop at resale stores this year.
- There is an increasing awareness among Americans that re-purposing our used goods is a sustainable way of living.
- Clustering of resale and thrift stores is a national trend, a result of increasing “destination shopping” in the resale sector.

PARKING ANALYSIS

1101 – 1141 E. RAND ROAD
ARLINGTON HEIGHTS, IL

Conducted by:

HOLY FAMILY MINISTRIES

3415 W. Arthington, Chicago, IL 60624

Business Office: 550 Frontage Road, Northfield, IL 60193

APRIL 2014

Holy Family Ministries proposes to open an upscale resale store at 1101 E. Rand Road in Arlington Heights, IL. This report summarizes the results of a parking analysis for the property located at 1101 – 1141 E. Rand Road. The subject site is 75,000 square feet (1.7 acres) with a one-story freestanding commercial building. Tenants sharing the lot include:

Crest Furniture at 1141 E. Rand Road (12,361 total sq.ft., 11,125 sq.ft. retail floor area)
Lee Auto Parts at 1125 E. Rand Road (7,104 total sq.ft., 2,131 sq.ft.retail floor area)
Proposed Resale Store at 1101 E. Rand Road (9,063 total sq.ft., 7,003 sq.ft. retail floor area).

Table 1
Hours of Operation

	MON	TUES	WED	TH	FRI	SAT	SUN
Crest Furniture	10:30 - 8:00	10:30 - 8:00	10:30 - 6:00	10:30 - 8:00	10:30 - 5:00	10:30 - 5:00	11:30 - 5:00
Lee Auto Parts	8:00 - 6:00	8:00 - 6:00	8:00 - 6:00	8:00 - 6:00	8:00 - 6:00	8:00 - 4:00	closed
Proposed Holy Family Ministries Resale	10:00 - 7:00	10:00 - 7:00	10:00 - 7:00	10:00 - 8:00	10:00 - 7:00	10:00 - 7:00	10:00 - 7:00

Donations:

Donations to the store will be accepted during normal business hours, and received at the back door of the property which has ample room for two-way traffic in addition to parking. Crest Furniture has a recessed loading dock at the back of the building, and donation drop-offs to the store will not interfere with furniture delivery to Crest.

In promotional materials, donors will be instructed to drive up to the store's back door, identified by 4" lettering, and to ring a bell for entry. The back door will open directly into the store's ample receiving/sorting area. This area of the store will be staffed by paid employees and/or volunteers during all hours the store is open. If a donor enters through the front door seeking to drop off more than the bag(s) they are already carrying, s/he will be instructed to drive around to the rear drop-off door and ring the bell for entry.

In addition to receiving in-store donations, Holy Family will schedule special pickup events at partner churches. Additionally, we will offer scheduled home pickups of furniture donations, using a rented U-Haul truck and our own driver. Following these special church/home pickups, our driver will follow the same procedures that donors use to drop-off goods at the store. That is, the truck will arrive during the store's open hours and will unload at the back door into the receiving/sorting area.

PARKING SUPPLY

The existing lot has 70 regular parking stalls (39 in front and 31 in back), plus 4 accessible stalls in front, for a total of 74 parking spaces per the Land Title Survey (dated September 13, 2005) – Access to the front lot is provided by a two-way (in and out) drive on Rand Road, and a two-way (in and out) access drive on Dryden Avenue. The back lot is accessed by a two-way (in and out) access drive on Dryden Avenue, and also by a drive on the Northwest side of the building, ensuring easy traffic circulation.

PARKING OBSERVED

Holy Family Ministries conducted a parking analysis for two consecutive weeks:

- Fridays, March 28th and April 4th
- Saturdays, March 29th and April 5th
- Wednesdays, April 2nd and April 9th

Parking was observed every 30 minutes, and is summarized in Table 2 below. A complete log is included in Exhibit B and photos taken during the observations are included in Exhibit C.

Table 2
Parking Observation Summary

FRIDAYS		**FRONT OF STORE**		**BACK OF STORE**	
		39 spaces + 4 handicapped		*31 spaces*	
		LOW	HIGH	LOW	HIGH
3/28/2014	11:00 - 2:00	5	8	2	3
4/4/2014		5	9	2	3
3/28/2014	5:00 - 7:00	2	5	2	2
4/4/2014		3	6	2	2

SATURDAYS		**FRONT OF STORE**		**BACK OF STORE**	
		39 spaces + 4 handicapped		*31 spaces*	
		LOW	HIGH	LOW	HIGH
3/29/2014	11:00 - 2:00	7	12	4	5
4/5/2014		6	12	4	5
3/29/2014	3:00 - 5:00*	3	6	2	5
5/5/2014		4	7	3	5

*** Note: Lee Auto closes at 4:00 and Crest at 5:00 so cars were counted between 3:00 and 5:00**

WEDNESDAYS		FRONT OF STORE *39 spaces + 4 handicapped*		BACK OF STORE *31 spaces*	
		LOW	HIGH	LOW	HIGH
4/2/2014	11:00 - 2:00	5	8	2	3
4/9/2014		5	8	2	4
4/2/2014	5:00 - 7:00	6	8	3	3
4/9/2014		7	9	3	4

PARKING DEMAND FOR HOLY FAMILY MINISTRIES' RESALE STORE

Holy Family Ministries anticipates a peak number (occupant load) of <u>30 customers and 6 employees/volunteers during peak hours.</u> Some of these customers may arrive in the same car. This is the same occupant load that has been used to determine the plumbing fixture count as allowed per the State of Illinois Plumbing Code. While 30 customers for 30 minute durations is a peak number, based on the experience of similar sized upscale resale stores (Palatine, Niles, Schaumburg), we anticipate the average number of customers will typically be 10 – 15 customers for 20 minute durations.

Holy Family Ministries' resale store will have 7,003 sq.ft. of retail floor space. Therefore, we would need <u>23 parking spaces</u> in order to have one parking space for every 300 square feet of floor area per the Village of Arlington Height's Zoning Ordinance Retail Parking Requirements. The two other stores, Crest Furniture and Lee Auto Parts, require 37 and 7 parking spaces respectively based on their retail floor areas of 11,125 sq. ft. and 2,131 sq. ft.. Per these calculations the property requires a minimum of 67 regular parking spaces and the property currently has 70 regular parking spaces.

CONCLUSION

Based on the six days of parking counts and the parking demand by the current two users, Crest Furniture and Lee Auto Parts, the addition of our proposed Resale Store will not create a parking demand beyond what can be accommodated in the existing parking lot even during peak demand.

Exhibit A
Parking Space Site Survey

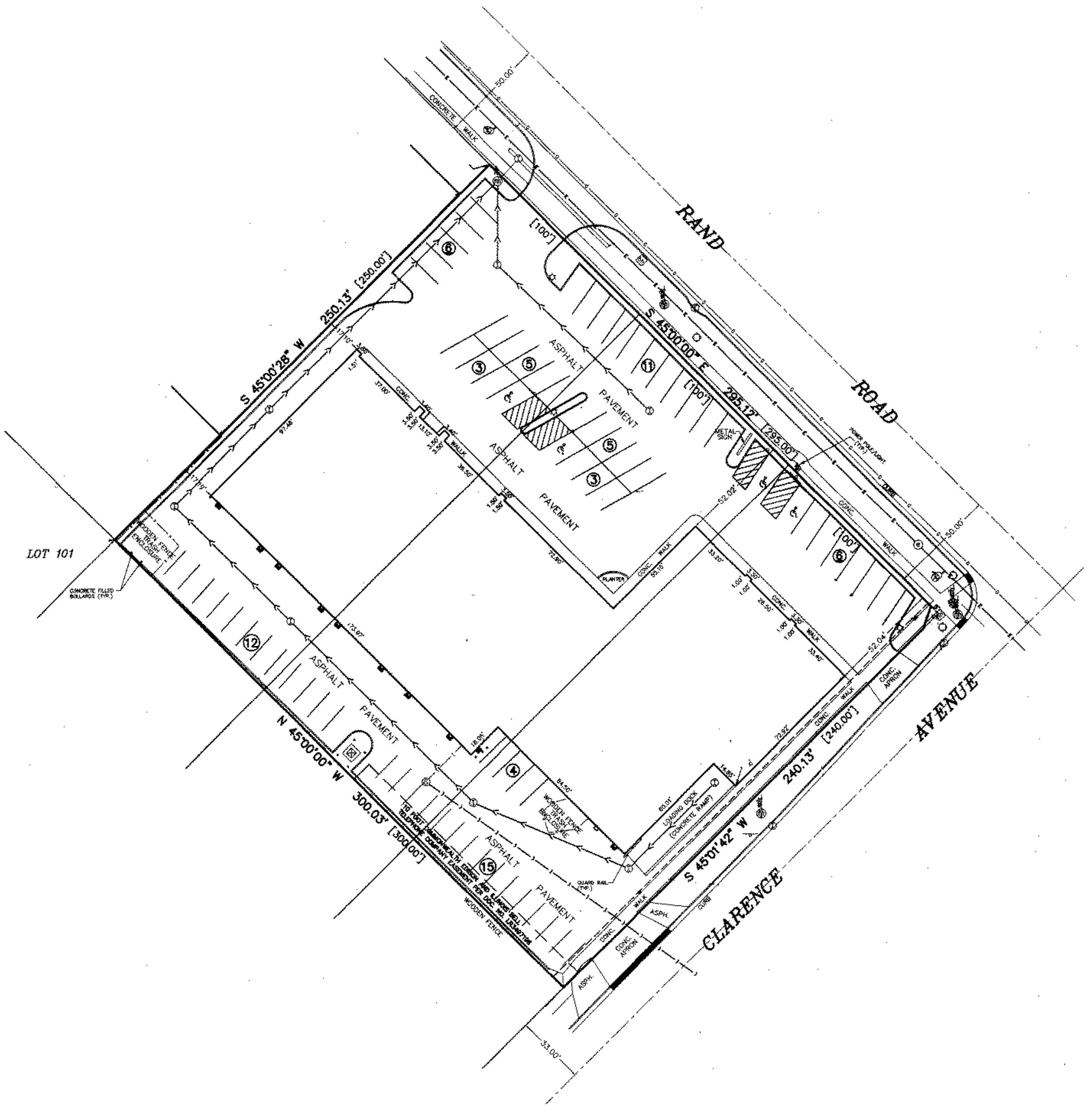


Exhibit B

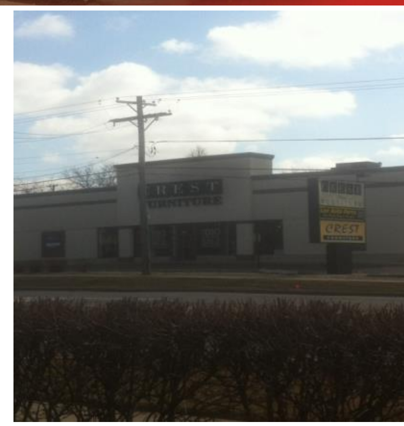
PARKING OBSERVED												
	Friday		Saturday		Wed		Friday		Saturday		Wed	
	3/28/2014		3/29/2014		4/2/2014		4/4/2014		4/5/2014		4/9/2014	
	Front	Back	Front	Back	Front	Back	Front	Back	Front	Back	Front	Back
Number available	**43**	**31**	**43**	**31**	**43**	**31**	**43**	**31**	**43**	**31**	**43**	**31**
11:00	6	2	7	5	6	3	5	2	6	4	6	4
11:30	5	2	7	5	7	3	6	2	8	5	5	3
12:00	7	3	7	5	8	3	9	3	7	5	8	3
12:30	8	2	10	5	5	2	9	3	10	4	8	3
1:00	6	3	10	4	6	3	7	3	9	5	5	3
1:30	5	2	12	5	6	3	7	3	11	4	6	2
2:00	6	2	8	5	5	2	6	2	12	5	5	4
3:00			3	5					4	5		
3:30			4	5					5	4		
4:00			6	4					7	3		
4:30			5	3					5	3		
5:00			3	2					6	3		
5:00	5	2			6	3	6	2			7	4
5:30	4	2			7	3	3	2			8	4
6:00	2	2			8	3	3	2			9	3
6:30	0	0			0	0	0	0			0	0
7:00	0	0			0	0	0	0			0	0

Observed by Gwen Kessler and Janet Werwath

Exhibit C
Sample photos











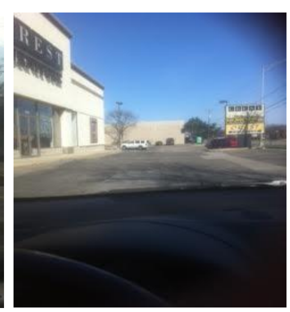
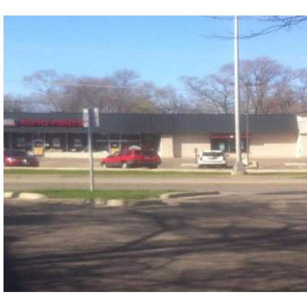


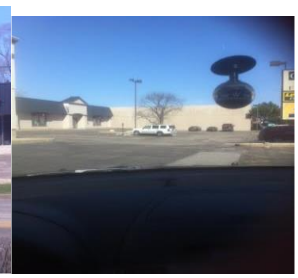




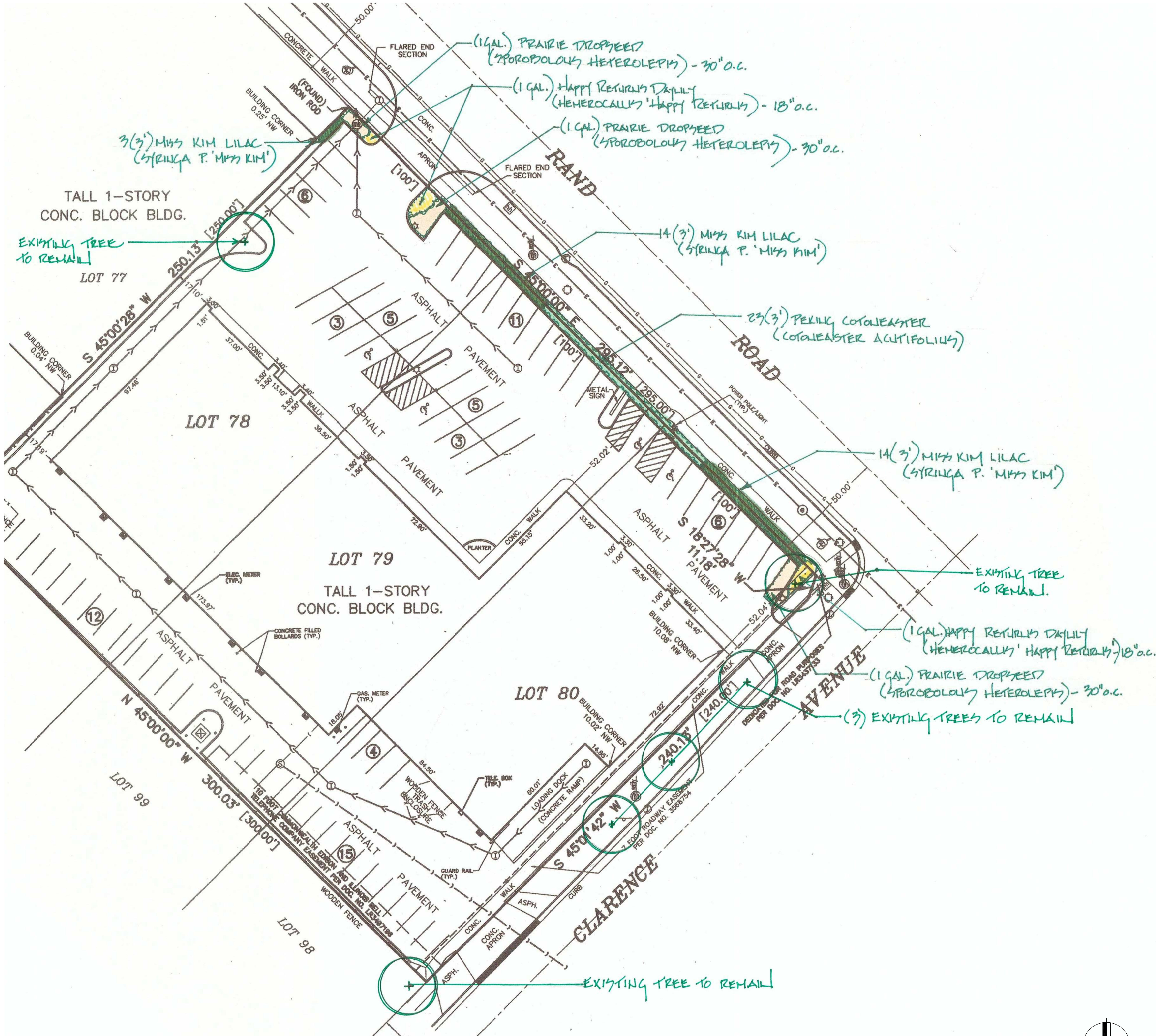






HOLY FAMILY MINISTRIES RESALE SHOP



PLANT LIST					
KEY	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS SHRUBS					
–	23	COTONEASTER ACUTIFOLIUS	PEKING COTONEASTER	3'	BB
–	31	SYRINGA P. 'MISS KIM'	MISS KIM LILAC	3'	BB
PERENNIALS & ORNAMENTAL GRASSES					
–	85	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	18" O.C.
–	50	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL.	30" O.C.

MATERIAL SCHEDULE			
KEY	QUANTITY	MATERIAL	REMARKS
–	10 C.Y.	MULCH	SHREDDED HARDWOOD
–	4 C.Y.	COMPOST	MUSHROOM COMPOST

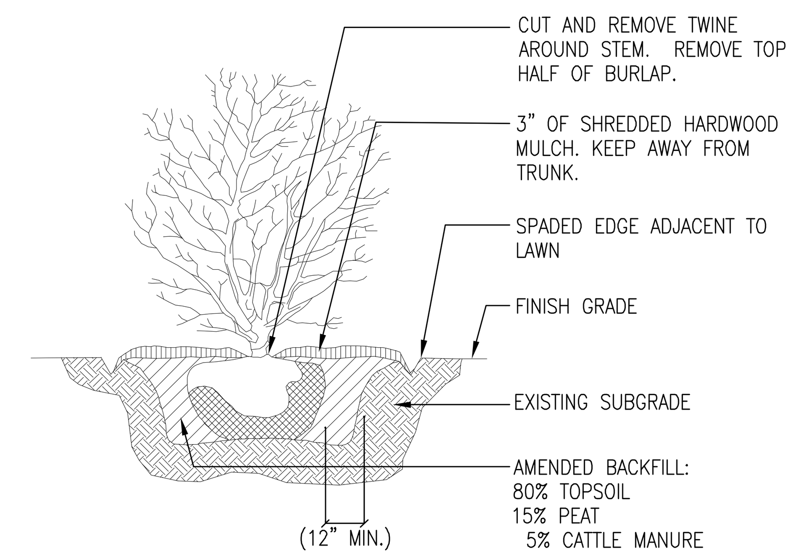
GENERAL NOTES

1. QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE. CONTRACTOR SHALL VERIFY ALL QUANTITIES.

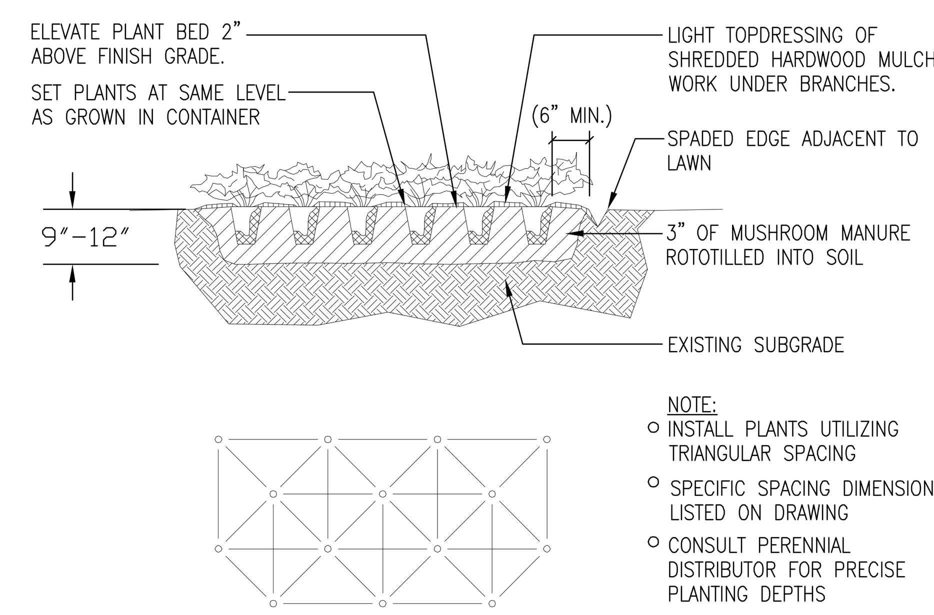
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. CONTACT "J.U.L.I.E" (JOINT UTILITY LOCATING FOR EXCAVATORS) 1-800-892-0123.

3. PLANTING BEDS SHALL BE ELEVATED SLIGHTLY TO PROVIDE FOR PROPER DRAINAGE. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER DRAINAGE PROBLEMS WHICH MAY BE DETRIMENTAL TO THE GROWTH OF THE SPECIFIED PLANT MATERIALS, THE OWNER SHALL BE NOTIFIED ACCORDINGLY, PRIOR TO INSTALLATION.

4. PLANT MATERIAL SHALL BE NURSERY GROWN AND BE EITHER BALL AND BURLAPPED OR CONTAINER GROWN. SIZES INDICATED ON PLANT LIST REPRESENT MINIMUM REQUIREMENTS. THE REQUIREMENTS FOR MEASUREMENT, BRANCHING AND BALL SIZE SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (LATEST EDITION) BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. PLANT MATERIALS FOR GROUPINGS OR WHERE SYMMETRY IS CRITICAL, SHALL BE MATCHED AS NEARLY AS POSSIBLE.



SHRUB INSTALLATION DETAIL
N.T.S.



PERENNIAL & ORNAMENTAL GRASS INSTALLATION DETAIL
N.T.S.

SCALE : 1"=20'

JUNE 11, 2014

JOB #14-1740.01

FGM ARCHITECTS

LANDSCAPE PLAN

PLAN COMMISSION PROJECT TIMELINE

Project Name: Holy Family Ministries Resale Store
PC Number: 14-011
Location: 1101 E. Rand Road
Requested Action:

1. Land Use Variation

	Date	# of Business Days
Plat and Sub Committee Meeting	04/23/14	
Awaiting Petitioner PC Application	05/14/14	15 days
Plan Commission Application Submittal Date	05/14/14	
1st Round Department Comments	05/27/14	9 days
Petitioner's Response to 1st Round Comments	06/11/14	11 days
Public Hearing Notification	06/10/14	
Plan Commission Hearing	06/25/14	30 days from application date
Village Board	07/21/14	18* days

Note:
Legal notice; State Statue requires 15 to 30 days notice.
Minutes of Plan Commission were not completed in time to schedule the project on the July 7th Board meeting. However to expedite the project the Ordinance approving the project will be on the Agenda July 21st as well.

Item: Ordinance - Land Use Variation - Holy Family Ministries

Department: Planning/Legal

Bid Section

Item:
Bid Opening Date:
Account Numbers:
Total Budget for Specific Item:
Amount of Bidder Recommended:

ATTACHMENTS:

Description	Type
Land Use Variation - Holy Family Ministries	Ordinance

AN ORDINANCE GRANTING A LAND USE VARIATION
AND VARIATIONS FROM CHAPTER 28 OF
THE VILLAGE OF ARLINGTON HEIGHTS

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 14-011, pursuant to notice, has, on June 25, 2014, conducted a public hearing on the application of Susan Work, for a land use variation to allow a second hand store in a B-1 Business District Limited Retail and certain variations from Chapter 28 of the Arlington Heights Municipal Code; and

WHEREAS, the Plan Commission has recommended the granting of a land use variation and variations from the Zoning Ordinance for the subject property; and

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

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

SECTION ONE: That a land use variation is hereby granted to allow a second hand store in a B-1 Business District Limited Retail, at the property legally described as:

> Lots 78, 79 and 80 in C. A Goelz's Arlington Heights Gardens, being a subdivision in the Northeast ¼ of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.
>
> PIN: 03-20-210-004, -005, -006

and commonly described as 1101 East Rand Road, Arlington Heights, Illinois. Said approval shall be in substantial compliance with the following plans prepared by FGM Architects: Floor Plan – R3 Proposed Layout, dated March 11, 2014, consisting of one sheet, and Landscape Plan, dated June 11, 2014, consisting of one sheet, copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That the following variations from certain provisions of Chapter 28 of the Arlington Heights Municipal Code are hereby granted:

1. A variation from Section 6.12, Traffic Engineering Approval, waiving the requirement for a traffic and parking study from a Certified Traffic Engineer.

2. A variation from Section 6.15-1.2, Landscaping of Parking Lots, to permit a reduced island width of five feet, only for the required island located at the rear of the property adjacent to Dryden Avenue.

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

1. The following site improvements shall be made concurrently with the building improvements for HFM:

a. Installation of a five foot wide landscaped island with 36 inch tall landscaping at the rear parking row adjacent to Dryden Avenue;

b. Installation of the required 36 inch tall landscape screening along Rand Road adjacent to the parking lot;

c. Installation of an ornamental tree in the island adjacent to the driveway accessing Rand Road.

2. The Petitioner shall comply with all applicable Federal, State and Village codes, regulations, and policies and shall obtain all necessary permits.

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

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

AYES:
NAYS:

PASSED AND APPROVED this 21st day of July, 2014.

ATTEST:

____
Village President

____
Village Clerk