



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 10, 2017

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 5/25/17
- B. Committee of the Whole 06/12/2017
- C. Committee-of-the-Whole 6/19/17
- D. Village Board 06/19/2017
- E. Committee-of-the-Whole 6/27/17

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 06/30/2017

VI. RECOGNITIONS AND PRESENTATIONS

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 June 27, 2017

Review of Proposed 2018-2022 Capital Improvement Program

Trustee Glasgow moved, seconded by Trustee Scaletta, that the Committee-of-the-Whole recommend to the Village Board that the Board approve the proposed 2018-2022 Capital Improvement Program and that the first year of the Program totaling \$43,340,400 be incorporated into the Village's proposed 2018 budget. The motion passed unanimously.

B. Report of the Committee-of-the-Whole Meeting of June 27, 2017

Operating Fund Overview/Recommended Budget Ceilings - 2018

Trustee Glasgow moved, seconded by Trustee Rosenberg, that the Committee-of-the-Whole recommend to the Village Board that the Board approve the 2018 budget ceilings of \$74,801,100 for the General Fund; and \$18,646,000 for the Water and Sewer Fund. The motion passed unanimously.

C. Report of the Committee-of-the-Whole Meeting of July 10, 2017

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

D. Report of the Committee-of-the-Whole Meeting of July 10, 2017

Interview of Andrea Johnson for Appointment to the Housing Commission - Term Ending: 4/30/18

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. Neighborhood Storm Sewer Improvements - Phase 3
- B. Municipal Campus Storm Water Detention

CONSENT LEGAL

- A. An Ordinance Amending the Zoning Ordinance of the Village of Arlington Heights, Granting Preliminary Approval of a Planned Unit Development, a Preliminary Plat of Resubdivision and Certain Variations from Chapter 28 of the Arlington Heights Municipal Code
(2 story 16 unit supportive housing development, 120-122 E. Boeger Drive)
- B. An Ordinance Amending the Comprehensive Plan of the Village of Arlington Heights
(120-122 E. Boeger Drive)
- C. A Resolution Accepting a Plat of Easement for Water Main Purposes
(119 & 121 N. Regency Drive West and 116 N. Peartree Lane)

CONSENT REPORT OF THE VILLAGE MANAGER

- A. Settlement of Roberta Hetrick v. Village of Arlington Heights
- B. Settlement - Workers' Compensation Claim - Simon

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - BraveHearts Therapeutic Riding & Educational Center

XI. APPROVAL OF BIDS

- A. Metropolis Theatre Seating Repair

XII. NEW BUSINESS

- A. Arlington Heights Library - 500 N. Dunton Ave. - Sign Variation - DC#17-071
- B. Karr Subdivision - 620 S.Beverly Ln. - PC#17-003
Resubdivision
- C. Lexington Heritage - 3216-3240 N. Arlington Heights Rd. - PC#16-021
Final Plat of Resubdivision, Final PUD
- D. 2214 E. Palatine Rd. Subdivision - PC#17-002
Final Plat of Subdivision

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

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



Item: C-O-W Minutes 5/25/17

Department: Village Manager's Office

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

C-O-W Minutes 5/25/17

Type

Minutes

**MINUTES
COMMITTEE-OF-THE-WHOLE
PRESIDENT AND BOARD OF TRUSTEES
VILLAGE OF ARLINGTON HEIGHTS
COMMUNITY ROOM
THURSDAY, MAY 25, 2017 7:30 P.M.**

BOARD MEMBERS PRESENT: President Hayes; Trustees: Scaletta, Rosenberg, LaBedz, Sidor, Blackwood and Baldino

BOARD MEMBERS ABSENT: Trustees Tinaglia and Glasgow

STAFF MEMBERS PRESENT: Randy Recklaus, Village Manager; Jim Massarelli, Director of Engineering; Mike Pagones, Deputy Director of Engineering; Nanci Julius, Civil Engineer; Briget Schwab, Civil Engineer; Tom Ponsot, Traffic Engineer; Tiffany Schmoker, Traffic Technician; Charles Witherington-Perkins, Director of Planning & Community Development; Mary Rath, Director of Human Resources; Kelly Livingston, Human Resources Coordinator; Gerald Mourning, Chief of Police; Kim Peterson, Recording Secretary

SUBJECTS:

- A. Departmental Status Reports – Engineering
- B. Departmental Status Reports – Planning & Community Development
- C. Departmental Status Reports – Human Resources
- D. Departmental Status Reports – Police

Other Business

Adjournment

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

A. Departmental Status Reports – Engineering

Director of Engineering, Jim Massarelli, provided a brief overview of the Engineering Department. During last year's Departmental Status Report, Mr. Massarelli focused on ADA issues, as well as the design tools that were used for the reconstruction program. This year, Mr. Massarelli would like to discuss private development and traffic engineering. Mr. Massarelli commended his staff for a job well done last year. He was very proud of the way his employees communicated with the residents and

one another, as he believes communication is the key to achieving their common goal. Mr. Massarelli introduced those staff members who joined him this evening, including Mike Pagonis, Deputy Director; Nanci Julius, Staff Engineer; Briget Schwab, Staff Engineer; Tom Ponsot, Traffic Engineer and Tiffany Schmoker, Traffic Technician.

The ongoing programs the Engineering Department participates in are the Resurfacing Program, Reconstruction Program and the design phase of the Kensington Road Project. In addition, the 2017 construction road map, which illustrates all of the streets that will be worked on, was completed.

The Engineering Department has some legal and operational responsibilities, including IEPA Water permits, which requires all new developments that require an extension of the VAH water system, obtain a permit from IEPA. Last year there were four IEPA permits approved. The Engineering Department also works closely with MWRD and last year there were 11 MWRD permits issued. There were also 18 RFI's issued, which is the final inspection that is done as a part of the MWRD permit. In addition to all of these responsibilities, the Engineering Department has all of the ADA requirements to deal with.

As Mr. Massarelli mentioned earlier, one of the focal points he would like to address in his report this evening involves Private Development, which along with Traffic Engineering, is a program that requires a substantial amount of time and effort from the Engineering staff. One aspect of Private Development involves the review and inspection of permit applications. The two larger private development projects the Department is currently working on are Lexington Towne and Waverly Inn Memory Care. These projects involve the installation of Public Improvements, which require the improvements to be built to the Village of Arlington Heights standards. As part of the plan review and also in certain cases as part of the Plan Commission review, the department requires the proposed plans to incorporate all of the required standards of public improvements to meet the Village requirements. These improvements range from storm water detention to sidewalk and street light improvements. The Engineering Department is also responsible for the inspection of the public improvements. Another aspect of Private Development is the response to resident's concerns regarding property drainage issues. These issues are not major flooding events but considered nuisance issues that result from the lack of proper drainage within the property. Some of these requests progress to inclusion in the neighborhood drainage improvement project. Many involve the simple relocation of sump discharges or other minor property adjustments. Private Development also includes Plan Commission and Zoning Board of Appeals review. The plan commission review is the initial dialogue of providing developers with the requirements of the needed public improvements.

Traffic Engineering is the other program Mr. Massarelli has chosen to discuss tonight. Traffic Engineering is responsible for reviewing and responding to residential requests, plan reviews and coordination with the Illinois Department of Transportation and Cook County Department of Transportation. The Engineering Department and Public Works are currently transitioning from their old tracking

software, to Cityworks. Traffic engineering residential inquiries range from stop sign requests to speed limit modifications. Traffic engineering currently uses eight MetroCount traffic counter units to obtain a wide range of traffic information, including if a stop sign is warranted. Traffic engineering also works with all of the schools in town, setting up signage maps. In addition, "stop for pedestrian in crosswalk" signs were also placed in several crosswalks in town.

Some Key Accomplishments in the Engineering Department last year included the progression of the storm water improvement plan, implementation of the basket weave stop sign placement program, implementation of the "pedestrian in crosswalk" sign placement program, the 2016 road resurfacing program and the near completion of the improvements at the intersection of Northwest Highway and New Wilke.

Some of the Current and Anticipated Challenges include the 2017 road construction program, the next phase of the storm water design and construction program, the replacement of the Pozzolan base program, coordination of road programs (water main replacement and storm water improvements) and the use of temporary employees.

Key initiatives now underway in the Engineering Department include the use of temporary workforce, assessing the cost and implementing the storm water program, using Reclamite to extend pavement life, increase the use of GIS mapping, exploration of long term maintenance and financial benefits of increasing the road fund, continue utilizing federal funding to improve our roadways and the utilization of recycled materials.

Mayor Hayes thanked Mr. Massarelli for his excellent report and asked him about the use of temporary help, and if this outside consultant would be coming in to assist with everyday work, or is there a special project that requires additional help. Mr. Massarelli stated that his Department does need additional help due to the increase in programs, as well as to accommodate a longer construction season. Mayor Hayes also asked about federal funding and what his Department is doing to identify additional sources of funding. Mr. Massarelli advised that his Department learns about additional sources of funding through the associations they belong to and the classes they attend.

Trustee Sidor thanked Mr. Massarelli for his report and inquired about the changes that occur to the grading of a lot following an addition to a home or a complete rebuild. Trustee Sidor asked if the grading of a property is inspected before and after the work is completed, to ensure that the natural flow of water is maintained. Mr. Massarelli stated that a full grading plan is required as part of the permit application process, especially if it is a complete rebuild. Whenever a new home is built, it is nearly impossible to maintain the exact water flow. A final visual inspection is performed to ensure that water is flowing away from the new home, and more importantly, not negatively affecting the neighboring homes.

Trustee Rosenberg thanked Mr. Massarelli and his staff for all of their hard work and asked him if we ever ask residents to help fix their property if landscaping is to blame for drainage issues. Mr. Massarelli stated that yes they will ask a resident to assist with the modifications, especially if they somehow altered the water flow on their property, either by changing the landscape or through other means. Trustee Rosenberg also asked if the storm sewers would be replaced when the streets with the old paving are reconstructed. Mr. Massarelli stated that the Engineering Department is currently reviewing this plan and would like to see both issues resolved at the same time. Mr. Rosenberg also asked about our relationship with MWRD and if they are more willing to assist with storm water management. Mr. Massarelli is encouraged by their renewed willingness to help local communities. Lastly, Trustee Rosenberg asked if IDOT and Cook County are keeping up with their responsibilities in maintaining their roads. Mr. Massarelli believes both IDOT and Cook County are keeping up with their roads.

Mr. Recklaus responded to the issue of new constructions affecting storm water drainage and explained how the previous town he worked for conducted a study on this very issue, and to everyone's surprise, the results indicated that the reason for standing water on residential properties was mostly due to the increased rain amounts.

Trustee LaBedz thanked Mr. Massarelli for his report and inquired about his Department's use of temporary help and where they find these employees. Mr. Massarelli explained how he consulted the Planning Department, as they have hired temporary employees in the past, and was told about Gov Temps, which is who he ended up using and has had great success with. On the issue of federal funding, Trustee LaBedz inquired about the infrastructure funds that we may be eligible to receive with the new administration in place and if Mr. Massarelli has heard anything regarding the acquisition of such funds. Mr. Massarelli has not heard anything yet, but did say that the federal funding for our roads has remained pretty consistent the last several years. Lastly, Trustee LaBedz asked about the rules that are in place when it comes to parking near a corner, as it is a problem in her neighborhood. Mr. Massarelli deferred this question to Tom Ponsot, who stated that the state law prohibits parking 30 feet in advance of the stop sign and 20 feet departing the intersection and you cannot park in front of crosswalks. In regards to a typical local intersection, parking is prohibited within 75 to 100 feet back from the intersection to allow for sight distance. Trustee LaBedz discussed the problems in her neighborhood with cars parking so close to the corners, which Mr. Ponsot stated he would be happy to take a look.

Trustee Scaletta asked Mr. Massarelli about the intersection of Northwest Highway and New Wilke and when it will be completed. Mr. Massarelli informed Trustee Scaletta that the actual functioning intersection is complete and there are just a few "punch list" items left to complete. Trustee Scaletta asked what date is the intersection scheduled to be completed and Mr. Massarelli is hoping that within the next month all of the "punch list" items, including the sodding will be complete. Trustee Scaletta also asked about the storm water survey that Mr. Recklaus referred to and if they analyzed what the impact would be in the rainfall remained

the same. Mr. Recklaus stated that the impact was almost nothing if the rainfall remained the same. Trustee Scaletta then asked Mr. Massarelli if his Department is using this rain data when they are analyzing properties. Mr. Massarelli stated that they are not looking at any rain data when it comes to teardowns and new constructions, as it would be a very time consuming process. The grading of the new home and the potential storm water impact to the new home and existing neighbor homes is what is being looked at, according to Mr. Massarelli. Trustee Scaletta is concerned with new homes being built and the rain data not being analyzed and the potential impact to existing homes. Mr. Massarelli believes that with the 50% rule that was enacted quite a few years ago, the process is much more efficient, simpler and controlled. Mr. Recklaus stressed the ultimate goal is to ensure that a new house doesn't have any more negative impact on its neighbor than the existing house; however, we don't want to negatively impact our construction by having such strict building requirements. Trustee Scaletta believes that if rain continues to increase, we may have to spend the extra time analyzing the impact a new build has on the existing homes around it. Mr. Massarelli is aware that rainfall data is always changing and there may come a time when the new data will influence their building requirements. Lastly, Trustee Scaletta asked if Mr. Massarelli tracks the grants he applies for and receives, and if not, could he begin doing so. Mr. Massarelli explained how he has never had a grant rejected, but if he does in the future, he will track it.

Trustee Blackwood asked about what recourse a resident has if they live in an older home and a new home is built either behind them or next to them, and the property with the new home is altered, by adding additional soil, so that it is higher than their home, resulting in pooling of water in their yard. Mr. Massarelli stated that this practice is never allowed and they will even go so far as to make the homeowner remove the soil. Trustee Blackwood is aware of this occurring in the Sherwood neighborhood, and suggested that Mr. Massarelli pay close attention to Emerald Builders.

B. Departmental Status Report – Planning and Community Development

Charles Perkins provided a brief overview of the Planning and Community Development Department and how he plans to focus on the Key Accomplishments over the Past Year, Review the Current and Anticipated Challenges and discuss the Key Initiatives now under way and Potential New Initiatives tonight. Mr. Perkins identified the primary functions of the Planning and Community Development Department and reviewed their organizational chart, as well as their Mission Statement.

Mr. Perkins discussed the great relationship his Department shares with the private sector development and highlighted some of the Key Accomplishments over the Past Year including: Arlington Downs, which is moving into the next phase of development, The Moorings, which is undergoing a massive renovation, The Lutheran Home and how they just finished a major renovation last year, and the construction of Lexington Towne and Kensington School. The Downtown

development includes the construction of Parkview Apartments, the opening of Arlington Ale House and Shakou, the relocation of Armands and the expansion of Mago. The Planning and Community Development Department conducted a number of plans and studies last year, with most of them relative to Tax Increment Financing and Confidential Status Updates and Reports. The 2016 Annual Business Development Report was completed. A comprehensive presentation was provided to the Board in regards to this report in February 2017. In regards to Processes, the Building and Community Development Department continues to work with the Legal Department on zoning code updates, streamlining the Department permit distribution and receiving electronic files for all new Design Commission applications. Mr. Perkins provided some statistics, stating that 104 new businesses opened last year, generating over 2,329 jobs. The largest company that opened was HSBC, with over 1,500 employees. Other Key Accomplishments include the management of an interim CDBG budget with Cook County funds during the fiscal year transition, as well as planning for two budgets within a one-year timeframe. In addition, the Department conducted extensive research on electronic signage and updated some sign codes.

Some of the Challenges the Planning and Community Development Department anticipates include the retention/attraction of revenue-generated users. In 2016, the Village had 1.24 billion dollars in sales, which generated 1.2 million in sales tax revenue. This was approximately 3.4% more than in 2015, and higher than many of our neighboring communities. Internet sales are still on the rise. Other challenges include funding for corridor improvements, continued Downtown redevelopment, completion of Arlington Downs and other redevelopment areas, possible expansion of the North Parking Garage, possible elimination of CDBG funds, development of an affordable housing project to utilize funds from the Affordable Housing Trust Fund, rise in internet sales and work force downsizing.

Mr. Perkins discussed some of the Key Initiatives now under way and Potential New Initiatives in the Planning and Community Development Department, which follow the Strategic Priorities adopted by the Board last year and began with Strategic Priority #1, the New Police Station. The Police Department, Public Works and other Village Departments have been working together as a team with the consultants on this very exciting project. This is a very challenging and time consuming project, but one that is well underway. Strategic Priority #2 examines ways to strengthen the Downtown area. Downtown Arlington Heights is a suburban hot spot for dining and entertainment. By emphasizing these aspects, the Planning and Community Development Department can further enhance the Downtown as a regular destination for residents and visitors alike. Open air dining is a new concept that is currently being considered, as newer restaurants would like to offer this option. The Planning and Community Development Department is also looking to update their zoning codes to facilitate other uses downtown and are encouraging development of Block 425, which is a prime vacant site in Downtown that is ripe for redevelopment. In addition, Department Staff is working with the Village Manager's Office regarding the creation of additional reoccurring events Downtown. Strategic #4 looks to strengthen communication and relationships with the business community, by conducting a Business Retention Study and creating a Basic Architectural Plan Pilot

Program, which would seek cost proposals from architectural firms in the community that would provide a level of basic services to a small business. Strategic #5 looks to strengthen commercial corridor competitiveness. A consultant was hired to conduct a study of the Rand Road/Palatine Road corridor in an effort to develop a long-range plan to help guide future planning for the corridor, resource allocation and future Capital Improvement items. The main focus in 2017 will be on the installation of tree up lighting along the corridor. The Northwest Highway corridor was also studied and a plan was developed to focus on landscaping and proposes improvements that include gateway features and intersection identity elements. Staff is also looking to improve the South Arlington Heights Road corridor. Several area hotels expressed concerns about the look, image and quality of this corridor. Staff has begun to address this issue with code enforcement, cleanup of construction debris from the tollway and landscape inspections. Staff is also looking to provide short-term improvements by providing marketing flyers to the hotels and installing new banners to better identify the area. There are also four TIF districts in Arlington Heights. TIF 3 is in the process of being closed out with a surplus. TIF 4 is located at the northeast corner of Golf and Arlington Heights Road. At the end of March, three proposals for redevelopment were submitted that are currently being reviewed by Department Staff. TIF 5 is located at Town & Country and Southpoint shopping center. Staff has continued to work with Southpoint and Town & Country regarding additional development and tenancy to help reinvigorate the shopping center. Hickory/Kensington is the most recent TIF, which has two developments currently in the works, one residential and one commercial. Department staff is also working on other capital improvement projects Downtown including the potential addition of mid-block crosswalks on Evergreen, Dunton and Campbell streets. Mr. Perkins also briefly discussed the Arlington Downs Development again, as well as the issues with the North Parking Garage.

Mayor Hayes thanked Mr. Perkins for his report and all of his hard work over the past year. Mayor Hayes is very pleased that a new employee will be joining his team in June and asked Mr. Perkins, with the addition of this new staff member, will his Department be a little more proactive in implementing these initiatives. Mr. Perkins believes that by having an entry level Planner, his other staff members will have the time to utilize their talents and focus on what they were originally hired to do.

Trustee Scaletta asked Mr. Perkins if when gathering his statistical information about the new businesses in town, if he also subtracts the businesses that left. Mr. Perkins only tracks the new businesses, as he does not always know immediately when a business leaves. Trustee Scaletta would like to know the number of businesses that left town and Mr. Perkins offered to provide him with an estimate. Trustee Scaletta also asked about the new banners that will be installed on the South end of town and if they will be branded. Mr. Perkins, at this point, is thinking more of using simple banners that could be used elsewhere in the Village, but once the comprehensive study is completed, they may end up using branded banners. Trustee Scaletta thinks the Chamber of Commerce should be consulted if there is going to be some type of branding, and furthermore believes the process should be inclusive and no one should be left out. Mr. Perkins completely agrees. Besides the

installation of banners, Mr. Perkins is also looking at other options to make this corridor more attractive, including possibly upgrading private landscaping. Trustee Scaletta also inquired about TIF 3, and now that it is being closed out, if we could use any of the surplus money for the corridor. In addition, Trustee Scaletta inquired about any of the TIF being used for the corridor. Mr. Perkins stated that if our Village's portion of the surplus is earmarked for the corridor, yes it could be used. However, the use of the TIF would be very limited. Lastly, Trustee Scaletta discussed the Arlington Downs redevelopment and asked when we will see more substantial progress, and if any of this redevelopment will take businesses away from other parts of the Village. Mr. Perkins is hoping the next phase of development will begin this Fall and could not say for sure if the redevelopment at Arlington Downs will take businesses away from other parts in town. Trustee Scaletta asked if the PUD is modified again, would something actually be done. Mr. Perkins is hopeful. Trustee Scaletta commended Mr. Perkins for all of the businesses that he has brought into town or relocated within town.

Trustee LaBedz thanked Mr. Perkins for all he and his Department do and asked him about Early Review and why more projects are being submitted for Early Review. Mr. Perkins does encourage certain projects to submit for Early Review, but also believes this is occurring because the economy is doing better, therefore more critical developments are being proposed, especially in the Downtown area.

Trustee Rosenberg thanked Mr. Perkins and inquired about TIF 3, and if any of the surplus funds could be used to improve the roadways in this area, instead of returning the monies to the taxing bodies. Mr. Perkins stated that the driveway access into the annex is not in the TIF District. Trustee Rosenberg would like the Planning and Community Development Department to look into utilizing these surplus funds instead of returning them. In regards to TIF 4, Trustee Rosenberg would like the area as a whole to be worked on and not just the corner. Mr. Perkins understands what Trustee Rosenberg is suggesting, but right now they would like to just get the corner cleaned up and something going, rather than not doing anything at all.

Trustee Sidor expressed his enthusiasm with the new restaurant in town Shakou and thanked Mr. Perkins for his efforts in bringing this restaurant to our Village. Trustee Sidor was disappointed that Mr. Perkins did not mention the light ceiling project in his report, as he is very excited about it and would like to hear more about. Mr. Perkins chose not to discuss this project, as the estimates for it are coming in much higher than expected. Mr. Recklaus is confident that we will go ahead with the project; however, because of the financial obligation, it may be done in steps.

Trustee Blackwood inquired about the timeframe for the South Arlington Heights Road Corridor improvements and how soon the hotel owners will see their ideas put into place, as she has firsthand knowledge that they are waiting for a response. Trustee Blackwood is very excited about the pending improvements to this area. The Planning and Community Development Department has reached out to the

hotels, and is developing a plan, as they too are very concerned about this corridor, according to Mr. Perkins.

C. Departmental Status Reports – Human Resources

Mary Rath, Director of Human Resources, provided a brief overview of the Human Resources Department (HR). The Human Resources Department focuses on recruitment, retention, management and often provide direction and guidance for all Village employees. Any process or program that affects the employees falls under the umbrella of HR. The Human Resources Department typically works behind the scenes; however, the impact of this Department's decisions affects all employees. HR manages any employment related issue that individuals may encounter at the Village. While the Human Resources Department administers traditional personnel and administrative functions, it is also involved with strategic planning, recommending and implementing programs that positively impact both the employees and the Village, according to Ms. Rath.

Ms. Rath explained how the Human Resources Department is responsible for recruiting for all vacant positions. This is the first step in creating a positive culture within the Village. In 2016, the total number of permanent positions filled was 51, which is approximately 12% of the total staff. To date in 2017, 10 positions have been filled. Currently there are three vacancies; however Ms. Rath does not expect this trend to continue. The Village continues to offer benefit options that appeal to a wide range of employee demographics, as well as a strong wellness program. The Village offers three defined benefit plans, although the contributions to 457 plans is down from 69% last year to 65% this year.

The Human Resources Department tries to be proactive and maintain positive relationships with all employees. In order for HR to be successful, they must maintain the trust and confidence of the employees, according to Ms. Rath. The Human Resources Department stresses the importance of personal and organizational stability to all Village employees and offered a Harassment/Bullying awareness training to serve as a reminder to all Village employees of our work rules regarding discriminatory remarks and inappropriate behavior.

Ms. Rath stated how the cost of medical care continues to rise, but as of right now, we are running below trend and are hopeful that next year's increases will be minimal for the employees. Approximately 29% of Village employees are eligible for retirement this year, although it is difficult to estimate when these retirements will actually occur. The Human Resources Department is changing their focus when it comes to hiring. Instead of just determining if a person is a good fit for the role, they are also looking to see if this person is a good fit for the organization today, and any future roles they may inhabit here at the Village. Hiring is not just based on employee skills, but also employee attitude. HR is dealing with a changing workforce and is tasked with creating a happy and healthy workforce. HR embraces the whole person concept, attending to all aspects of the employee's lives.

Ms. Rath indicated that a job classification and compensation study is currently underway, to address the fact that the workforce has dramatically changed. As part of this process, 120 job audits are being conducted. The overall purpose of the classification and compensation study is to review our current plan for competitiveness, internal equity between positions and to develop a new plan that is competitive and financially sustainable. The results of the study will enable the Village to review staffing and succession planning opportunities and review forecasted attrition rates for succession planning.

Ms. Rath went on to explain how Risk-Management is a very important component of Human Resources. Having a risk-management process means that the Village has a proactive process to identify and evaluate potential risks, and has strategies to reduce or remove the risk. The Villages recent agreement with the Intergovernmental Risk Management Association (IRMA) will be an additional tool in risk management endeavors.

In an effort to reduce medical costs and to keep employees as healthy as possible, the Village has enhanced its dental plan for participants, as this has a direct effect on the employee's general health and well-being. Additionally, a vision plan was implemented for eligible participants. In 2016, each employee received a Total Benefits Statement that showed employees the total value of their benefits and compensation package.

Ms. Rath discussed Human Resources Potential New Initiatives, which include creating an ad hoc committee of employees to develop the Village employees' Core Values under the motto of "One Village Voice." This message conveys to all Village employees the importance of speaking in "One Village Voice" that is clear, consistent and courteous. As public service employees, all Village employees wear the hat of customer relations professionals. This highlights the importance of the customer service role and ways to improve communications both externally and internally are continually explored. The Human Resources Department is also continuing their involvement with each Department regarding leadership succession planning.

Mayor Hayes thanked Ms. Rath for her report and asked her about all the new hires this past year and if these vacancies were because of retirements, which Ms. Rath indicated they were. Ms. Rath stated that there is very little turnover and there have not been any terminations. One employee left for another position last year. Mayor Hayes commended Ms. Rath and the entire Human Resources Department for their work in creating a culture where employees are happy with their job and want to stay.

Trustee Sidor thanked Ms. Rath for her great report and asked about the number of employees who will be eligible for retirement this year, which Ms. Rath stated that it is 29%. Trustee Sidor also asked about the job audit that is being performed as part of the Compensation and Classification Study. Ms. Rath explained that a job audit is performed when trying to determine if a job description is still accurate. Employees are interviewed to see what their job duties are and if anything has

changed since the last job description was written. The results of a job audit could affect the job title, job requirements and/or salary compensation. Lastly, Trustee Sidor expressed his liking of the word "talent" and how Ms. Rath uses it to refer to Village employees.

Trustee Rosenberg asked Ms. Rath about the Employee Assistance Program (EAP) and if it is widely used. Ms. Rath stated that there are quite a few employees who utilize the program and explained how she encourages employees, including supervisors, to use the program. Trustee Rosenberg also asked if we survey other municipalities to see what they pay, versus what the employee pays, towards their health insurance. Ms. Rath explained how current employee contributions are 12%, which is pretty standard across the board. Mr. Recklaus also explained how the Village continues to explore the possibility of joining Intergovernmental Personnel Benefit Cooperative (IPBC), which is a medical insurance pool that could possibly save us some money. Trustee Rosenberg asked about the timeline for the Employee Classification and Compensation study, which Mr. Recklaus advised that the plan is to present the findings of the study, along with the recommendations, to the Board by late summer, with the plan being implemented by January 1, 2018. Mr. Recklaus does not want to rush this process, as it has a tremendous impact on the bottom line and the morale of the employees.

Trustee LaBedz thanked Ms. Rath for her report and expressed how she feels the Human Resources Department is the backbone of any organization. Trustee LaBedz asked about cross training and if Village employees engage in this. Ms. Rath explained how she looks at cross training in terms of someone else being able to jump into someone else's position and at least provide partial service. Trustee LaBedz also asked about the Bullying and Harassment training that the Human Resources Department conducted for all employees and if this type of behavior is starting to pose problems. Ms. Rath explained how she has noticed a slight increase in this type of behavior and this is why she scheduled this training. In regards to workplace violence, Trustee LaBedz acknowledged the Active Shooter training, and asked about any other trainings that are being offered to employees to address this dilemma. Ms. Rath is aware of this threat, and although there are currently no additional training options available to employees, this is something she will look into. Mr. Recklaus advised that he has discussed this issue already with HR and they are looking into offering employees de-escalation skills for use in any volatile situation.

D. Departmental Status Reports – Police

Gerald Mourning, Chief of Police, provided a brief overview of the Police Department. Chief Mourning opted to not include an organizational chart in this year's report, as he discussed it in detail in last year. Referring to the Police Department's Performance Measures, Chief Mourning indicated that DUI's are down again this year, which is a regional issue. The number of citations issued has remained consistent at approximately 28,000. The Part I (index) crimes went up and the total number of arrests has remained fairly consistent at 824. Chief

Mourning also discussed the 2014 Citizen Satisfaction Survey and how these surveys are conducted every three years, with the next Survey currently underway. Useful information is always gained from these surveys, according to Chief Mourning.

The crime rate went up slightly in 2016, but was still below 2014's numbers. The main reason for this increase in crime was due to the increase in Retail Thefts along the Rand Rd./Palatine Rd. corridor. Some of the offenders in these crimes were local and some were from organized groups in Chicago. Theft from motor vehicles continues to be a problem as well. So far in 2017, crime is around the same level as it was in 2016. The Police Department analyzes long-term crime trends and does not react to one-year spikes, either up or down. Chief Mourning also discussed the 2016 Patrol Activity, including total number of reports written, traffic citations issued, parking citations issued, training hours and Field Training Officer hours, by shift. A shift is the midnight shift, B shift is the day shift and C shift is the afternoon shift, which by far, is the busiest.

Chief Mourning discussed some of Police Department's 2016 Goals, including both the implementation of de-escalation training for our Crisis Intervention Team (CIT) members and increased defensive tactics training, which together have resulted in fewer injuries to our Officers and citizens. On an annual basis, clearance rates are assessed and always exceed all national averages. The use of an alternative forensic sciences laboratory was explored and the Northern Illinois Crime Lab was chosen. The Police Department, once again, successfully participated in the Illinois and National Traffic Safety Challenge and the Volunteer Program (VIPS) was revitalized, with 24 citizen volunteers, who are all graduates of the Citizens Police Academy.

The Police Department has identified two Strategic Priorities for 2017, which include the formation of an Opioid Task Force, as well as to formulate a plan for the Department's succession. The goal of the Opioid Task Force is to create additional access treatment points, reduce crime, reduce substance related harms, re-frame the role of law enforcement plays in community safety and unite the community. The goal of the Police Department's Succession Planning is three-fold: to best prepare candidates to assume positions of greater responsibility in the organization, to appropriately staff all three Department Divisions and to minimize the time necessary to fill vacancies. There are currently 24 sworn members who have, or will reach, both minimum age and minimum years of service (50 years of age/20 years of service).

Chief Mourning discussed some of the Police Department's Current and Anticipated Challenges, including how all three of the Department's Deputy Chiefs will be eligible for full retirement benefits in 2017. Two of the incumbents have stated their intention to retire prior to September 1st. This will result in multiple promotions in the Department. Two Commanders will be promoted to Deputy Chief. Two Sergeants will be promoted to Commander and two Patrol Officers will be promoted to Sergeant. The Department recently moved to its' new temporary facility and remains heavily involved in the planning for the new Police facility. Another

challenge that continues to be a priority for the Department is the community mental health issues. In our Village and nationwide, approximately 10% of the Police Department's total calls are somehow or another related to individuals who have some type of a mental illness. The National Alliance on Mental Illness recently published information indicating that one in five adults in the U.S. lives with a mental health condition and one in 25 adults in the U.S. lives with a serious mental illness.

Some Key Initiatives Now Underway, include the transition to the Northern Illinois Regional Crime Lab. This endeavor has already paid dividends, as the turn-around time for evidence has greatly improved, resulting in the apprehension of some really bad individuals, according to Chief Mourning. In January of this year, a License Plate Reader (LPR) was purchased and installed in one of the marked police vehicles. This technology has already led to the arrest of several individuals with driver's license offenses and the recovery of one stolen car. The Police Department's re-accreditation on-site inspection will take place this August.

Chief Mourning discussed some of the Police Department's New Initiatives, including a close examination of their future personnel needs. An assessment will be conducted regarding a need for the following positions: a part-time Officer to serve as a School Resource Officer for elementary schools, an additional Financial Crimes Investigator, a full-time civilian Crime Analyst, a second police Social Worker, civilian support personnel for the Forensics Unit and an Administrative Assistant for the Criminal Investigation Bureau. Improve training opportunities that include the use of new technology equipment, multi-media sources and a FATS simulator. Improve technology equipment by exploring the use of card readers, ticket printers and electronic traffic stop data. The Police Department is also looking to include a forensic lab in the new police facility and investigate the use of cameras at the top ten crash intersections in town. New community policing initiatives include hosting an open house for the public at the new police facility and participating once again in the National Night Out program and the Illinois and National Traffic Safety Challenge.

Lastly, Chief Mourning acknowledged the various awards the Police Department received last year.

Mayor Hayes thanked Chief Mourning for his report and commended the Police Department for the fine reputation they have in the community. Mayor Hayes asked Chief Mourning about the increase in crime, particularly on the south side of town, and if there is anything that the Department can do to work with the businesses in that area to help reduce crime. The Police Department has reached out to the hotels and has developed a pretty solid relationship with the hotel/motel managers. Chief Mourning further explained how his Department continually encourages them to call 911 if there is a problem, or a potential problem, and to make use of a banned list to prohibit those individuals who consistently cause problems in their establishments. Chief Mourning also acknowledged the efforts of the Department in reaching out to the retail stores asking them to call the Police if there are any problems and possibly change their store policies to discourage retail thefts.

Trustee Rosenberg inquired about the Fire Department's plan to implement active situation training programs and wear protective gear in these type of scenarios. Chief Mourning fully supports this program and hopes to get it up and running very soon. Chief Koeppen has already begun the process of purchasing protective gear, however the implementation of the program is still months away, according to Mr. Recklaus. Trustee Rosenberg asked if the Police Department will be conducting the training and Chief Mourning advised that they most likely would be involved in the training process. Trustee Rosenberg also asked about the LPR system and how often it is being used. Chief Mourning advised that the LPR system is being used on a daily basis, throughout the Village. Trustee Rosenberg acknowledged the scrutiny that many School Resource Officers are put under and asked Chief Mourning if these Officers receive adequate training to deal with challenges of the position. Chief Mourning explained how the Department's School Resource Officers attend specialized trainings to assist them in their positions. Lastly, Trustee Rosenberg asked if the Board could get a tour of the temporary police facility, which Chief Mourning gladly agreed too.

Trustee Sidor asked Chief Mourning if FATS stands for Firearms Training Simulator, which Chief Mourning replied it does. Trustee Sidor requested that when an acronym is used in a report, that it be spelled out first. Trustee Sidor asked Chief Mourning if the Police Department ever recovers stolen handguns and if they are in support of the new bill that was introduced downstate, regarding licensing gun dealers with the state. Chief Mourning advised that the Department does recover stolen handguns and believes that the Illinois Association of Chiefs of Police will be in support of this legislation. Lastly, Trustee Sidor asked about the alarming mental health statistics and if the more mild types of mental health conditions can be treated with medication. Chief Mourning advised that these conditions could often be treated with medication or therapy, or a combination of both.

Trustee Scaletta thanked Chief Mourning for his report and asked about Part I crimes and if all of these crimes are violent crimes. Chief Mourning stated that three of the eight crimes in this category are violent and that our Village experiences very little violent crime. Trustee Scaletta believes, as well as many of his neighbors, that violent crime on the south side of town is increasing and asked Chief Mourning if his perception is accurate. Chief Mourning explained that the number of violent crimes village wide has not increased; however, the ones that have occurred have occurred primarily on the south side. Trustee Scaletta further asked Chief Mourning what the Police Department is doing to combat the increase in crime on the south side. Chief Mourning explained how the Department first conducts a statistical analysis of where crime is occurring and then focuses on adopting strategies to reduce crime, which may be possibly an increased police presence or perhaps a recommendation for security cameras in the area. Chief Mourning further explained how Algonquin Road and Golf Road are both heavily traveled roadways between Mt. Prospect and Rolling Meadows, both of which have considerable gang activity. Dundee Road, between Palatine and Wheeling, also experiences the same issues, but to a lesser degree, and our Department works to cooperate with these adjacent agencies as well. There are a number of initiatives

that the Police Department conducts to address these issues, according to Chief Mourning. Trustee Scaletta also asked if these violent crimes are being committed by gang members, which Chief Mourning replied they are not. Trustee Scaletta expressed his concern with the rising crime rate and wants people in the community to feel secure, as well as himself. Trustee Scaletta has confidence in the Police Department and asked Chief Mourning to provide additional information to the Board about what is being done to curb the crime rate. Chief Mourning understands Trustee Scaletta's concern; however, he wants to make it clear that his Department is a transparent organization and wants the public to be aware when the Department is having problems in certain locations and how they are working to address these issues. Mr. Recklaus explained how this Police Department is very data driven and how they spend time diagnosing the problem and then make the decision about how to react, which he believes makes the most sense. Mr. Recklaus went on further to say that the violent crimes that do occur tend to be sensationalized by the media, but we need to reassure people that we are still one of the safest cities in the country. Trustee Scaletta just wants to feel safe, he wants his family and neighbors to feel safe, and is asking the Police Department to share whatever it is that they can about what is being done to combat crime. Trustee Scaletta asked if the LPR can be moved from vehicle to vehicle and Chief Mourning advised him that the unit is affixed to just one vehicle. The plan would be to purchase another LPR, so that one car on the north side could have one and one car on the south side could have one.

Trustee Sidor concurred with Trustee Scaletta about the rising crime on the south side and feels the more information he has about how to be safe, he can share with others.

Mayor Hayes thanked Mr. Recklaus for his participation in the Departmental Status Reports and asked that he convey his appreciation to all of the Department Heads. Mayor Hayes did suggest to Mr. Recklaus that in the future, the Board would like more time for questions, as they are presented with the reports in advance.

Other Business

None

Adjournment

Trustee Sidor moved, seconded by Trustee Rosenberg to adjourn the meeting at 10:40 p.m. Upon a voice vote, the motion passed unanimously.



Item: COW 6 12 17

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

cow 6 12 17

Type

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
MONDAY JUNE 12, 2017 AT 7:30 P.M.**

Call to Order: President Hayes called the meeting to order at 7:30 p.m.

Roll: President Hayes and the following Trustees were present:
Blackwood, Sidor, Tinaglia Glasgow and LaBedz.

Trustees Baldino, Rosenberg and Scaletta were absent.

Others Present: Randy Recklaus, Tom Kuehne, Nora Boyer, Mary Ellen Juarez, Alexis Smulson and Becky Hume.

New Business

A.CAFR

Mr. Kuehne introduced Matt Beran from Lauterbach & Amen, LLP who presented the Comprehensive Annual Financial Report (CAFR). Mr. Beran said with GASBY 74/75 the Village's post-employment benefits obligation will increase to take it up to 100% funding. This will move the cost from \$6 million to \$14 million. He presented the audit report. A Certificate of Achievement was accomplished for 2015 and they will submit this year's report as well. The Village received the highest opinion given. The financial statements are in compliance. The Village's total net position increased \$2.9 million during 2016. The governmental position increased by \$6.6 million and the business-type activities net position decreased by \$3.7 million. The total Governmental Fund Balances are \$96.5 million. Overall operations increased by \$32 million. These are the bonds that came on for the Police Station. The General Fund is a positive \$2.6 million. Revenues were \$500,000 over budget. Building Permits were up and the Village is controlling costs. There is a healthy fund balance for the funds. The Water and Sewer Fund is \$40 million, without capital assets it is \$15 million. Revenues are under budget because of wet seasons. Expenses met the budgeted projection. There is a loss in this fund for the year.

Trustee LaBedz moved seconded by Trustee Tinaglia that the Committee of the Whole recommend to the Village Board that the 12-Month period ending December 31, 2016 Comprehensive Annual Financial Report be accepted. The motion carried.

B. Proposed Parking Fee Adjustments

Mr. Recklaus said the Village has the lowest parking fees in the area and they have not been increased in 12 years. Fees must support the parking operation and the Village can't sustain the current system any longer. Staff is proposing a handful of increases which keep the Village in a competitive place compared to other communities.

Mr. Kuehne presented the staff recommendations (Exhibit A). Revenues have lagged expenses creating a \$370,000 gap. Also there was a \$2 million transfer to rehab the parking garages. Staff has looked for ways to reduce expenses and reduced staff of PSO officers and records clerks assigned to parking. There is an administrative service charge paid by the Parking Fund to the General Fund which covers 1.25% of the wage and benefit costs for the Finance, Police and Public Works Departments. These Departments support parking by providing sales of monthly passes, additional police activity and parking lot maintenance. This \$356,400 charge could be reduced to close the gap.

Staff's proposal adds a premium to non-resident parking costs, increases monthly permit fees, and increases daily commuter fees. It is also recommended that the parking agreements with apartments and condos be increased as much as can be within their agreements. Mr. Kuehne said staff would like to implement these changes on September 1st and increase contractual agreements over time. It is also recommended that parking fees be reviewed within the next 5 years.

President Hayes said the changes make sense and asked how they would be publicized. Mr. Kuehne said there will be: a flyer at the front desk, web site promotion, a news release, direct contact with condos/apartments and signs on the pay boxes.

Trustee LaBedz asked about the decrease in the administrative service charge. Mr. Kuehne said the work would still be done, it is just a matter of which fund is paying for it. The General Fund will pay the additional \$74,000 versus what it has paid in the past. It is a large amount for the Parking Fund but not a huge difference for the General Fund. The only other option is to raise fees even more.

Trustee Glasgow asked when the contracts expire. Mr. Kuehne said each one is unique. Most of them don't have a specific expiration, but restrict how fast rates can rise. Trustee Glasgow asked when the parking app will be available. Mr. Recklaus said sometime this year. The Business Plan calls for the app this year and Ms. Mikula said it will happen.

Trustee Tinaglia asked if there will be a new evaluation of the parking maps in 2018. Mr. Recklaus said there will be an evaluation on the overall parking system. There is a constant push pull between all the users. The mix of businesses has a big impact. All of issues need to be looked at: commuters, workers, residents, users and customers. Trustee Tinaglia said he is anxious to see who is using spaces and for how long.

Trustee Tinaglia said residents have contacted him saying the Vail parking garage two way circulation is dangerous. There is also concern that the wall on Highland blocks the view of pedestrians. He suggested staff look at some of the safety concerns. Mr. Recklaus said there was a thorough review on the one way/two way issue 6 months ago. Surprisingly, there are not a lot of accidents in the garage. The ones that did occur were not caused by the one way/two way issue. One way causes confusion and the garage would lose spots if the layout was changed. Staff has looked at mirrors and signage and did upgrade lighting as a result. Trustee Tinaglia asked to have the report sent to him.

Trustee Sidor said traffic in the garage is insane and there are lots of close calls. Mirrors would help people see over the wall on Highland. He asked if Mr. Kuehne is comfortable with the proposed \$3.5 million fund balance. Mr. Kuehne said yes.

Trustee LaBedz asked if there are measures which can be taken to encourage people to slow down. Mr. Recklaus said staff will continue to look for ways to make things safer.

Trustee Sidor suggested a conference with the PSO's to hear their observations. Mr. Recklaus said the Parking Committee confers with them all the time.

Trustee Blackwood said the rates are in line with the other communities.

Trustee Blackwood moved, seconded by Trustee LaBedz that the Committee-of-the-Whole recommend to the Village Board approval of the proposed parking fee adjustments as recommended by staff. The motion carried.

C. Proposed Substantial Amendment to the Village of Arlington Heights' Sections of the 2015-2019 Cook County Consolidated Plan

Ms. Boyer said some Substantial Amendments are being proposed to the 5-Year Consolidated Plan and the Annual Action Plan is being considered at the same time. She explained the public hearing process. The proposed Substantial Amendments are:

1. To change the priority level of infrastructure to a high priority for CDBG funding from a low priority.
2. Increase the program income to \$500,000 over a five year period.
3. Change estimated expenditures in various programs over the 5 year period as funds will shift from the Senior Center to infrastructure projects.

Trustee Glasgow moved to open the Public Hearing which will last for 30 days. Trustee Sidor seconded the motion. The motion carried.

Ms. Boyer said the Annual Action Plan specifies what the Village intends to do in a one year period. \$432,000 is estimated to be available in CDBG funds. Under social service funding a maximum of \$45,000 will be available, for administrative services \$65,000 and for brick and mortar projects \$322,000. Staff is estimating allocations based on last year's numbers as these year's numbers have not been issued by the government yet. There is a contingency plan if the numbers come in differently; the social service grants and public service grants would be adjusted proportionally. Brick and mortar projects will maintain their allocation levels for projects already identified. Locations not yet identified will be adjusted proportionally.

President Hayes thanked those in attendance for all the great work and service they do for our community and the surrounding communities.

Faith Community Homes Executive Director Charles Warner said their clients are challenged by rents of \$1100 a month for a basic 2 bedroom apartment. People have to be earning \$21 an hour to pay for a basic apartment. Their agency provides case management, identifies problems, develops budgets and helps clients plan for future survival. They are an all-volunteer organization. The money that comes in goes to rent support. 18 new families asked for help in the past month. They are expanding into Palatine, Elk Grove and maybe Wheeling.

Rhonda Sarafin spoke on behalf of the D214 English as a Second Language program. They target adult residents of Arlington Heights who have little computer and/or English proficiency. D214 Community Ed. pays for 51% of the cost of the program. This year had 23 residents going through the program.

Jim Huenink from the Northwest Center for Sexual Assault said they work with victims of abuse and help educate the public to try and reduce the risk of being a victim of violence. They did a program at Hersey High School this year. They have served over 700 victims over last year in Northwest suburbs and 50 Arlington Heights victims. 92% of those who received services reported increased quality of life as a result of the guidance and support of CASA. 25% of their clients are under 18 years old.

Mark Parr of the Children's Advocacy Center said they have a request for service money and a request for project money. They work with law enforcement and the States Attorney's office to support children who are abused. They provide advocacy and therapy too. 43 children from the Village were served last year. They are over that number this year already. They would like money to help with the renovation of their main center in Hoffman Estates which serves everyone in the Northwest Suburbs. They are asking all the CDBG communities to help pitch in. Trustee LaBedz asked if they are having success in brick and mortar monies. Mr. Parr said so far so good, Hoffman Estates has committed \$49,000 to the project.

Gabriella Arias spoke on behalf of WINGS which provides services for women who are victims of domestic violence. Clients are at risk for homelessness because of their abuse. WINGS provides a wide array of housing options. They have housing counseling, mentoring and outreach in hospitals and community centers. Last year they provided 50,000 nights of shelter in safe houses for victims.

Fred Stupen spoke for Resources for Community Living which offers affordable housing and individualizes support services for adults with developmental and/or physical disabilities. This year they had 2 new people a month. Trustee Sidor asked what type of housing is found. Mr. Stupen said they get creative and try to buy multiple flats to sell to groups of families with special needs. They try to have the clients mainstreamed as much as possible. There are 4 individuals in the Village that they are working with.

Anne Wall from ETS/NW said their organization provides transportation for seniors to medical appointments. They served 150 Village residents last year who took 1,018 rides. They are anticipating a 70% increase, are at capacity and are looking to expand. 55% of their clients are from the Village. Trustee Labeledz asked what their geographic limits were. Ms. Wall said their drivers go through 14 different municipalities and cover 116 square miles.

Kimberly Mertz said the Suburban Primary Healthcare Council Access to care provides access to healthcare for those who are uninsured or under insured. One in 10 residents still does not have any type of medical coverage. They served 80 residents of the Village last year.

Suzanne Ploger of Journeys-The Road Home said they serve the local homeless population. 12% of their clients are from Arlington Heights. They also provide shelters throughout area through their PADS program and seven of those sites are in the Village. They served 1000 people last year with an average of 60-80 people a day. The number of services they are providing has increased 25%. They receive no federal money.

Stacey VanEnklevort said the Park District's CAP program provides afterschool care at 10 elementary schools in the Village. They have expanded at Pioneer Park and added 80 more participants. The Village provides money for a scholarship program which keeps fees low for children of working, income-eligible parents. A lot of families cannot afford program. 20 individuals were assisted last year. There is a wait list to get into CAP. Last year 200 people were on the wait list now there are 30 people on wait list.

Amy Fox of Lifespan spoke about the unique blend of services they provide to victims of domestic violence. They provide counseling, advocacy and legal services to adults and children. They are able to communicate in Polish, Spanish, Arabic, Greek and Russian. They have a robust prevention program in high schools and middle schools and provide crisis intervention in schools. They have legal services to represent victims and criminal court advocates. They are requesting money to assist with support services. Their attorneys are employees and are paid. There is a small pro bono project that assists in immigration cases.

Karen Fay of Center for Enriched Living asked for support for their satellite program. This program provides social and enrichment programs for low income people with disabilities who have aged out of traditional services. They serve youth to seniors with evening, day and weekend programs. They have three members who are residents.

LeRoy Messenger said 500 residents of Arlington Heights will need counseling on housing issues. They primarily work with homeless people in northern Cook County. They are charged with screening and registering homeless people to try and match services with needs. The issues and economics are large. Their agency focusses on youth and veterans. There are 1,200 youth in unstable housing environments.

Carrie Seida of Little City said they serve individuals with disabilities in residential group homes with staff. They need a new driveway in one of their homes. They also need to repair a handicapped ramp to ensure safety. 8 residents and staff will use these improvements.

Valena Younis-Atukade of Clearbrook said they are a developmentally disabled services provider. They serve 15 counties. The age of their clients spans from infants to elderly. They have 6 residences in the Village housing 32 adults. The residence on Princeton needs safe accessibility to the home as the residents are aging. They also need an accessible bathroom on the lower level. Clearbrook has over 8,000 clients.

Karen Hansen of the Arlington Heights Senior Center said they are asking for \$22,300 for electrical repairs in handicapped bathrooms and Safety Cameras. They have received a supplemental Grant from the Eisenberg foundation. Many patrons struggle with the current doors and even though they are ADA compliant, they are not truly handicapped accessible. It has been recommended to them by Public Works and the Disability Coordinator that the doors should change how they swing. The cameras would help staff see situations out of the line of site. If something is seen, staff can arrive better prepared to assist with falls or other emergencies. Not only will staff be better able to help, it would improve risk management. This request is also consistent with police safety survey from 5 years ago. These projects are independent of each other and are an attempt to make the Senior Center more accessible to seniors with disabilities.

Ms. Boyer said there are also requests from the Village for funding for the Single Family Rehab. Loan Program which loans money at a 0% interest rate to low income households for repairs. These loans are repaid when the home is sold. There is also a request for group home renovations for Little City and Clearbrook. Lastly, there is a request for funding for some infrastructure improvements in the manner of ADA ramps or Sidewalk Replacement in low and moderate income areas of the Village. This is the last year that \$150,000 of the CDBG is dedicated the Senior Center debt service so there is money freed up for other projects. She said there is also a request for \$65,000 for administrative costs.

Trustee Glasgow moved to close the Public Hearing. Trustee LaBedz seconded the motion. The motion carried.

Mr. Recklaus said staff recommendations for CDBG funding are Attached in Exhibit B.

Adjourn

Trustee Glasgow moved to adjourn at 9:32 p.m. Trustee Tinaglia seconded the motion. The motion carried.



Item: Proposed Parking Fee Adjustments

Department: Finance

For the past twelve years the Village's parking fees have remained unchanged. In 2005 the daily fee was increased from \$1.25 to \$1.50 and the monthly fee went from \$25 to \$30. Based on a recent survey (**Attachment A**) of area community daily and commuter parking fees, Arlington Heights is one of the least expensive communities in which to park. While this has been good for our commuters, expenses in the Village's Municipal Parking Operations Fund (Parking Fund) have continued to increase over the years causing a financial imbalance. A portion of this imbalance could be addressed by increasing the Village's commuter parking fees.

The Parking Fund's sources of revenue (**Attachment B**) are derived primarily from parking fees and fines. During the 8-month transition year the Village also made a one-time transfer of \$2 million from the General Fund to the Parking Fund to cover the initial cost of the ten year plan for the maintenance and rehabilitation of the four municipal garages. Beyond this needed infrastructure work, the Parking Fund is currently running an unsustainable deficit with expenses exceeding revenues by about \$370,000 per year.

On the expense side of the Parking Fund, the costs of 4 of our 11 Public Service Officers (PSO's) and 1 of 4 Police Records Clerks are included in this fund. This is down from 5 PSO's and 2 Clerks that were charged to the fund as of FY2007, with the balance of these positions being charged to the General Fund. This FY2007 change helped decrease Parking Fund expenses, and brought the direct wage and benefit charges to a logical place – one PSO for each municipal garage. One other expense area that could be decreased is a reduction in the administrative service charge paid to the General Fund. This charge covers about 1.25% of the wage and benefit costs for the Finance, Police, and Public Works Departments. These Departments provide for the sales of monthly parking fees, additional Police activity, and parking lot maintenance costs that are not directly charged to this fund. The General Fund currently receives \$356,400 per year from the Parking Fund as an administrative charge. This charge could be reduced in conjunction with a proposed increase in parking fee revenue in order to close the Parking Fund's annual deficit as shown in **Attachment C**. The only drawback to such a move is that the General Fund's revenue stream will be reduced by the amount of the reduction in the administrative service charge.

To bring the Village's parking fees more in-line with those charged by other area communities, and to close the annual deficit of \$370,000 that currently afflicts the Parking Fund, Staff makes the following recommendations.

As part of these recommendations Staff suggests that the Village implement a new higher fee for non-resident monthly pass users. As shown in the survey of other communities, many either restrict certain lots to "residents-only" or charge a premium for non-residents. Staff is recommending that a \$10 premium be added to non-resident monthly commuter parking permit costs.

Recommendations:

1. Increase Parking Permit Fees:	
a. Daily commuter fee from (710/day) \$1.50 to \$2.00	\$85,000
b. Monthly commuter fee from (608/mo.) \$30 to \$40	72,900
c. <u>New</u> non-resident monthly commuter fee (135/mo.): \$30 to \$50	16,200
d. Reverse overnight commuter permits from (12/mo.) \$40 to \$50	1,440
e. 24-hour residential permits (55/mo.) \$40 to \$50	6,600
2. Increase Contractual Parking Agreements*:	
a. Hancock Square (650 spaces) from \$30 to \$40	\$78,000
b. Dunton Tower (220 spaces) from \$30 to \$35	13,200
c. Residences at Metropolis (90 spaces) maintain \$40	-0-
d. Metro Lofts (81 spaces) maintain \$40	-0-
e. AT&T (165 spaces charged, 22 – no charge) from \$30 to \$40	19,800
f. Arlington Towne Square (18 @\$25 above monthly) \$55to \$65	2,160
g. Arlington Heights Park District (40 spaces – no charge)	-0-
3. Decrease the administrative service charge from \$356,400 to \$281,700	<u>\$74,700</u>
Total	\$370,000

*As shown in **Attachment D**, the Village has entered into various contractual parking agreements. Staff is recommending parking increases that reflect those allowed by the contracts.

It is recommended that these parking permit fee increases become effective as of September 1, 2017 for the October – December 2017 parking permit fee sales. This would provide the Village with the time needed to communicate the change with our contractual parking agreement sticker purchasers, as well as with those commuters who purchase stickers on a quarterly basis.

It is recommended further that the contractual parking agreements be increased over time as allowed under each agreement, and that all parking fees be

Staff Recommendations June 12, 2017			
	Revenue	Estimated Revenue	Estimated Revenue
	10/1/16 - 9/30/17	10/1/17 - 9/30/18	10/1/17 - 9/30/18
REVENUE			
CDBG Grant	\$ 249,746	\$ 250,000	\$ 250,000
Carry Over from unexpended funds	\$ 106,927	\$ 107,000	\$ 107,000
Program Income	\$ 50,000	\$ 75,000	\$ 75,000
Total Revenue	\$ 406,673	\$ 432,000	\$ 432,000
	10/1/16 - 9/30/17	10/1/17 - 9/30/18	
EXPENDITURES	CDBG	CDBG	Staff
Public Services (2017 - 2018 Cap \$45,000)	Allocations	Grant Requests	Recommendations
1 Faith Community Homes	\$ 2,500	\$ 3,000	\$ 2,500
2 District 214 Education Foundation	\$ 1,500	\$ 1,600	\$ 1,500
3 NW CASA	\$ 2,500	\$ 3,000	\$ 2,500
4 Children's Advocacy Center	\$ 2,500	\$ 3,500	\$ 2,500
5 WINGS	\$ 6,000	\$ 10,000	\$ 6,000
6 Resources for Community Living	\$ 5,000	\$ 5,000	\$ 5,000
7 Escorted Transportation Service/NW	\$ 3,500	\$ 3,750	\$ 3,500
8 Suburban Primary Health Care Center	\$ 10,000	\$ 10,000	\$ 9,000
9 Journeys The Road Home	\$ 4,500	\$ 5,000	\$ 4,500
10 Arlington Hts. Park District (CAP)	\$ 9,550	\$ 30,000	\$ 5,000
11 Lifespan	\$ 3,000	\$ 5,000	\$ 3,000
12 Center for Enriched Living	\$ -	\$ 7,500	\$ -
13 Northwest Compass	\$ -	\$ 10,000	\$ -
	\$ 50,550	\$ 97,350	\$ 45,000
Construction/Econ. Development (2017 - 2018 Cap \$322,000)			
14 Little City Foundation	\$17,145 incl in line 18	\$ 9,800	incl. in #18 below
15 Clearbrook	\$8,000 incl in line 18	\$ 13,000	incl. in #18 below
16 Children's Advocacy Center - headquarters remodeling	\$ -	\$ 20,000	\$ 20,000
17 Single Family Rehab Loan Program	\$ 66,123	\$ 75,000	\$ 75,000
18 Group Residence/Transitional Housing Rehab	\$ 80,000	\$ 40,000	\$ 54,700
na Senior Center debt service	\$ 150,000		\$ -
19 Senior Center electronic doors and surveillance cameras	\$ -	\$ 22,300	\$ 22,300
20 VAH Infrastructure	\$ -	\$ 150,000	\$ 150,000
	\$ 296,123	\$ 330,100	\$ 322,000
Administration (2017 - 2018 Cap \$65,000)			
21 CDBG Administration/Salaries/Audit/Legal Notice	\$ 60,000	\$ 65,000	\$ 65,000
Total Allocations or Grant Requests	\$ 406,673	\$ 492,450	\$ 432,000



Item: C-O-W Minutes 6/19/17

Department: Village Manager's Office

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

C-O-W Minutes 6/19/17

Type

Minutes

**MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE MAYOR AND
BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS
ARLINGTON HEIGHTS VILLAGE HALL
33 S. ARLINGTON HEIGHTS ROAD
COMMUNITY ROOM
June 19, 2017 – 7:15 PM**

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

BOARD MEMBERS PRESENT: Mayor Thomas Hayes; Trustees Baldino, Glasgow, LaBedz, Tinaglia, Scaletta, Sidor

BOARD MEMBERS ABSENT: Trustee Rosenberg; Trustee Blackwood joined the meeting at 7:34 p.m.

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

OTHERS PRESENT: None

1. **INTERVIEW OF PAUL BALGA FOR APPOINTMENT TO THE ENVIRONMENTAL COMMISSION – TERM ENDING: 4/30/19**

The Board reviewed Mr. Balga's resume and discussed his interest in serving on the Environmental Commission. Trustee Sidor asked Mr. Balga about the GE Green Team he heads up and some of its initiatives. Mr. Balga said the team's initiatives have included banning Styrofoam cups on the company's premises and replacing with compostable paper cups, reusable drinking cups, and mugs. The company has annual earth day events and tries to bring visibility to reduction in energy.

Trustee Scaletta asked if he had attended an Environmental Commission meeting before and if he was familiar with the group. Although he has not attended a meeting, Mr. Balga said he was looking forward to becoming familiar with the group. He said he is committed to the environmental aspect and feels his background would be a good fit for the team and is anxious to join it. He said he would like to expand the mission of the Environmental Commission and continue with effective ideas, as was done with walking paths, idle-free zone, and anti-flooding initiatives. He said he would like to continue that type of impact and work within the team.

Following discussion, **TRUSTEE SIDOR MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF PAUL BALGA TO THE ENVIRONMENTAL COMMISSION WITH TERM ENDING 4/30/19. TRUSTEE BALDINO SECONDED THE MOTION.** The motion passed 7-0.

2. **INTERVIEW OF AARON COON FOR APPOINTMENT TO THE DESIGN COMMISSION – TERM ENDING: 4/30/20**

Mayor Hayes introduced Mr. Coon and said he has been a licensed architect for over 20 years with great experience that would lend itself to contribute to the Design Commission. Mayor Hayes said they talked about how Mr. Coon would approach various petitions that come forward before the Design Commission and said it was consistent with what the Design Commission has done over the years.

Mr. Coon said he has designed a house and is therefore familiar with the Design Commission guidelines. He said he is impressed with the guidelines and feels they are a good starting point for architects and developers.

Trustee Tinaglia said Mr. Coon will have an opportunity to grow and learn by observing the veteran commissioners on the Design Commission on how things work. Trustee Tinaglia said it is important to help petitioners through what can be a difficult process.

Trustee Scaletta asked Mr. Coon if he has ever represented residents before the Design Commission. Mr. Coon said he has represented a resident before. Trustee Scaletta said that his concern with the Design Commission is that comments made by commissioners can sometimes make a resident feel they will not get approval.

Mr. Coon said if residents are following the Design guidelines, the approach by commissioners should be to help them along to reach their goal.

Following discussion, **TRUSTEE SCALETTA MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF AARON COON TO THE DESIGN COMMISSION WITH TERM ENDING 4/30/20. TRUSTEE TINAGLIA SECONDED THE MOTION.** The motion passed 7-0.

3. **INTERVIEW OF BENJAMIN JAFFE FOR APPOINTMENT TO THE ZONING BOARD OF APPEALS – TERM ENDING: 4/30/18**

The Board reviewed Mr. Jaffe's resume and discussed his interest in serving on the Zoning Board of Appeals. Mr. Jaffe has been a long-time resident and wanted to get more involved in the community. He has been president of the Historic Arlington Neighborhood Association for a number of years and Mayor Hayes felt Mr. Jaffe would be a good fit for the Zoning Board of Appeals.

Trustee LaBedz asked Mr. Jaffe what sparked his interest in the ZBA. Mr. Jaffe said he thought zoning would be a good opportunity to start to learn a number of different ways in which residents and commercial interests can sustain and continue to make Arlington Heights a great place to live. He feels he can contribute his time and talents in an area where he has had to learn from a business perspective how to navigate.

Trustee Glasgow said the ZBA is different from every other board and Mr. Jaffe has the ability to make decisions that can affect generations to come.

TRUSTEE GLASGOW MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF BENJAMIN JAFFE TO THE ZONING BOARD OF APPEALS WITH TERM ENDING 4/30/18. TRUSTEE LABEDZ SECONDED THE MOTION. The motion passed 7-0.

Trustee Blackwood joined the meeting at 7:34 p.m.

4. **INTERVIEW OF CHARLOTTE OBODZINSKI FOR APPOINTMENT TO THE BICYCLE AND PEDESTRIAN ADVISORY COMMISSION – TERM ENDING: 4/30/20**

Mayor Hayes introduced Ms. Obodzinski and said she is well qualified for the Bicycle and Pedestrian Advisory Commission and appreciates her willingness to serve.

Trustee Sidor asked Ms. Obodzinski to share her thoughts about Arlington Heights. Ms. Obodzinski said she was a reverse commuter on transit for eight years. Her first exposure to the Village was trying to cross Algonquin Road to and from her bus stop on a regular basis. She has been an urban planner for Pace Bus for nine years and said access to transit is important and more can be done to connect routes in the region. She said she had discussed with Mayor Hayes some of the initiatives Pace is doing on Interstate 90 with making big changes in pedestrian environments around the Interstate. She feels Arlington Heights is a candidate for these improvements.

Trustee Glasgow talked about the Walk Arlington project that advises people about routes to Arlington Heights, making it easier for people to walk. Ms. Obodzinski said she would like to make bike, pedestrian and transit use more about people and less about vehicles. She commended the work the Village did on the CMAP update to the bike and pedestrian plan that includes the Walk Arlington project.

Trustee Scaletta thanked Ms. Obodzinski for her willingness to serve and asked if she had background on applying for grants. She said as the rapid transit project manager for Pace she is familiar with and routinely works on grants.

TRUSTEE SCALETTA MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF CHARLOTTE OBODZINSKI TO THE BICYCLE AND PEDESTRIAN ADVISORY COMMISSION WITH TERM ENDING 4/30/20. TRUSTEE LABEDZ SECONDED THE MOTION. The motion passed 8-0.

5. **INTERVIEW OF JOHN WALSH FOR APPOINTMENT TO THE ARTS COMMISSION – TERM ENDING: 4/30/18**

The Board reviewed Mr. Walsh's resume and discussed his interest in serving on the Arts Commission. Mayor Hayes introduced Mr. Walsh as someone familiar with the Village and said he appreciated his willingness to serve on the Arts Commission.

Trustee Scaletta said it is good to have someone on the Arts Commission who is familiar with the arts but can also help the Commission move forward. He said Mr. Walsh's experience in infrastructure along with his experience as a team leader would be good for the Arts Commission.

Trustee LaBedz said Mr. Walsh's openness and willingness to serve on the Arts Commission and bringing a fresh perspective will be beneficial to the Commission and to the Village.

Trustee Glasgow said Mr. Walsh will be an excellent addition to the Arts Commission.

TRUSTEE LABEDZ MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF JOHN WALSH TO THE ARTS COMMISSION WITH TERM ENDING 4/30/18. TRUSTEE SCALETTA SECONDED THE MOTION. The motion passed 8-0.

6. **INTERVIEW OF SCOTT MAHON FOR APPOINTMENT TO THE YOUTH COMMISSION – TERM ENDING: 4/30/18**

The Board reviewed Scott's resume and discussed his interest in serving on the Youth Commission. Mayor Hayes introduced Scott, a student at Buffalo Grove High School, as being a very involved individual.

Trustee Scaletta thanked Scott for his willingness to serve. He urged Scott to make time for the Youth Commission because he would get a lot out of it. Trustee Scaletta said he believed that with the ideas Scott has he would be a good fit for the Commission.

Mayor Hayes asked Scott what the concerns are for teenagers at Buffalo Grove High School and throughout the Village. Scott said some topics are bullying, how to stop bullying as a bystander, and how to tell a teacher before a problem gets worse. He said it is also important for teenagers to have a place to hang out without feeling out of place.

TRUSTEE SIDOR MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF SCOTT MAHON TO THE YOUTH COMMISSION WITH TERM ENDING 4/30/18. TRUSTEE TINAGLIA SECONDED THE MOTION. The motion passed 8-0.

7. **OTHER BUSINESS**

8. **ADJOURNMENT**

Trustee Scaletta moved, and Trustee LaBedz seconded the motion to adjourn.

The meeting adjourned at 7:51 p.m.



Item: vb 6 19 17

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
vb minutes 6 19 17	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

June 19, 2017

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

- A. Presentation of the Colors by Boy Scout Troop
#32 from First Presbyterian Church

III. ROLL CALL OF MEMBERS

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

Trustee Rosenberg was absent.

Also present were:

Randy Recklaus, Cris Papierniak, Tom Kuehne, Bill Enright, Robin Ward, Diana Mikula and Becky Hume.

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 05/22/2017 Approved

Trustee Carol Blackwood moved to approve. Trustee Robin LaBedz
Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg

- B. Committee of the Whole 06/05/2017 Approved

Trustee Richard Baldino moved to approve. Trustee Mike Sidor Seconded the Motion.

The Motion: Passed

Abstain: Glasgow, Hayes, Scaletta

Absent: Rosenberg

C. Village Board 06/05/2017

Approved

Trustee Robin LaBedz moved to approve. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

Abstain: Glasgow, Hayes, Scaletta

Absent: Rosenberg

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 06/15/2017

Approved

Trustee Robin LaBedz moved to approve the Warrant Register dated 6/15/17 in the amount of \$2,593,862.15. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg

VI. RECOGNITIONS AND PRESENTATIONS

A. Recognition of the 75th Anniversary of Boy Scout Troop #32

President Hayes read the proclamation honoring Troop 32 which has had 19 Eagle Scouts in the past 4 years alone. Great projects have been done for the Village by these fine young men.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Judi Schuch said it would be wise to amend one of the parking ordinances. On May 8, she received 2 tickets and one of them was for failing to pay the pay box in the Vail Street Parking Garage. The other was for failing to display her parking permit. She tried to pay the \$1.50 but there is no opportunity to cure. She said she wrote the Mayor and requested the in

person hearing. The Adjudicator agreed that it would be a good idea to have a 7 day cure period. She ended up having to pay the ticket meaning she paid \$35 versus \$1.50. She asked the Board to please consider a period to cure for residents who occasionally make a mistake.

President Hayes thanked Ms. Schuch for bringing this forward. He said the Village is constantly evaluating the programs and the pay box situation. Staff will use this information in their reviews. He said it seemed like a good idea and it will be considered.

Ms. Schuch asked for a staff review of the adjudicator's decisions. President Hayes said the Adjudication process is a quasi-judicial proceeding which tries to minimize the number of people that have to make decisions. Ms. Ward explained that the adjudicator's decision is lawfully binding by State Statute.

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting Approved of June 12, 2017

Review of the 12-Month period ending December 31, 2016 Comprehensive Annual Financial Report (CAFR)

Trustee LaBedz moved, seconded by Trustee Tinaglia that the Committee-of-the-Whole recommend to the Village Board that the 12-Month period ending December 31, 2016 Comprehensive Annual Financial Report be accepted.

Trustee Robin LaBedz moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg

- B. Report of the Committee-of-the-Whole Meeting Approved of June 12, 2017

Proposed Parking Fee Adjustments

Trustee Blackwood moved, seconded by Trustee LaBedz that the Committee-of-the-Whole recommend to the Village Board approval of the proposed parking fee adjustments as

recommended by staff.

Trustee Carol Blackwood moved to approve. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg

- C. Report of the Committee-of-the-Whole Meeting Approved of June 19, 2017

Interview of Paul Balga for Appointment to the Environmental Commission - Term Ending: 4/30/19

President Hayes administered the Oath of Office to Paul Balga.

Trustee Mike Sidor moved to approve. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg

- D. Report of the Committee-of-the-Whole Meeting Approved of June 19, 2017

Interview of Aaron Coon for Appointment to the Design Commission - Term Ending: 4/30/20

President Hayes administered the Oath of Office to Aaron Coon.

Trustee John Scaletta moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg

- E. Report of the Committee-of-the-Whole Meeting Approved of June 19, 2017

Interview of Benjamin Jaffe for Appointment to the Zoning Board of Appeals - Term Ending: 4/30/18

President Hayes administered the Oath of Office to Ben Jaffe.

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

The Motion: Passed

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

Absent: Rosenberg

- F. Report of the Committee-of-the-Whole Meeting of June 19, 2017 Approved

Interview of Charlotte Obodzinski for
Appointment to the Bicycle & Pedestrian
Advisory Commission - Term Ending: 4/30/20

President Hayes administered the Oath of Office to Charlotte Obodzinski.

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

The Motion: Passed

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

Absent: Rosenberg

- G. Amend Agenda to Add the Report of the Committee-of-the-Whole Meeting of June 19, 2017 - Interview of John Walsh for Appointment to the Arts Commission Approved

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

The Motion: Passed

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

Absent: Rosenberg

- H. Interview of John Walsh for Appointment to the Arts Commission with a term ending 4/30/18 Approved

President Hayes administered the Oath of Office to John Walsh.

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

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Scaletta, Sidor,

Tinaglia

Absent: Rosenberg

- I. Report of the Committee-of-the-Whole Meeting Approved
of June 19, 2017

Interview of Scott Mahon for Appointment to the
Youth Commission - Term Ending: 4/30/18

President Hayes administered the Oath of Office to Scott Mahon.

Trustee Mike Sidor moved to approve. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

- A. Police Station excavation, concrete, Approved
waterproofing, and underground plumbing. Bid
Package #3C

Trustee Jim Tinaglia moved to approve. Trustee Carol Blackwood Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg

- B. Stryker Power-Pro Hydraulic Ambulance Cots Approved

Trustee Jim Tinaglia moved to approve. Trustee Carol Blackwood Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg

CONSENT NEW BUSINESS

- A. Cash Contribution in Lieu of Land Dedication Approved

Trustee Jim Tinaglia moved to approve. Trustee Carol Blackwood Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg

CONSENT LEGAL

- A. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code (Surrender of a Class "B" and a Class "T" liquor license) Approved

Trustee Jim Tinaglia moved to approve 17-025. Trustee Carol Blackwood Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg

- B. An Ordinance Establishing the Speed Limit on a Certain Street in the Village of Arlington Heights (25 mph on Appletree Lane between Arlington Heights Road and Chestnut Avenue) Approved

Trustee Jim Tinaglia moved to approve 17-026. Trustee Carol Blackwood Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg

- C. A Resolution Approving Certain Property to Participate in the Cook County Class 6b Assessment Incentive Program (Bormont LLC, 525 W. University Drive) Approved

Trustee Jim Tinaglia moved to approve R17-042. Trustee Carol Blackwood Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg

CONSENT REPORT OF THE VILLAGE MANAGER

CONSENT PETITIONS AND COMMUNICATIONS

A. Bond Waiver - Arlington Heights Senior Center Approved

Trustee Jim Tinaglia moved to approve. Trustee Carol Blackwood Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg

XI. APPROVAL OF BIDS

A. Metropolis Theatre Seating Repair Tabled

Trustee Scaletta asked for this item to be removed from the Consent Agenda. He said he did not disagree with the need for doing something with the seating as it is 17 years old. He said he would like a better understanding of the costs of refurbishment versus replacement.

Joe Keefe, Executive Director of Metropolis, said there were 2 competitive bids for refurbishment of the seats. The bids that came in for replacement were way over budget with the lowest bid being \$54,000 and the highest being \$69,000. Refurbishment came in at \$31,400. The consultants said the chair's mechanics were still in the "fair use" category and refurbishment was sufficient to continue using the chairs for the next 10-15 years at least. Based on the budget parameters, refurbishment seemed a good option.

Trustee Scaletta said based on his professional experience the numbers seemed high. He thinks seats should be \$100 and the theater should be able to buy new seats. He said he is supportive of Metropolis, but concerned with spending this amount of money.

Mr. Keefe said he sought input from three other theaters and did a broad search based on their recommendations. They even reached out to a

contact provided by Trustee Scaletta. He said they will follow any search the Board directs. The vendor that Trustee Scaletta suggested never submitted a proposal. Mr. Keefe said the fabric and material are at the end of their useful life.

Trustee Scaletta said he would like to better understand why the prices are what they are.

Trustee Glasgow said he would like to know the return on investment of refurbishment versus replacement and the lives of these two choices and data related to the two choices. He said he doesn't want to replace the fabric only to have bolts fail in a few years.

Mr. Keefe said he can provide that information. The consultants assured them that this refurbishment would be economical and effective.

Trustee Scaletta said he wants apples to apples comparison and to see proposals for replacement and refurbishment.

Mr. Recklaus said this would come back in a reasonable time-frame.

Trustee John Scaletta moved to table to a future meeting. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg

XII. NEW BUSINESS

- A. Heart's Place - 120-122 E. Boeger Dr. - PC#17- Approved 004
Rezoning, Amendment to Comp Plan,
Preliminary PUD,
Preliminary Plat of Resubdivision

Trustee Tinaglia recused himself from the discussion and vote as the petitioner has been a client of his in the past. To avoid the appearance of impropriety, he left the room.

Mr. Recklaus said the proposed development site has been vacant for a number of years. The project was discussed by the Board at Early Review in March of 2016. A similar project was proposed and denied at this location in 2010. Many of the issues that led to the denial have been resolved in this new proposal. This project was not recommended by the Plan Commission after a tie vote, so requires a 2/3 majority vote equaling 6 votes. Staff is recommending approval. This development is consistent with the goals and policies of the Comprehensive Plan, the Village's

Consolidated Plan the Village's Multifamily Housing Policy. There are a number of conditions required.

Mr. Enright reviewed the subject property and the neighborhood. He showed where public transportation serves the area. It's a 16 unit permanent supportive housing rental development for individuals with disabilities. It will be disability neutral to allow any individual with a disability to qualify for housing. The Design Commission recommended approval and the landscaping is sufficient. There will be a 6' tall privacy fence. Although there are several variations being requested, the major aspects of the project meet Code including the parking. There is a water main that has to be extended.

In regards to public safety, there have been no more Police calls to Meyer's Place (a similar project) in Mt. Prospect than to any other apartment building. There is an extensive screening process and no child/sex offenders or people with a criminal/felony background will be allowed.

Mr. Enright said they have done a nice job with the design. The building meets all setback requirements. There is an existing cross access easement with Popeye's. They are building a large underground detention vault for storm water and relocating the sanitary sewer. Staff is recommending approval with several conditions.

Richard Koenig, Executive Director of Housing Opportunities Development Corporation said they are a nonprofit dedicated to providing affordable housing for lower income people. He gave the background of the organization. They are the owner of the property and the property manager. They are partnering with local agencies which already provide supportive services like WINGS, Alexian Brothers, Thresholds and Catholic Charities. All units are handicapped accessible. He described the common spaces and the overall make-up of the units. There is a variety of sizes to accommodate different sized families and tenants. He cited the benefits of the location including walk-ability to stores.

President Hayes said there have been some changes since 2010; a significant one is that this project is disability neutral. In early review, it was suggested that the focus might be women who have been victims of domestic violence. Mr. Koenig said the disability neutral requirement comes from the Federal Government Fair Housing Law. The building will not be limited to them, but WINGS is one of the partners and will be included.

Trustee Blackwood said she initially considered recusing herself as her employer had the opportunity to finance this project. The question became if there were any statutory obligations that might impact this. It was decided that it wasn't a statutory issue. She said she can be impartial. The reason she is here is that the role she is in as a Trustee is to be impartial and review proposals based on their own merit. Based on the background materials, buses are now connecting on Dundee and 53. She asked if

residents will have their own cars.

Mr. Koenig said there are 33 parking spaces and every unit will have 2 spaces. Some tenants will have vehicles. Current buildings typically have less than one car per unit. Residents also use the bus system, bicycles and car share programs. Some of the partner organizations have vehicles to assist with transportation as well. Trustee Blackwood said there is a lot of opportunity for pedestrian access in this area.

Trustee Blackwood asked if there will there be a need for staff professionals after 5:00. Mr. Koenig said there is no need for caregivers. There will be an onsite property manager and maintenance people. Case workers will come on an individual basis as needed.

Trustee Sidor asked if the case workers have different credentials and backgrounds. Mr. Koenig said yes, there is an individual service plan for each person based on their agency connections. Each case worker will have their own credentialing. Housing Opportunities functions as the coordinator; they are not involved in the standards for each case worker.

Trustee LaBedz asked if there was storage for bicycles. Mr. Koenig said there are outdoor racks and a small amount of indoor storage. Trustee LaBedz asked if there will there be community events within the complex and if so, does the property manager get involved. Mr. Koenig said he hoped there would be events, and yes, the manager would help facilitate. He said most residents are already coming from the local community, so they are close to their own social networks.

Trustee Glasgow asked how the units will be filled. Mr. Koenig said there are two people max per bedroom. The rent amount is based on the salary of the resident. It costs 30% of their income. Trustee Glasgow asked if the cross walks were sufficient and if there will there be extended walking time on the main roads. Mr. Enright said crosswalks exist because of the high school there. The lights are push button activated, he will find out from IDOT if they have extended times.

Trustee Glasgow asked why they chose this location considering the number of variances being sought. Mr. Koenig said they look at what is available and what kind of access it has. This site is available and is a good opportunity. Trustee Glasgow asked if there was another site that might have better access and walk-ability. He asked if this project is correct for this particular area. He asked if it was a price issue. Mr. Koenig said it was a good site that was available. Mr. Koenig said they try to comply with the big variance issues like bulk and setback. The variances they are asking for are small ones.

Trustee Glasgow said he toured the facility in Mt. Prospect and said it was very nice. Mr. Koenig said that's the idea, to create a great community asset. They want their buildings to blend or be the best on the block.

Trustee Glasgow said he recused himself in 2010 because he had a relationship with KinderCare, but no longer has an existing conflict as there is a different operator on that site now.

Trustee Scaletta asked if the gazebo had been moved from the original plan. Mr. Enright said yes, it was relocated because it was not practical to put it near the storm sewers. Mr. Enright said walkways were also added to address issues. There is no land banked parking and the developer will build all 33 spaces. Trustee Scaletta asked where people will move in and out. Mr. Koenig said they will use the parking lot and the front door. Trustee Scaletta asked if there were limits to the number of people that can be in a unit. Mr. Koenig said yes, two people per bedroom. They can be roommates, families, veterans with their family and unmarried couples with disabilities. There are a range of options. There could be an adult child with a parent. A previous statement from UP Development said that an adult child could not have a parent with them. Now it's a different situation and it could be an adult child with a parent.

Trustee Scaletta asked if there was a change in petitioner from Early Review. Mr. Enright said other people involved represented the project in Early Review. Mr. Recklaus said Early Review is an option not a requirement and is allowed if a petitioner requests it.

Trustee Scaletta asked if this was a non profit organization. Mr. Koenig said yes. Trustee Scaletta asked where the funding came from. Mr. Koenig said through the Illinois Housing Authority, some Federal programs and Cook County. IDA is a quasi-governmental agency and has their own bonding authority, so the money does not go through the State Legislature. Each unit pays 30% of their income for rent. All of the units are two bedrooms, but no one is forced to live together. Each person has to be on the lease. People are not assigned to one another. Rooming arrangements are figured out between residents but there is a selection process that Housing Opportunities facilitates. They will not shove two people in every bedroom either. But a family may have two children in one room, it depends on how the household wants to live. Ideally, there is one person per bedroom.

Trustee Sidor noted that the two bedroom units are of various sizes.

Trustee Glasgow asked what the effect of the tie vote from the Plan Commission was.

Mr. Recklaus explained that because the Plan Commission came to a 4/4 tie, pursuant to State Statute, a super-majority vote is required for passage which is 6 votes.

Trustee Baldino said the tenant selection plan dated Feb. 2014 seems to be more restricted than what was presented tonight. According to that plan, battered women are not eligible. Mr. Koenig said that plan that was submitted initially, but a new more inclusive one will be submitted in

conjunction with getting financing.

Louis Guagneti, Gary Gephart, Mark Levin, Mary Beth Canty (speaking on behalf of the League of Women Voters), Hugh Brady, Linda Waycie, Cindy Greenwood, Laura Fox, Heidi Graham and Nancy Duel, Sally Medill and Jan Lovin all spoke in favor of the project for the following reasons:

- Those who defeat mental illness need support
- Community should support the most vulnerable
- There is a demonstrated need for this kind of housing in the community
- The vetting process is very thorough
- This kind of housing provides the necessary services for its residents
- Residents support of a comprehensive and coordinated system of treatment and rehabilitation services for adults and children with disabilities
- Support of policies that insure a village's housing supply provides a decent home and suitable living environment for persons with disabilities
- Local government should provide in their zoning ordinances for residential programs for persons with disabilities
- The wait lists at similar projects number up to 250 people
- The location is excellent with proximity to schools, day care, shopping, entertainment options and transportation
- There has been no adverse situation with Meyer's place in Mt. Prospect with its proximity to a day care.
- People with disabilities deserve equal access to housing and care
- Palatine, Wheeling and Mt. Prospect have all approved similar projects
- Assisted living for seniors is similarly funded
- Funding is a forthright process that is transparent
- Don't let slacktivism get the best of us, prove that we are the City of Good Neighbors and that Hate has No Home Here.
- If not here, where?
- if not us, who?
- Daughter is a child care giver for KinderCare and lives in Meyers Place. The day care should not be afraid of people with disabilities living next door.
- The people against this should be grateful they have never had to raise a child with disabilities.

Craig Horowitz said his client owns the property next door. KinderCare did not renew their lease after the last vote for Boeger Place. He said this is spot zoning and does not confirm with the Village plan. There is a hodgepodge of variances. This is not about zoning or variance, do the right thing for the neighborhood and the right thing for a long time business on this street. After KinderCare left, the property owner had no income for three years, but had to pay \$50,000 a year in taxes. She is a wheelchair bound senior who needs this income. She has put thousands of dollars into renovating the property and finally got a business to come. Now, that business may leave.

Bruce Everding said he represents his mom who is the property owner next door. She is an 81-year-old widow in a wheelchair. Her husband purchased the property because of strict zoning laws in the City of Good Neighbors. It was the wrong location in 2010 and it is the wrong location now. They are putting 64 people on 1 acre. They are a for profit partnership paid for the taxpayers. This is about making a profit, that is why they are asking for so many variances. The KinderCare that left was one of the most profitable in the nation but did not renew its lease because of the project. It took years to develop a profitable business in this location. She has lost income for 3 years and did a major renovation. She paid \$50,000 a year tax bill and had no tenant. He came to ask for your help. Please vote no.

Laurie Taylor said there is an economic impasse on north end of town. She said it is extremely lucrative to be a developer and work on supportive housing projects. A lot of credits are handed out to developers to shield taxes and income from taxes. The day care center abutting this property pays \$50,000 a year in taxes. 70% of taxes on the north end got to a School District. There is a like development already in the District 21 area called Philhaven. She asked what kind of taxes will this new development pay how will it affect District 21's property taxes. Will the tax payers be expected to absorbing more costs? Residents are having to pick up more school district funding every year. District 21 resides in the 10th largest TIF district. District 25 is in a lower TIF district. All residents pay for property taxes for the Senior Center and the Wheeling Township office. There are 5 of these developments in a 10-mile radius. She said these developments are inequitable in their placement. She asked the Board to see the big picture.

President Hayes said he was sympathetic to the concerns of the daycare center owner. He said he was struck by Mr. Brady's comments regarding the benefits of this project being near the daycare center and Buffalo Grove High School as this could provide opportunities for this proposal. The daycare can further their business with additional patrons and the high school with potential service projects. He thought that some of the concerns of the adjacent center are perhaps unfounded. He said he chooses to look at opportunities for good. He said in 2010 he voted against Boeger Place as there were too many unanswered questions. There were more variations and the nature and extent of the variation were more significant than this proposal. He said he liked that this project is open to those with disabilities with all kinds. Residents could be a disabled veteran with a wife and 2 children, or a battered woman with her children. It seems to be a healthy mix of individuals living in a supportive environment. There is a great need. There are hidden needs within our fortunate community and he sees them on a daily basis. He hears stories from individuals who are in dire need and financial assistance and in most cases the Village cannot help because it is not our mission, the Village has to rely on others to provide for those with needs. President Hayes said that he finds this proposal much different than the one in 2010, it addresses a need and will

have many upsides rather than downsides. He said he was in favor.

Trustee Sidor agreed and asked if Mr. Koenig agreed to all of the conditions. Mr. Koenig said yes. Trustee Sidor made the motion to approve the project at this time.

Trustee Glasgow asked if the gazebo was designated for smoking. Mr. Koenig said no. Trustee Glasgow asked if it could be made non-smoking as it was near the playground of the daycare. Mr. Koenig said they would be willing to do that. Mr. Enright said the gazebo does not directly abut the playground. Trustee Sidor said he would be willing to amend his motion.

Trustee Glasgow asked what the substantial change was from B-2 to I. Mr. Recklaus said intermediate care facilities are only permitted in Institutional zoning areas. The lot to the east is in Buffalo Grove. The property to the west would have to be rezoned if its use were to change to a care facility. Mr. Enright said a property used as care facility is permitted in Institutional zoning, but not in B-1 or B-2. Trustee Glasgow asked how long the current waiting lists were. Mr. Koenig said each building has its own. In Glenview 100 people asked to be on the list for 13 units and they closed the list. They try not to let the lists get over 100 people. He said they hope to have the units rented before completing the project so people can move in immediately. There are two parking spaces per unit and they have not had to limit parking in the past so won't automatically regulate them.

Trustee Glasgow said this the best use of this property despite the variances. He said that the KinderCare did not terminate their lease because of this project, but because the location. It will benefit the people of Arlington Heights. He said this is no different than an assisted living place for seniors which also applies for tax credits. It's a greater society cost if we don't provide this for our people with disabilities. He said he wasn't supportive of the motion pending the resolution of the smoking near the playground issue.

Trustee Scaletta said he was appreciative of the passionate arguments on both sides. He was frustrated by those who suggested that the Board didn't believe in supportive housing. He said he voted no in 2010 because the variations were too significant. He said he was also frustrated by those who want the Board to vote no based on negative stigmas and a laundry list of what ifs. This is a better project. He said he shares the concerns with Trustee Glasgow regarding the gazebo placement but wouldn't want to create a situation where people go beyond the gazebo, if it is deemed a no smoking location, and ultimately smoke closer to the children. He said he would like the building management to respect its neighbors and not have residents smoke near the children. He said he did not want to over legislate. Sometimes good intentions make things worse.

Trustee LaBedz said she was in support of this project. When you look at the nature of the variations, they are not unusual and many projects ask for

these kind of variations. The need is great. Even if it was not disability neutral, she would be supportive. Mental health issues are everywhere and mostly go unknown.

Trustee Baldino asked if there was a smoking plan at their other facilities. Mr. Koenig said the place a smoking receptacle in an area and that's where people tend to smoke. Smokers congregate by the location of the receptacle. He said they will put a smoking receptacle on the other side of the building, away from the daycare. It is a smoke free building.

President Hayes said he thinks the smoking issue should be in the hands of the property manager. Mr. Koenig said he recognized that smoking is an issue.

Trustee Mike Sidor moved to approve PC #17-004, A REZONING FROM B-1, LIMITED RETAIL BUSINESS DISTRICT AND B-2, GENERAL BUSINESS DISTRICT TO I, INSTITUTIONAL; A PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW THE CONSTRUCTION OF A TWO STORY, 16 UNIT SUPPORTIVE HOUSING DEVELOPMENT; AN AMENDMENT TO THE VILLAGE'S COMPREHENSIVE PLAN TO CHANGE THE UNDERLYING LAND USE DESIGNATION FROM COMMERCIAL TO INSTITUTIONAL; A PRELIMINARY PLAT OF RESUBDIVISION TO CONSOLIDATE THE TWO LOTS INTO ONE LOT; A VARIATION FROM CHAPTER 28, SECTION 5.1-8.3, MINIMUM AREA FOR ZONING DISTRICT, TO ALLOW A REDUCTION TO THE MINIMUM DISTRICT STANDARD SIZE FROM 2.0 TO 0.93 ACRES; A VARIATION TO CHAPTER 28, SECTION 5.1-8.1.A., LOCATION, TO WAIVE THE REQUIREMENT THAT PROPERTY UP TO FOUR ACRES AND ZONED INSTITUTIONAL SHALL HAVE FRONTAGE ON A STREET CLASSIFIED AT LEAST AS A COLLECTOR ON THE ARLINGTON HEIGHTS THOROUGHFARE PLAN; A VARIATION TO CHAPTER 28, SECTION 5.1-8.14, MINIMUM DISTANCE FROM BUILDING WALL TO PAVED AREA, TO ALLOW A REDUCTION TO THE MINIMUM DISTANCE FROM 25 TO 15 FEET; A VARIATION TO CHAPTER 28, SECTION 6.5-2, ACCESSORY STRUCTURES, TO ALLOW AN ACCESSORY STRUCTURE (GAZEBO) IN A SIDE YARD; A VARIATION TO CHAPTER 28, SECTION 11.7(B), LOADING REQUIREMENTS, TO WAIVE THE REQUIREMENT FOR A LOADING BERTH ON THE SUBJECT PROPERTY, AND A VARIATION TO CHAPTER 28, SECTION 16.12-1, TRAFFIC ENGINEERING APPROVAL, TO WAIVE THE REQUIREMENT FOR A TRAFFIC ANALYSIS. THIS APPROVAL SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS: 1. THE PETITIONER SHALL HAVE 24 MONTHS FROM FINAL PUD APPROVAL TO COMMENCE CONSTRUCTION AS REQUIRED BY VILLAGE CODE. IF CONSTRUCTION DOES NOT COMMENCE WITHIN 24 MONTHS OF FINAL PUD APPROVAL, OR A REQUEST FOR EXTENSION IS NOT RECEIVED AND APPROVED, THEN ALL ORDINANCES APPROVING THIS DEVELOPMENT BECOME NULL AND VOID AND THE ZONING REVERTS BACK TO ITS ORIGINAL B-1 AND B-2 CLASSIFICATIONS AND THE COMPREHENSIVE PLAN DESIGNATION REVERTS BACK TO 'COMMERCIAL'. 2. ALL UNITS WITHIN THE DEVELOPMENT SHALL BE DEED RESTRICTED SO THAT

THEY REMAIN IN PERPETUITY AS AN AFFORDABLE HOUSING DEVELOPMENT FOR INDIVIDUALS WITH DISABILITIES AND MEETING ALL HUD DEFINED INCOME LEVELS. 3. THE PETITIONER SHALL COORDINATE WITH PROPERTY OWNER OF THE POPEYE'S RESTAURANT TO PROVIDE THE REQUIRED IMPROVEMENTS TO THE ACCESS EASEMENT TO ALLOW FOR PROPER EXISTING AND ACCESS FOR EMERGENCY SERVICES AS DETERMINED BY THE VILLAGE OF ARLINGTON HEIGHTS. THIS SHALL BE DONE PRIOR TO FINAL PUD APPROVAL. 4. THE PETITIONER SHALL PROVIDE THE FOLLOWING ON-SITE STAFFING: A. SHARED PROPERTY MANAGER AND PART-TIME MAINTENANCE STAFF – MONDAY THROUGH FRIDAY 9 AM TO 5 PM AS NEEDED. B. CASE WORKERS AND SERVICE PROVIDERS STAFF – AS NEEDED. THE PETITIONER SHALL PROVIDE ESTIMATES FOR THE MINIMUM HOURS FOR REVIEW AND APPROVAL BY THE VILLAGE. 5. ADDITIONAL UNOBSTRUCTED PATHS OF TRAVEL AROUND THE BUILDING MAY BE REQUIRED DURING FINAL PUD. 6. SHALL COMPLY WITH ALL DESIGN COMMISSION RECOMMENDATIONS FROM APRIL 6, 2016. 7. PETITIONER SHALL WORK WITH STAFF TO RELOCATE AND SCREEN MOUNTED CONDENSING UNITS TO THE NORTHWEST CORNER OF THE PROPERTY TO THE EXTENT FEASIBLE. 8. A CODE-COMPLIANT PHOTOMETRIC PLAN SHALL BE REQUIRED AS PART OF FINAL PUD. 9. SCHOOL, PARK, AND LIBRARY CONTRIBUTIONS SHALL BE REQUIRED PER VILLAGE CODE PRIOR TO ISSUANCE OF A BUILDING PERMIT. 10. PETITIONER SHALL COMPLY WITH ALL FEDERAL, STATE AND VILLAGE CODES, REGULATIONS, AND POLICIES. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Glasgow, Hayes, LaBedz, Scaletta, Sidor

Abstain: Tinaglia

Absent: Rosenberg

XIII. LEGAL

- | | | |
|----|---|----------|
| A. | An Ordinance Amending Chapter 28 of the Arlington Heights Municipal Code
(Amendment to sections of Chapter 28, Zoning Regulations) | Approved |
|----|---|----------|

Trustee Glasgow said he asked for a red line version of the proposed changes as it was not available on the website for this meeting. Staff got this information to him quickly. Moving forward, he said he would like the public to have access to the red line versions too. Mr. Recklaus he appreciated the comments and the information is on the website attached to the June 5th Village Board meeting where staff presented the information and the Board discussed it.

Trustee Thomas Glasgow moved to approve 17-027. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee John Scaletta moved to adjourn at 10:41 p.m. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

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

Absent: Rosenberg



Item: June 27, 2017 Committee-of-the-Whole Minutes

Department: Finance

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
June 27, 2017 Committee-of-the-Whole Minutes	Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 27, 2017
7:30 PM

I. CALL TO ORDER

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

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Board Members Present:

Mayor Thomas Hayes, Trustees Baldino, Blackwood, Glasgow, LaBedz, Rosenberg, Scaletta, Sidor, & Tinaglia

Staff Members Present:

R. Recklaus, D. Mikula, T. Kuehne, S. Shirley, J. Massarelli, C. Perkins, C. Papierniak, G. Mourning, K. Koeppen, M. Juarez, D. Ruda, P. Wilkiel, & Various Village Support Staff

IV. NEW BUSINESS

- A. Review of the Proposed 2018-2022 Capital Improvement Program (CIP)

Mr. Recklaus stated that the 2018-2021 CIP reflects discussions that have taken place throughout the year. He wanted to acknowledge that staff is closely monitoring the developments in Springfield which could impact the Village's ability to implement this plan. He went on to say that there is not enough hard information from Springfield to warrant changes to this document at this point.

Mr. Recklaus continued by saying that the CIP document is a result of a lot of effort by staff in every department. He said that given that this process is

becoming more routine and is labor intensive for both the Board and staff, that switching to a two-year cycle for the formal review of the CIP beginning next year is being looked at. He noted that actual authority in funding will come from the annual budget process, and said that staff believes that such a change adds a lot greater efficiency for overall financial planning.

Mr. Recklaus went on to give some highlights of this 5-year CIP document which includes;

- Closure of the EAB fund at the end of the year
- Continuation of the accelerated road and water main programs
- Corridor Improvements
- First five years of Storm Water Improvements and enhancements (which assumes the institution of a \$6.25 per month storm water utility fee that will be discussed and finalized in August 2017)
- Inclusion of the Teen Center in the roof replacement program (No money will be spent until discussions on the future of the facility take place later this fall with the Village Board.)

Capital Projects Fund

Mr. Kuehne gave a brief overview of the Capital Projects Fund saying that there are two main revenue sources for this fund, property taxes and home rule sales tax. He noted that the transfer from EAB Funds in 2017 of \$2.6 million helps pay for the Downtown brick paver and corridor projects. He went on to say that there is \$6 million yearly for the Street Program in this fund, and that yearly total expenses for the Street Program would be at the recommended \$8.5 million level. Mr. Kuehne said the small property tax increases over the last two years were solely for streets. He hopes that that street funding will continue, saying that is dependent on what happens with the State.

Trustee LaBedz asked about the status of the fence along the railroad tracks (Davis/Sigwalt).

Mr. Recklaus stated that a section of the Village owned fence was taken down and that some plants were planted on a trial basis to see how it would look and be received. No complaints were received. He said the cost of replacing the fence would be about \$300,000 and that plantings would be significantly less at about \$75,000 - \$80,000 and that plantings would be the recommendation.

Trustee Rosenberg questioned the allocation for the Teen Center roof replacement if it is not done. Mr. Kuehne stated that it would stay in the fund balance. Mr. Recklaus added that the Teen Center is an asset that is currently being actively used and is in need of repair, and said things will get more expensive if money is not spent on it. He added that conversations with the Board will take place before money is expended, and if the Board wants to go in a different direction with that asset.

Trustee Scaletta questioned the budgeted amounts for the midblock crosswalks. Mr. Perkins stated that \$119,000 budgeted in 2017 is for the design and Campbell Street component, and the \$70,000 is budgeted for the Dunton Avenue crosswalk in 2018. Mr. Perkins stated that the Campbell Street crosswalk in front of Metropolis will be done this year. Trustee Scaletta thought that before summer, March or April would be the best time to finish the Dunton crosswalk.

Trustee Rosenberg asked if the flooding issue in front of Metropolis would be resolved before the mid-crosswalk was done. Mr. Massarelli stated that Engineering is in the design phase for those improvements and that it wouldn't be done for about two years. He also said that discussion was to put the walk in and try to work around that design. Mr. Recklaus added that Phase I of storm water improvements would provide a stronger fix for the Metropolis Theatre area. Trustee Rosenberg felt that the projects should be coordinated so that one project does not interfere with the other. He then asked if the Campbell/Sigwalt storm water project is part of this area. Mr. Massarelli stated that that area is the first phase of the major flood relief program saying that it will help with the Campbell Street flooding.

Trustee Scaletta wanted clarification that the crosswalk in front of Metropolis will not be disrupted when any kind of repairs are made to provide relief of flooding of that area. Mr. Massarelli stated that as details are provided, the limits of the sewers would become known. He went on to say that details will not be known until early 2018, after the crosswalk is done this year. Trustee Scaletta thought that it does not make sense to spend the money on the crosswalk when it is unsure if it will have to be dug up for the other improvements to be made. Mr. Recklaus stated that good points were made this evening and that this issue can be revisited.

Trustee Rosenberg asked about the License Plate Recognition Program. Chief Mourning stated that there is an existing operational license plate recognition system since January which has showed solid results. He went on to say that an additional system would like to be added so that one can be used on the north and south ends of town. He also said that they would be connected to the ticket scofflaw program. Chief Mourning noted that funding would be used from forfeiture funds.

Trustee Rosenberg also asked about discretionary funds for a command vehicle. Chief Mourning and Chief Koeppen stated that both departments would share and utilize the vehicle frequently. It would be used for special events, serious traffic crashes, crime scenes, etc. Once ordered, it would take about nine months to receive.

Motor Fuel Tax (MFT) Fund

Mr. Kuehne explained that revenues are coming in at \$1.9 million per year.

Storm Water Control Fund

Mr. Kuehne said that the 2018 key projects in this fund include the ongoing Neighborhood Drainage Program for \$300,000 per year, and the Storm Sewer Rehab/Replacement Program at \$500,000 per year. He also said there are two one-time key projects which include \$1 million for the Enhanced Sewer Back-Up Program and \$2.1 million for Area 4 – Street Ponding Campbell/Sigwalt. He noted that presently this fund does not have a designated source of revenue. He said that the proposed storm water utility fee of \$6.25 per month for single family users and a slightly higher amount for a handful larger businesses and land owners will be presented to the Board sometime in August, with implementation sometime in October. Mr. Kuehne also highlighted that a \$10 million bond issue will be done in mid to late 2018 to help pay for these projects.

Trustee Rosenberg felt that the Enhanced Sewer Back-Up Program should start sooner than later and asked if would start in 2018. Mr. Recklaus stated that there are funds available to start that program sometime in the fall and said that correspondence to targeted residents is being worked on. Mr. Recklaus added that the program can start prior to the collection of the new storm water utility fee as long as we know that the fee will be coming sometime this fall. Discussion took place regarding the timing and funding of the key projects.

Trustee Scaletta also felt that the Enhanced Sewer Back-Up Program should start sooner and asked if calls have come in since the Board increased the program. Mr. Recklaus said nothing yet has been reported to him. He added that no area-wide basement backups in the combined sewer area were experienced since 2011 event.

Trustee Sidor asked that in order to eliminate confusion between the Storm Water and Neighborhood Drainage programs, if the Neighborhood Drainage Program could be renamed. Mr. Massarelli stated that the name can be changed. Discussion took place regarding neighborhood drainage issues and with timing of approvals because of the use of easements.

Water & Sewer Fund

Mr. Kuehne stated that the last part of the Water and Sewer Fund rate increase plan goes through 2019, saying that increases may need to be considered for the future. He mentioned that it is projected that Arlington Heights' water and sewer rates will still be lower compared to other communities.

Mr. Kuehne mentioned that when the auditors were here they said that in 2016 the Village did well in the General Fund and in the Water & Sewer Fund, but added that the cash balance in the Water & Sewer fund has gone down faster than anticipated because of less water usage due to wet springs and summers and not selling as much water. Mr. Kuehne said that because of that, the budgeted amount of water usage has been lowered, and that

increases in the water main program have been extended out to make sure that there is enough money in this fund going forward.

Municipal Parking Fund

Mr. Kuehne said that rate increases for parking have gone up to match what is charged in other surrounding communities. He said that the increases should balance this fund for at least the next five years.

Public Building Fund

Mr. Kuehne stated that the guaranteed maximum price of the new Police Station will be presented sometime in July. He said that occupancy in the new station will be in late 2018 or early 2019. Mr. Recklaus stated that this is a work in progress and that demolition will occur in mid-July.

Trustee Sidor said for transparency and knowledge that he would like to see running totals of what was spent for the new Police Station going back to the study of the police station needs until it is completed and furnished. Mr. Recklaus said that something could be provided to the Board.

Other Funds

Trustee Scaletta asked if all repairs and maintenance for Metropolis comes out of the A & E Fund. Mr. Kuehne stated that they were. He also said that since that building is getting older, it will eventually need a roof replacement which can cost hundreds of thousands of dollars, and said that those costs would be shared among the owners of the building. He went on to explain the Village's reserve amount and restricted contributions (operations) for the Metropolis. Discussion continued regarding ownership and future roof replacement.

Trustee Blackwood asked if there were any details on the \$10,000 Downtown Events budgeted amount in the A & E Fund. Ms. Mikula stated that it is anticipated that the same event (Holiday Happenings) held last December will be held again this year since it was very successful. She added that this was a staff initiated project by the request of the Board for new entertainment opportunities. The new staff workgroup created is called The Downtown Special Events Group.

Unfunded

Mr. Kuehne stated that the unfunded projects are projects that staff wanted to keep on a list but that have no funding at this time. Mayor Hayes asked why the Starline was still listed after so many years. Mr. Perkins stated that it is just a placeholder so that he can keep track of projects that were explored in the past, and said that the Village has quite a bit of interest in properties in that area which may be redeveloped using some elements from the Starline without the actual station itself.

Trustee Tinaglia asked about the Downtown Light Ceiling Phase I and Phase II (unfunded), saying that he is looking forward to them sooner than later. Mr. Perkins said that Phase I, over the intersection of Campbell & Vail, was originally planned for this year, but because of higher costs because of issues with installation using existing poles, the project has been re-budgeted in the CIP for next year. He went on to say that the intended Phase II would continue the project along Vail in front of Harmony Park. Mr. Scaletta liked that Phase II was unfunded and felt that having a light ceiling Downtown was great, but that it didn't need to be over the entire Downtown. He also said that he would like to see design elements before the end of the year so that it can be started in early 2018 and finished by May. Trustee Tinaglia noted that the light ceiling is not just a summer thing, but year-round and thought that it will make a good impact. Trustee LaBedz agreed.

Public Comment

Mr. Adelman stated that he attended a February Village Board meeting regarding the sewer rehabilitation program, saying that at that meeting the Board assured those in the audience that no decisions would be made and that there would be additional time for resident input before the 2018 projects were approved to go forward. He stated that he has concerns with going forward and allocating dollars for projects without resident input.

Mayor Hayes stated that the CIP is just a plan and projection and that nothing is being approved tonight. He went on to say that this will come back to the Board before any funding for these projects are approved.

Mr. Recklaus said that the Sewer Back-Up Program that may start this year is at the top of prioritization to be developed, and said that there is still a lot of work that would have to be done for the other items. Mr. Recklaus stated that this list of projects was talked about in detail in March and were formed by a process that involved multiple open house meetings, surveys of residents, etc. He went on to say that the CIP itself involved a survey that went out to residents to identify issues to make sure the Village was not missing something. Mr. Recklaus said that from the Village's standpoint, there has been public input and said that it is difficult to have individual residents weigh in on what the prioritization should be between projects, because typically people will be interested in the projects that affect them most directly. He went on to say that the Village has gone through the process of prioritizing based on what they observed, the criticality and the frequency of the flooding, and the overall condition based on what our Public Works Department is experiencing. Mr. Reckalus said a lot of work goes into this and said that if someone has thoughts on whether or not the prioritizing should be changed, the Board and staff would be interested in that.

Mr. Adelman voiced his concerns with the prioritization, saying that he felt a lot of the projects that will be frontloaded in phase I and phase II will be outside of the combined sewer area and that a lot of money will be spent on

improvement in sewers areas where very few homes will have a chance of having sewage back up into their homes. He asked that the prioritizing be looked at again and thought that there should be another opportunity for resident input.

Trustee Scaletta stated that the increase in the Sewer Back-Up Program has to do with the combined sewer area and said that the priority list will continue to be reevaluated as we move forward. He said that Board has to do everything they could to eliminate, as much as possible, the flooding that happens to people who have not invested in their home to put in a sewer back-up system. Trustee Scaletta went on to say that he is all for moving forward as quickly as possible to implement this program and to educate the residents who might have flooding issues and can take advantage of this program in order to avoid those issues.

TRUSTEE GLASGOW MOVED, SECONDED BY TRUSTEE SCALETTA, THAT THE COMMITTEE-OF-THE-WHOLE RECOMMEND TO THE VILLAGE BOARD THAT THE BOARD APPROVE THE PROPOSED 2018-2022 CAPITAL IMPROVEMENT PROGRAM AND THAT THE FIRST YEAR OF THE PROGRAM TOTALING \$43,340,400 BE INCORPORATED INTO THE VILLAGE'S PROPOSED 2018 BUDGET. The motion passed unanimously.

B. Operating Fund Overview / Recommended Budget Ceilings - 2018

Mr. Recklaus talked about the news over the last few days regarding the State's budget and said that the Village plans assumes no dramatic changes in revenues from Springfield, but takes the overall environment into account. He went on to say that specific State proposals being talked about today that appear to have the potential to be pass would dramatically alter the Village's revenue landscape. Some of the State's talks include;

- A four-year property tax freeze for all local governments, except for the City of Chicago, Chicago Public Schools, and school districts on the financial watch lists
- Up to 25% reduction in the Local Government Distributive Fund (which would reduce the Village's revenue of about \$750,000 per year)
- An implementation of a 2% surcharge collected on municipal sales tax revenue

Mr. Recklaus said that at this point it is unclear if the Governor will sign the bill that would prolong the 911 surcharge which would have to be made up of local revenues. He went on to say that these changes would be made along with a four-year income tax increase and that it is unclear if these changes will get the support of both Houses of the General Assembly, and the Governor.

Mr. Recklaus said that while these concepts would dramatically impact the Village's finances, he said that in the short-term, the Village is fortunate to be in a strong enough financial position to avoid the need for drastic

decision making and that the current fund balance will provide for some additional time to plan.

Mr. Recklaus went on to say that the budget ceiling proposal is designed to serve as a basic framework for budget planning by staff, and said that staff always tries and usually outperforms that framework with either expenditure reductions or new revenues. He said that if the State does not create a budget and none of the proposed revenue changes come to pass, staff believes that this framework will be sufficient to develop the 2018 budget. He also said that if the State's changes do come to pass, then Staff will have to regroup and develop an updated framework. He finished by saying that the situation in Springfield will be monitored very closely.

Mr. Kuehne stated that the Village currently has a strong financial position as we look at possible revenue adjustments that the State makes to the Village. He went on to say that in terms of starting the planning process, staff is comfortable with the budget ceilings that have been identified and that they are based on conservative assumptions. He went on to talk about the two growth revenues, Sales Tax and Income Tax, explaining that these key revenues pay for expenses (wage increases, benefits, health insurance, pensions). He said that other revenue sources remain relatively the same, but that increases may be needed in the future if and when there is a property tax freeze imposed by the State.

Mr. Kuehne explained the three-year projections for the General Fund, saying that 2018 shows a zero surplus and deficit, but that in 2019 and 2020 the gap widens between expenditures and revenues. He went on to say that if there is a property tax freeze and/or income tax adjustments from the State that these gaps will widen even further. He went on to explain the General Fund assumptions for 2018.

Mr. Kuehne said that property tax projections are estimates for staff's purposes and that the tax levy will be discussed along with the budget in November. He did explain that we always work to have the lowest property tax increase possible, saying that since 2011, four out of the six Village levies have included a 0% increase for operations, and said that the two most recent levy increases went entirely to increasing the street program. Mr. Kuehne finished by saying that the State's latest proposed property tax freeze would take effect for property taxes paid in 2018 instead of 2019 and would have an effect of \$1.4 million. Discussion continued regarding the State's proposed property tax freeze and Senate Bill 484 and House Bill 4066.

Trustee Glasgow asked if the Village can levy a higher amount in 2017 in order to offset any of the proposed property tax freeze. Mr. Kuehne stated no, that the 2017 tax levy would be for the proposed 2018 proposed property tax freeze. Regarding the proposed budget ceilings, Trustee Glasgow asked Mr. Kuehne if he was comfortable with getting the Village through any proposed legislation. Mr. Kuehne responded by saying that the Village has a solid fund balance which gives time to work through this. He

thought that for the 2018 budget, it would be best to start with the budget ceilings, and if needed, develop options based on actions the State may take. Mr. Recklaus added that an actual budget will not be proposed that doesn't reflect reality, and that the State's actions will be closely monitored. Mr. Kuehne said he is comfortable with the budget ceilings as a starting point, and said that depending on what the State does and depending how much revenues they take that could change. He said that staff will always come up with options for the Board to consider.

Trustee Rosenberg asked if budget ceilings have to be set tonight. Mr. Kuehne stated that it's not absolutely required but felt that a recommendation gives staff a starting point. He explained that departments are given their ceilings and that it takes time for them to come back with proposals which are all looked at and discussed. He also said that revenue and expense options are also looked at. Mr. Recklaus added that because of the uncertainty, discussions with department heads will be different than what they normally would be saying that the potential for State action is becoming more real and that once they are, adjustments will have to be made.

Trustee Rosenberg asked if departments can provide two or three scenarios for their budget and be as conservative as possible. Mr. Kuehne stated that is what has been done in the past and said that based on what happens over the next few days, we will most likely be looking at that type of scenario. Mr. Recklaus pointed out that because the Village is in a strong financial position, we will find a way to weather it. He added that for many municipalities this is going to be a very significant threat to their continued operations.

Mayor Hayes said that the State has already impacted the Village in terms of the way we budget and felt that we cannot let it affect our timeline. He said that for the benefit of this Village, we need to continue our normal process, plan accordingly, and adjust if necessary. Board members agreed.

TRUSTEE GLASGOW MOVED, SECONDED BY TRUSTEE ROSENBERG, THAT THE COMMITTEE-OF-THE-WHOLE RECOMMEND TO THE VILLAGE BOARD THAT THE BOARD APPROVE THE 2018 BUDGET CEILINGS OF \$74,801,100 FOR THE GENERAL FUND; AND \$18,646,000 FOR THE WATER & SEWER FUND. The motion passed unanimously.

V. OTHER BUSINESS

VI. ADJOURNMENT

There being no further business to discuss,

Trustee SCALETTA moved, seconded by Trustee LABEDZ to adjourn the meeting at 9:22 P.M. The motion carried unanimously.



Item: Warrant Register 06/30/2017

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Warrant Register 6/30/17

Type

Warrant Register



**VILLAGE OF ARLINGTON
HEIGHTS**
WARRANT REGISTER FOR
CHECK DATE: 6-30-2017

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$398,157.19
211	Motor Fuel Tax Fund	\$339,075.37
215	CDBG Fund	\$371.25
227	Foreign Fire Ins Tax Fund	\$285.00
231	Criminal Investigation Fd	\$1,942.17
235	Municipal Parkg Opr Fund	\$165,083.83
401	Capital Projects Fund	\$567,214.89
426	Storm Water Control Fund	\$381.50
431	Public Building Fund	\$5,172.88
505	Water and Sewer Fund	\$48,774.41
515	Arts,Entert & Events Fund	\$3,510.00
611	General Liability Ins Fnd	\$432,332.74
615	Workers Compensation Ins	\$37,387.69
621	Fleet Operations Fund	\$41,866.39
625	Technology Fund	\$41,204.47
715	Guaranty Deposits Fund	\$1,500.00
721	Escrow Deposits Fund	\$62,813.15
TOTAL ALL FUNDS		\$2,147,072.93

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206756	505-0000-140.10-00	AMERICAN PRINTING TECHNOLOGIES	POSTAGE REIMBURSEMENT	\$933.67	\$1,865.75
			POSTAGE REIMBURSEMENT	\$932.08	
206762	721-0000-221.10-11	ARLINGTON HTS MEMORIAL LIBRARY	CASH IN LIEU OF LAND	\$2,925.38	\$2,925.38
206763	721-0000-221.10-11	ARLINGTON HTS PARK DISTRICT	CASH IN LIEU OF LAND	\$36,076.84	\$36,076.84
206764	721-0000-221.10-11	ARLINGTON HTS SCHOOL DIST 25	CASH IN LIEU OF LAND	\$11,156.97	\$11,156.97
206772	101-0000-433.14-00	ROBERT BALDARE	REFUND AMBULANCE CLAIM	\$80.00	\$80.00
206775	101-0000-433.14-00	BLUE CROSS BLUE SHIELD	REFUND AMBULANCE CLAIM	\$600.00	\$600.00
206778	101-0000-140.51-00	CANON SOLUTIONS AMERICA	COPIER MAINT# CBS15433	\$31.54	\$31.54
206803	715-0000-220.93-00	CZAPLA, DIANE 171257	BOND REFUND	\$200.00	\$200.00
206804	715-0000-220.93-00	DEBRA COAN 17 718	BOND REFUND	\$200.00	\$200.00
206819	715-0000-220.93-00	FORTIS CONCRETE 17643	BOND REFUND	\$100.00	\$100.00
206824	101-0000-433.14-00	EMILIO GIANNINI	REFUND AMBULANCE CLAIM	\$80.00	\$80.00
206834	101-0000-433.14-00	CYNTHIA HERMSEN	REFUND AMBULANCE CLAIM	\$11.78	\$11.78
206858	101-0000-433.14-00	KURTZ AMBULANCE SERVICE INC	REFUND AMBULANCE CLAIM	\$78.61	\$78.61
206863	101-0000-433.14-00	CHIKAKO LOCKWOOD	REFUND AMBULANCE CLAIM	\$66.25	\$66.25
206876	101-0000-140.50-00	MURNANE PAPER CO	PAPER, OFFICE, MAILROOM	\$9,648.00	\$9,648.00
206881	715-0000-220.93-00	NORTHSCAPE ENT 162041	BOND REFUND	\$100.00	\$100.00
206897	101-0000-433.14-00	DONNA PLATT	REFUND AMBULANCE CLAIM	\$40.00	\$40.00
206903	721-0000-221.10-11	PROSPECT HEIGHTS SCHOOL DIST 23	CASH IN LIEU OF LAND	\$4,761.68	\$4,761.68
206911	715-0000-220.93-00	REA PAVING INC 164317	BOND REFUND	\$200.00	\$200.00
206917	715-0000-220.93-00	RUTHKOWSKI, MARY 171024	BOND REFUND	\$200.00	\$200.00
206918	101-0000-433.14-00	SAFECO INSURANCE	REFUND AMBULANCE CLAIM	\$400.00	\$400.00
206924	505-0000-452.42-00	BART SITARSKI	REFUND FINAL WATERBILL	\$19.80	\$19.80

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206929	715-0000-220.93-00	STEFFEN, FREDERICK 17977	BOND REFUND	\$200.00	\$200.00
206940	235-0000-435.65-03	BOBBI THIEL	REFUND PARKING PERMITS	\$60.00	\$60.00
206941	101-0000-421.05-00	HARRY THIEL	REFUND VEHICLE STICKER	\$5.00	\$5.00
206946	715-0000-220.93-00	TOBOLSKI, MARTA 163247	BOND REFUND	\$200.00	\$200.00
206948	721-0000-221.10-11	TOWNSHIP HIGH SCHOOL DIST #214	CASH IN LIEU OF LAND	\$7,892.28	\$7,892.28
206964	715-0000-220.93-00	WARD, TED 163341	BOND REFUND	\$100.00	\$100.00
801646	101-0000-210.95-00	RTA/CTA BENEFIT PROGRAM	000368112	\$276.50	\$276.50
901251	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA CLAIMS JUNE 2017	\$3,773.18	\$3,773.18
				Division 0 Total	\$81,349.56
				Department 0 Total	\$81,349.56

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206864	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	SERVICE MISCELLANEOUS	\$4,500.00	\$4,500.00
206885	101-0101-501.22-03	NORTHWEST MUNICIPAL CONFERENCE	GALA BANQUET	\$225.00	\$225.00
206902	101-0101-501.30-05	IPROMOTEU	PARADE SHIRTS	\$94.19	\$94.19
				Division 1 Total	\$4,819.19
				Department 1 Total	\$4,819.19

WARRANT REGISTER - GM0002

Department: 2 Integrated Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206856	515-0201-525.40-55	STEVEN KIKOEN	SOS CONCERT DEACON BLUES	\$2,500.00	\$2,500.00
206968	101-0201-502.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
				Division 1 Total	\$2,585.00
				Department 2 Total	\$2,585.00

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206817	101-0301-503.40-70	FLAHERTY JEWELERS	SERV RECOGNITION AWARDS	\$2,890.00	\$2,890.00
206821	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	\$15,064.31	\$15,064.31
	615-0301-552.42-80	GALLAGHER BASSETT SERVICES INC	CLAIMS - W/C	\$22,158.10	\$22,158.10
206832	101-0301-503.22-01	HARRIS TRUST & SAVINGS BANK	WORKPLACE DIVERSITY LLC	\$200.00	\$200.00
	101-0301-503.22-02	HARRIS TRUST & SAVINGS BANK	PAYPAL *OREGON ELGL	\$50.00	\$50.00
	101-0301-503.40-70	HARRIS TRUST & SAVINGS BANK	BEST BUY 00003038	\$250.00	\$2,905.78
			INT*IN *TASTY CATERING	\$891.87	
			TARGET 00011767	\$1,633.86	
			TORTORICES PIZZERIA	\$130.05	
	615-0301-552.20-50	HARRIS TRUST & SAVINGS BANK	JIMMY JOHNS - 748	\$35.28	\$90.28
			NATIONAL PELRA	\$55.00	
	615-0301-552.22-03	HARRIS TRUST & SAVINGS BANK	NATIONAL PELRA	\$55.00	\$55.00
206887	101-0301-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$421.99	\$421.99
206895	615-0301-552.20-50	PETTY CASH	SAFETY RECOG PROGRAM	\$20.00	\$20.00
901251	101-0301-503.21-65	EMPLOYEE BENEFITS CORP	FSA ADMIN JUNE 2017	\$780.50	\$780.50
				Division 1 Total	\$44,635.96
				Department 3 Total	\$44,635.96

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206786	101-0401-503.20-20	CLARK BAIRD SMITH LLP	LEGAL SERVICES	\$2,231.25	\$2,231.25
206832	101-0401-503.21-65	HARRIS TRUST & SAVINGS BANK	COOK COUNTY RECORDER O	\$4.00	\$4.00
206835	101-0401-503.20-10	HOLLAND & KNIGHT LLP	RETAINER	\$3,000.00	\$3,000.00
206887	101-0401-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$153.78	\$153.78
206915	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	\$910.00	\$910.00
206943	101-0401-503.33-05	THOMSON REUTERS-WEST	INFORMATION CHARGES	\$292.22	\$514.22
			LEGAL BOOKS	\$222.00	
Division 1 Total					\$6,813.25
Department 4 Total					\$6,813.25

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206758	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	SERVICE FINANCIAL	\$7,673.58	\$7,673.58
206810	505-0501-503.40-87	DAVE EGAN	50/50 SEWER REBATE	\$4,747.80	\$4,747.80
206821	611-0501-552.42-53	GALLAGHER BASSETT SERVICES INC	CLAIMS - VEHICLE LOSS	\$712.74	\$712.74
	611-0501-552.42-60	GALLAGHER BASSETT SERVICES INC	CLAIMS - LIABILITY LOSS	\$1,056.00	\$1,056.00
206832	101-0501-503.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$17.13	\$30.12
			AMAZON.COM	\$12.99	
206887	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$63.51	\$459.07
			OFFICE SUPPLIES	\$395.56	
206890	101-0501-503.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$44.55	\$44.55
206943	101-0501-503.30-01	THOMSON REUTERS-WEST	PUBLICATIONS 2017	\$235.90	\$235.90
206961	101-0501-503.30-25	VISUAL EDGE CREATIVE SERVICES	ARTWORK DESIGN	\$700.00	\$700.00
901252	611-0501-552.20-70	INTERGOVERNMENTAL RISK MGMT AGENCY	COVERAGE JUNE-DEC 2017	\$430,564.00	\$430,564.00
				Division 1 Total	\$446,223.76
				Department 5 Total	\$446,223.76

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206757	625-0601-553.20-39	AMERICANEAGLE INC	MONTHLY WEBSITE FEES	\$180.00	\$180.00
206780	401-0601-572.50-15	CARTEGRAPH	COMPUTERS,DP & WORD PROC.	\$5,323.50	\$5,323.50
206811	625-0601-553.33-05	ENTRUST	REPLACE CK# 204346	\$2,268.70	\$2,268.70
206812	625-0601-553.21-02	ENVIRONMENTAL SYSTEMS RESEARCH	COMPUTERS,DP & WORD PROC.	\$22,350.00	\$22,350.00
206935	625-0601-553.20-39	SUPERION	SERVICE MISCELLANEOUS	\$16,019.18	\$16,019.18
206958	625-0601-553.21-65	VERIZON WIRELESS	780366108-00001	\$386.59	\$386.59
				Division 1 Total	\$46,527.97
				Department 6 Total	\$46,527.97

WARRANT REGISTER - GM0002**Department: 10 Boards & Commissions****Division: 8**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206948	101-1008-502.20-75	TOWNSHIP HIGH SCHOOL DIST #214	RENTAL FEES	\$375.20	\$375.20
				Division 8 Total	\$375.20

Division: 18

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2108	515-1018-525.40-55	MIKE PROST	REPLACE CHECK 206367	\$90.00	\$90.00
206813	515-1018-525.40-55	FASTSIGNS	FOAMBOARD POSTERS FOR KIO	\$170.00	\$170.00
206961	515-1018-525.40-55	VISUAL EDGE CREATIVE SERVICES	CREATIVE ART & PRODUCTION	\$750.00	\$750.00
				Division 18 Total	\$1,010.00
				Department 10 Total	\$1,385.20

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206753	101-3001-511.33-25	ACTIVE LOCK AND KEY LTD	LOCK REPLACEMENT	\$115.00	\$115.00
206760	101-3001-511.33-30	ARLINGTON HTS CRIMESTOPPERS INC	COMMUNITY EVENT	\$120.00	\$120.00
206764	101-3001-511.18-03	ARLINGTON HTS SCHOOL DIST 25	CROSSING GUARD REIMB	\$21,764.63	\$21,764.63
206767	101-3001-511.21-65	ARMOR SYSTEMS	COLLECTION FEES	\$1,407.46	\$1,407.46
206822	101-3001-511.22-03	ANDREW GATZ	TRAINING	\$15.00	\$15.00
206826	101-3001-511.33-25	GRAINGER W W INC	POLICE EQUIPMENT & SUPPLY	\$804.42	\$804.42
206829	101-3001-511.22-03	HAMRICK PETER	TRAINING	\$213.16	\$213.16
206832	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	AMERICAN AIRLINES	\$355.40	\$1,537.48
			JIMMY JOHNS # 433	\$115.88	
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	DOMINOS 2771	\$5.00	\$567.52
			DOMINOS 2771	\$15.00	
			DOMINOS 2771	\$28.00	
			DOMINOS 2771	\$150.00	
			DOMINOS 2771	\$260.00	
			WAL-MART #2815	\$109.52	
	101-3001-511.33-30	HARRIS TRUST & SAVINGS BANK	PANERA BREAD #3287	\$25.00	\$25.00
206849	101-3001-511.22-03	IL TACTICAL OFFICERS ASSOC	REGISTRATION	\$1,250.00	\$1,250.00
206853	101-3001-511.30-35	JG UNIFORMS	CLOTHING	\$30.85	\$165.80
			CLOTHING	\$134.95	
206868	101-3001-511.21-65	METRO-WESTERN COOK CREDIT	SERVICE MISCELLANEOUS	\$64.00	\$64.00
206873	101-3001-511.22-03	MICHAEL MIGLIORISI	TRAINING	\$15.00	\$15.00
206887	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$154.87	\$726.49
			OFFICE SUPPLIES	\$571.62	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206891	101-3001-511.22-03	ANTHONY PADIYARA	TRAINING	\$15.00	\$30.00
206898	101-3001-511.22-03	ADAM PLAWER	TRAINING	\$30.00	\$30.00
206907	101-3001-511.21-65	R E WALSH & ASSOCIATES INC	SERVICE PROFESSIONAL	\$1,875.00	\$1,875.00
206909	101-3001-511.30-35	RAY O'HERRON	CLOTHING & APPAREL	\$53.50	\$413.47
			CLOTHING & APPAREL	\$74.99	
			CLOTHING & APPAREL	\$192.99	
			CLOTHING & APPAREL	\$135.90	
			CLOTHING & APPAREL	(\$48.95)	
			CLOTHING & APPAREL	(\$37.95)	
			CLOTHING & APPAREL	\$42.99	
	101-3001-511.33-25	RAY O'HERRON	CLOTHING & APPAREL	\$503.76	\$503.76
206916	101-3001-511.22-03	MARK J RUGE	TRAINING	\$15.00	\$15.00
206926	101-3001-511.33-25	SPECIAL LEISURE SERVICES	COMMUNITY EVENT	\$540.00	\$540.00
206934	101-3001-511.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	\$90.00	\$90.00
206943	101-3001-511.21-65	THOMSON REUTERS-WEST	SERVICE PROFESSIONAL	\$321.60	\$321.60
206950	101-3001-511.22-03	NICKOLAS TRUDEAU	TRAINING	\$15.00	\$15.00
206952	101-3001-511.22-05	ULTRA STROBE COMMUNICATIONS INC	SHIPPING CHARGE	\$12.95	\$12.95
206959	101-3001-511.22-03	JONATHAN VINSON	TRAINING	\$15.00	\$15.00
206960	101-3001-511.21-65	VISUAL COMPUTER SOLUTIONS	ANNUAL SOFTWARE RENEWAL	\$11,200.00	\$11,200.00
206962	101-3001-511.21-65	WALGREEN COMPANY	SERVICE PROFESSIONAL	\$115.06	\$115.06
206969	101-3001-511.22-03	OLEH YUSYPYUK	TRAINING	\$15.00	\$15.00
				Division 1 Total	\$43,982.80

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206759	231-3003-511.40-01	ARLINGTON HEIGHTS ANIMAL HOSPITAL	VETERINARY SERVICES	\$255.50	\$255.50

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206787	231-3003-511.40-11	CMS ACCOUNTING	POLICE EQUIPMENT & SUPPLY	\$132.81	\$132.81
206900	231-3003-511.40-11	POWER DMS INC	SUBSCRIPTION	\$1,369.88	\$1,369.88
206921	231-3003-511.40-01	SCIENTIFIC ANIMAL FEEDS AND NEEDS	CANINE UNIT PROGRAM	\$60.00	\$183.98
			CANINE UNIT PROGRAM	\$61.99	
Division 3 Total					\$1,942.17
Department 30 Total					\$45,924.97

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206751	101-3501-512.30-20	ABT ELECTRONICS	CREDIT INV 1001901IHK	(\$72.00)	(\$72.00)
206755	101-3501-512.30-35	AIR ONE EQUIPMENT	SHOES AND BOOTS	\$417.00	\$417.00
206770	101-3501-512.33-50	ATLANTIC SAFETY PRODUCTS	MEDICAL SUPPLIES	\$2,492.96	\$2,492.96
206776	101-3501-512.33-50	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	\$37.63	\$2,162.45
			MEDICAL SUPPLIES	\$75.26	
			MEDICAL SUPPLIES	\$106.33	
			MEDICAL SUPPLIES	\$113.92	
			MEDICAL SUPPLIES	\$141.25	
			MEDICAL SUPPLIES	\$152.42	
			MEDICAL SUPPLIES	\$343.68	
			MEDICAL SUPPLIES	\$1,191.96	
206782	101-3501-512.33-05	CDW GOVERNMENT INC	USB CABLE	\$127.81	\$127.81
206816	101-3501-512.30-35	FIRESERVICE MANAGEMENT	TURNOUT GEAR REPAIR	\$181.83	\$181.83
206827	101-3501-512.22-03	PETER GRIPPER	PARAMEDIC LICENSE FEE REI	\$125.00	\$125.00
206848	101-3501-512.22-03	IL SOCIETY OF FIRE SERV INSTR	INCIDENT SAFETY OFFICE CL	\$300.00	\$300.00
206859	101-3501-512.22-03	ANDREW LARSON	ROPE RESCUE CLASS REIMBUR	\$575.00	\$575.00
206867	101-3501-512.30-35	MES	SCBA FACE PIECE	\$1,095.05	\$1,095.05
206879	101-3501-512.21-02	NATL FIRE PROTECTION ASSOC	MEMBERSHIP DUES - P. AHLM	\$175.00	\$350.00
			MEMBERSHIP DUES - B. LYONS	\$175.00	
206880	101-3501-512.22-03	PETER NEWMAN	TUITION REIMBURSEMENT	\$2,122.00	\$2,122.00
206883	101-3501-512.22-03	NORTHWEST COMMUNITY HOSP	TRAINING	\$6,880.00	\$6,880.00
206913	101-3501-512.22-03	DAVID ROBERTS	TUITION REIMBURSEMENT	\$660.00	\$660.00
206931	101-3501-512.21-02	STEVE VACUUMS	VACUUM REPAIR	\$84.85	\$84.85

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206933	101-3501-512.21-02	SUBURBAN SERVICE INC	WASHER REPAIR	\$231.57	\$231.57
206947	101-3501-512.31-60	TOTAL FIRE & SFETY INC	FIRE EXTINGUISHER RE-CHAR	\$331.23	\$331.23
206955	101-3501-512.22-05	UPS STORE #1051	SHIPPING/DELIVERY SERVICE	\$45.02	\$45.02
206957	101-3501-512.22-03	SCOTT VASICEK	SUPPLIES REIMBURSEMENT	\$100.57	\$100.57
206970	101-3501-512.31-45	ZEP MANUFACTURING CO	CLEANING SUPPLIES	\$1,226.27	\$1,226.27
				Division 1 Total	\$19,436.61
				Department 35 Total	\$19,436.61

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206751	227-3701-512.50-15	ABT ELECTRONICS	TREADMILL REPAIR	\$285.00	\$285.00
				Division 1 Total	\$285.00
				Department 37 Total	\$285.00

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206814	101-4001-521.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$26.60	\$185.25
			SHIPPING/DELIVERY SERVICE	\$27.00	
			SHIPPING/DELIVERY SERVICE	\$131.65	
206825	101-4001-521.20-05	GOVTEMPSUSA LLC	SERVICE PROFESSIONAL	\$1,344.00	\$1,344.00
206828	401-4001-571.50-30	HAMPTON LENZINI & RENWICK INC	SERVICE PROFESSIONAL	\$6,763.50	\$6,763.50
206887	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$124.88	\$124.88
206890	101-4001-521.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$74.25	\$753.30
			ADVERTISING	\$75.60	
			ADVERTISING	\$76.95	
			ADVERTISING	\$79.65	
			ADVERTISING	\$83.70	
			ADVERTISING	\$101.25	
			ADVERTISING	\$110.70	
			ADVERTISING	\$151.20	
	101-4001-521.40-41	PADDOCK PUBLICATIONS INC	ADVERTISING	\$162.00	\$885.00
			ADVERTISING	\$723.00	
206905	401-4001-571.50-30	QT SIGNS	SIGNS, SIGN MATERIAL	\$3,987.00	
				Division 1 Total	\$14,042.93
				Department 40 Total	\$14,042.93

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206890	215-4101-522.41-02	PADDOCK PUBLICATIONS INC	ADVERTISING	\$172.80	\$371.25
			ADVERTISING	\$198.45	
Division 1 Total					\$371.25
Department 41 Total					\$371.25

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206815	101-4501-523.22-03	MARK FINK	TRAINING M.FINK	\$199.00	\$398.00
206832	101-4501-523.30-01	HARRIS TRUST & SAVINGS BANK	EDM PUBLISHING INC	\$169.00	\$208.00
			PEN*PENWELL SUBSCRIPTION	\$39.00	
206871	101-4501-523.21-65	MICROSYSTEMS	SERVICE MISCELLANEOUS	\$1,359.36	\$12,626.85
			SERVICE MISCELLANEOUS	\$2,787.28	
			SERVICE MISCELLANEOUS	\$8,480.21	
206895	101-4501-523.30-05	PETTY CASH	SUPPLIES	\$19.99	\$19.99
206934	101-4501-523.22-10	SUMMIT PRINT SOLUTIONS	BUS. CARDS	\$127.50	\$127.50
206942	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	\$38.00	\$536.00
			SERVICE BLDG MAINT	\$76.00	
			SERVICE BLDG MAINT	\$308.00	
Division 1 Total					\$13,916.34

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206818	101-4502-523.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	\$70.00	\$410.00
			PROPERTY MAINTENANCE	\$85.00	
206832	101-4502-523.21-65	HARRIS TRUST & SAVINGS BANK	J2 *MYFAX SERVICES	\$10.00	\$10.00
	101-4502-523.30-01	HARRIS TRUST & SAVINGS BANK	CHANNING BETE CO AHA	\$50.95	\$50.95
	101-4502-523.33-10	HARRIS TRUST & SAVINGS BANK	MOORE MEDICAL LLC	\$657.68	\$786.43
			PEAPOD *GROCERIES	\$128.75	
206895	101-4502-523.30-05	PETTY CASH	CAKE	\$19.42	\$19.42
Division 2 Total					\$1,276.80

WARRANT REGISTER - GM0002**Division: 3**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206823	101-4503-523.21-02	GAVINS GAME SERVICE INC	PINBALL MACHINE REPAIRS	\$144.50	\$144.50
206831	101-4503-523.21-65	HARPER COLLEGE	INTERMEDIATE SPANISH INST	\$40.00	\$40.00
206832	101-4503-523.31-65	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$10.02	\$740.36
			AMAZON MKTPLACE PMTS	\$31.83	
			AMAZON.COM	\$85.46	
			GFS STORE #0204	\$25.00	
			JEWEL #3461	\$37.92	
			JEWEL #3491	\$27.92	
			SAMSClub #8198	(\$10.73)	
			SAMSClub #8198	\$381.33	
			WAL-MART #2815	\$111.55	
			WM SUPERCENTER #1735	\$40.06	
206878	101-4503-523.22-02	NATL COUNCIL ON THE AGING	ANNUAL NCOA MEMBERSHIP	\$145.00	
206896	101-4503-523.30-05	PETTY CASH/SENIOR CENTER	OFFICE SUPPLIES	\$6.00	\$6.00
206954	101-4503-523.22-40	UNITED DISPATCH LLC	(2) TAXI RIDES	\$6.00	\$6.00
Division 3 Total					\$1,081.86
Department 45 Total					\$16,275.00

WARRANT REGISTER - GM0002**Department: 50 Engineering****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206768	401-5001-571.50-30	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	\$336,902.25	\$338,902.25
			SERVICE CONSULTING	\$2,000.00	
206784	426-5001-571.50-25	CHRISTOPHER B BURKE LTD	STORMWATER ANALYSIS	\$381.50	\$381.50
206801	401-5001-571.50-30	CONSTRUCTION & GEOTECHNICAL	SERVICE CONSTRUCTION	\$1,388.90	\$1,388.90
206814	101-5001-524.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$38.69	\$127.98
			SHIPPING/DELIVERY SERVICE	\$89.29	
206825	101-5001-524.20-05	GOVTEMPSUSA LLC	TEMP PLAN REVIEWER	\$1,736.00	\$1,736.00
206828	101-5001-524.20-05	HAMPTON LENZINI & RENWICK INC	SERVICE PROFESSIONAL	\$948.00	\$17,798.40
			SERVICE PROFESSIONAL	\$6,626.40	
			SERVICE PROFESSIONAL	\$10,224.00	
206832	101-5001-524.22-03	HARRIS TRUST & SAVINGS BANK	AMERICAN PUBLIC WORKS	\$50.00	\$849.00
			AMERICAN PUBLIC WORKS	\$799.00	
	101-5001-524.30-35	HARRIS TRUST & SAVINGS BANK	HD SUPPLY WHITE CAP #6	\$58.88	\$58.88
	101-5001-524.33-05	HARRIS TRUST & SAVINGS BANK	JEWEL #3422	\$21.95	\$318.30
			PARKING & TRAFFIC SUP.	\$296.35	
206854	211-5001-571.50-40	JOHNSON PAVING CO	SERVICE CONSTRUCTION	\$339,075.37	\$339,075.37
206901	101-5001-524.21-65	PRECISION REPRODUCTION INC	BOND COPIES	\$546.25	\$546.25
206914	401-5001-571.50-30	LUIS RODRIGUEZ	DRIVEWAY REIMBURSEMENT	\$165.00	\$165.00
206953	401-5001-571.50-30	UNION PACIFIC RAILROAD COMPANY	SERVICE CONSTRUCTION	\$14,225.55	\$83,006.67
			SERVICE CONSTRUCTION	\$68,781.12	
Division 1 Total					\$784,354.50
Department 50 Total					\$784,354.50

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206751	101-7101-531.31-65	ABT ELECTRONICS	FD MICRO	\$303.00	\$303.00
206752	101-7101-531.31-55	ACTIVE ELECTRICAL SUPPLY CO	PW LIGHTING	\$586.20	\$732.62
			SEN CENTER LIGHTING	\$23.69	
			SEN CENTER LIGHTING	\$26.23	
			SEN CENTER LIGHTING	\$96.50	
	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	LED PROJ STREET LIGHT	\$208.50	\$1,746.75
			STREET LIGHTING	\$1,538.25	
206766	101-7101-531.21-36	ARLINGTON RENTAL INC	VH CHAIR TABLE RENTAL	\$319.10	\$319.10
206769	101-7101-531.22-70	AT & T	CLF/CFA/CIRCUIT	\$221.51	\$221.51
206771	101-7101-531.31-45	BADE PAPER PRODUCTS	CLEANING SUPPLIES	\$4,187.50	\$4,187.50
206774	101-7101-531.31-65	BATTERIES PLUS LLC	BATTERIES	\$40.68	\$40.68
206785	101-7101-531.21-11	CINTAS CORP	MAT SERVICE	\$26.42	\$247.92
			UNIFORM	\$221.50	
206789	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	2278061084	\$105.95	\$105.95
206793	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	1851137062	\$18.97	\$18.97
206796	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	3291084013	\$1,977.42	\$1,977.42
206800	101-7101-531.31-90	COMPASS MINERALS AMERICA	STREET/SIDEWALK SUPPLIES	\$11,441.76	\$11,441.76
206806	101-7101-531.21-02	DYNAMIC HEATING & PIPING CO	FIRE STA 4 HEAT CALL	\$649.00	\$649.00
206808	101-7101-531.21-50	DYNEGY ENERGY SERVICES	143670117061	\$977.79	\$977.79
206809	401-7101-571.50-30	ECOLOGY AND VISION LLC	SERVICE CONSULTING	\$2,678.15	\$2,678.15
206820	101-7101-531.21-02	FOUNTAIN TECHNOLOGIES LTD	FOUNTAIN MAINT	\$255.00	\$255.00
206832	101-7101-531.22-02	HARRIS TRUST & SAVINGS BANK	AWWA.ORG	\$206.00	\$206.00
	101-7101-531.22-03	HARRIS TRUST & SAVINGS BANK	PAYPAL *NATURALPATH	\$175.00	\$175.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206832	101-7101-531.31-55	HARRIS TRUST & SAVINGS BANK	PWS-LA, INC.	\$117.72	\$117.72
	101-7101-531.31-65	HARRIS TRUST & SAVINGS BANK	MEIJER #228 Q01	\$35.64	\$35.64
206837	101-7101-531.21-50	HOMEFIELD ENERGY	135232117061	\$8,395.71	\$8,395.71
206850	101-7101-531.22-15	IMPACT NETWORKING LLC	COPIER CONTRACT	\$1,415.63	\$1,415.63
206851	235-7101-571.50-25	J GILL & COMPANY	SERVICE CONSTRUCTION	\$156,898.32	\$156,898.32
206852	101-7101-531.31-40	JCK CONTRACTORS	TOPSOIL	\$660.00	\$660.00
206855	101-7101-531.21-02	KC FITNESS SERVICE INC	VH STA BIKE REPAIR	\$195.00	\$195.00
206857	101-7101-531.31-45	KRANZ INC	CLEAN SUPPLIES	\$202.44	\$202.44
206860	101-7101-531.30-39	LEAHY WOLF CO	FLEET BULK OIL	\$477.30	\$477.30
206865	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	CREDIT FOR OVERPAYMENT	(\$19.03)	\$42.16
			HARDWARE SUPPLIES	\$29.42	
			HARDWARE SUPPLIES	\$31.77	
	101-7101-531.31-65	LOWES COMMERCIAL SERVICES	AGRICULTURAL EQUIP&IMPLEM	\$274.19	\$396.66
			BATTERIES	\$68.23	
			HAND TOOLS-POWER/NON POW	\$54.24	
	101-7101-531.31-70	LOWES COMMERCIAL SERVICES	TRAFFIC SIGNAL SUPPLIES	\$11.64	\$11.64
	101-7101-531.31-75	LOWES COMMERCIAL SERVICES	STREET/SIDEWALK SUPPLIES	\$25.44	\$25.44
	101-7101-531.31-85	LOWES COMMERCIAL SERVICES	HAND TOOLS-POWER/NON POW	\$28.63	\$101.71
			HARDWARE SUPPLIES	\$73.08	
	101-7101-531.31-90	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$12.44	\$95.02
			STREET/SIDEWALK SUPPLIES	\$82.58	
	101-7101-531.33-05	LOWES COMMERCIAL SERVICES	HAND TOOLS-POWER/NON POW	\$112.11	\$112.11
206866	101-7101-531.30-39	MANSFIELD OIL COMPANY	FUEL,OIL,GREASE, & LUBES	\$12,587.98	\$12,587.98
206870	101-7101-531.21-55	MEYERS WOODWORKING & LUMBER	WOOD REPURPOSE	\$375.00	\$375.00
206872	101-7101-531.21-62	MIDWEST MATERIAL MANAGEMENT	SERVICE DISPOSAL	\$3,538.80	\$3,538.80

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206874	101-7101-531.21-55	MILIEU DESIGN LLC	SERVICE MISCELLANEOUS	\$241.01	\$2,365.87
			SERVICE MISCELLANEOUS	\$2,124.86	
206884	101-7101-531.31-75	NORTHWEST ELECTRICAL SUPPLY CO	CABLE TIES	\$46.79	\$46.79
206888	101-7101-531.31-90	ORANGE CRUSH LLC	STREET/SIDEWALK SUPPLIES	\$175.10	\$1,219.76
			STREET/SIDEWALK SUPPLIES	\$1,044.66	
206889	101-7101-531.31-90	OZINGA READY MIX CONCRETE INC	ASPHALT	\$659.00	\$4,602.20
			ASPHALT	\$1,562.40	
			ASPHALT	\$2,380.80	
206892	101-7101-531.21-15	PATRIOT PAVEMENT MAINTENANCE INC	CRACK FILL SENIOR CENTER	\$3,500.00	\$3,500.00
	401-7101-571.50-40	PATRIOT PAVEMENT MAINTENANCE INC	SERVICE CONSTRUCTION	\$124,999.92	\$124,999.92
206894	101-7101-531.31-40	PESCHES FLOWER SHOP	FLOWERS	\$1,439.20	\$2,906.40
			SUMMER ANNUALS	\$1,467.20	
206899	101-7101-531.21-55	POWELL TREE CARE INC	SERVICE TREES	\$2,325.00	\$41,460.00
			SERVICE TREES	\$3,008.60	
			SERVICE TREES	\$3,075.00	
			SERVICE TREES	\$4,262.50	
			SERVICE TREES	\$4,425.00	
			SERVICE TREES	\$4,657.80	
			SERVICE TREES	\$5,013.40	
			SERVICE TREES	\$5,025.00	
			SERVICE TREES	\$9,667.70	
206906	101-7101-531.31-55	QUINCY COMPRESSOR LLC	PW GAR HVAC AIR COMPRES	\$1,906.09	\$1,906.09
206912	101-7101-531.30-39	RKA PETROLEUM COMPANIES INC	FUEL,OIL,GREASE, & LUBES	\$14,554.35	\$14,554.35
206919	101-7101-531.21-55	SANDY'S LAWN AND TREE CARE	SERVICE MISCELLANEOUS	\$1,480.00	\$7,090.00
			SERVICE MISCELLANEOUS	\$5,610.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206922	101-7101-531.31-55	SHERWIN ACE HARDWARE	BATTERIES	\$9.99	\$93.52
			HARDWARE SUPPLIES	\$3.96	
			HARDWARE SUPPLIES	\$6.45	
			HARDWARE SUPPLIES	\$112.92	
			PAINT & EQUIPMENT	\$10.58	
			RETURNS	(\$50.38)	
	101-7101-531.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$13.99	\$13.99
	101-7101-531.31-70	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$8.40	\$118.31
			PLUMBING EQUIP FIXT,SUPP	\$2.36	
			STREET LIGHT SUPPLIES	\$19.44	
			STREET/SIDEWALK SUPPLIES	\$49.98	
			TRAFFIC SIGNAL SUPPLIES	\$38.13	
	101-7101-531.31-85	SHERWIN ACE HARDWARE	AGRICULTURAL EQUIP&IMPLEM	\$14.99	\$14.99
	101-7101-531.31-90	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$19.98	\$29.96
			PAINT & EQUIPMENT	\$9.98	
	101-7101-531.33-05	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$4.49	\$27.61
			STREET/SIDEWALK SUPPLIES	\$23.12	
206923	101-7101-531.33-05	SIGNS BY TOMORROW	ART FEST DECAL	\$525.00	\$525.00
206925	101-7101-531.31-40	SITEONE LANDSCAPE SUPPLY LLC	AGRICULTURE SUPP	\$92.48	\$92.48
206930	101-7101-531.31-75	STEINER ELECTRIC	FIRE STA 3 AIR COMPRESS	\$178.37	\$178.37
206936	101-7101-531.21-15	SUPERIOR ROAD STRIPING	SERVICE CONSTRUCTION	\$103,461.97	\$103,461.97
206939	101-7101-531.21-02	TGF ENTERPRISES INC	IRRIGATION MAINT	\$824.78	\$4,712.12
			IRRIGATION MAINT.	\$64.39	
			IRRIGATION MAINT.	\$88.14	
			IRRIGATION MAINT.	\$118.40	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206939	101-7101-531.21-02	TGF ENTERPRISES INC	IRRIGATION MAINT.	\$361.19	\$4,712.12
			IRRIGATION MAINT.	\$381.70	
			IRRIGATION START UP	\$2,873.52	
206944	101-7101-531.31-65	THURINGER MEATS	EVENT SUPPLIES	\$502.98	\$502.98
206949	101-7101-531.31-70	TRAFFIC CONTROL CORP	TRAFFIC LT SUPP	\$100.00	\$100.00
206951	101-7101-531.21-02	UL LLC	FD LADDER TESTING	\$2,147.60	\$2,147.60
206963	235-7101-571.50-25	WALKER PARKING CONSULTANTS	SERVICE CONSTRUCTION	\$2,025.00	\$2,025.00
801642	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	5492508009	\$68.46	\$253.29
			8572043011	\$184.83	
801643	101-7101-531.22-70	AT & T	847259612405	\$46.00	\$4,340.70
			847392086605	\$89.71	
			847439786805	\$87.05	
			847577545305	\$93.55	
			847577579505	\$267.52	
			847590600005	\$863.11	
			847797132105	\$46.00	
			847R16051905	\$2,194.84	
			847Z97278405	\$652.92	
801644	101-7101-531.21-50	NICOR	19426400008	\$89.06	\$1,504.27
			53278600001	\$737.94	
			58401600000	\$418.07	
			72489260108	\$259.20	
Division 1 Total					\$536,761.94
Department 71 Total					\$536,761.94

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206754	505-7201-561.31-05	ADDISON BUILDING MATERIAL CO	COUPLING ETC	\$27.61	\$27.61
206773	505-7201-561.31-65	BATTERIES PLUS LLC	SEWER SUPP	\$31.95	\$31.95
206777	505-7201-561.50-15	BURNS MCDONNELL	SERVICE CONSULTING	\$1,417.00	\$1,417.00
206788	505-7201-561.22-70	COMCAST CABLE	INTERNET SERV	\$184.85	\$554.55
			PW INTERNET SERV	\$369.70	
206791	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0300013030	\$3,401.04	\$3,401.04
206792	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	1092085063	\$105.96	\$105.96
206794	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0117046072	\$84.64	\$84.64
206795	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0441087047	\$1,509.59	\$1,509.59
206797	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0831076049	\$315.37	\$315.37
206798	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0528113037	\$2,840.54	\$2,840.54
206799	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	1257044037	\$879.71	\$879.71
206807	505-7201-561.21-50	DYNEGY ENERGY SERVICES	0297160055	\$294.49	\$294.49
206826	505-7201-561.31-55	GRAINGER W W INC	PUMPING SYSTEM SUPPLIES	\$600.95	\$600.95
206832	505-7201-561.22-02	HARRIS TRUST & SAVINGS BANK	AWWA.ORG	\$83.00	\$372.00
			AWWA.ORG	\$206.00	
	505-7201-561.30-30	HARRIS TRUST & SAVINGS BANK	BEST BUY 00003038	\$46.73	\$46.73
206833	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	\$1,501.44	\$1,501.44
	505-7201-561.31-02	HBK WATER METER SERVICE INC	METERS SUPP	\$281.01	\$281.01
206836	505-7201-561.21-50	HOMEFIELD ENERGY	133970317061	\$413.66	\$413.66
206838	505-7201-561.21-50	HOMEFIELD ENERGY	133970517061	\$2,606.71	\$2,606.71
206839	505-7201-561.21-50	HOMEFIELD ENERGY	133970517061	\$916.48	\$916.48
206841	505-7201-561.21-50	HOMEFIELD ENERGY	133970517061	\$873.11	\$873.11

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206842	505-7201-561.21-50	HOMEFIELD ENERGY	133970517061	\$554.62	\$554.62
206843	505-7201-561.21-50	HOMEFIELD ENERGY	133970517061	\$3,130.50	\$3,130.50
206845	505-7201-561.21-50	HOMEFIELD ENERGY	133970717051	\$365.52	\$365.52
206862	505-7201-561.21-36	LO VERDE CONSTRUCTION CO INC	RENTAL/LEASE EQUIPMENT	\$4,700.00	\$4,700.00
206865	505-7201-561.31-02	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$16.12	\$16.12
	505-7201-561.31-85	LOWES COMMERCIAL SERVICES	HOSES, ALL KINDS	\$132.92	\$132.92
206869	505-7201-561.31-05	METROPOLITAN INDUSTRIES	LOST CREEK PUMP REBUILD	\$2,017.00	\$2,781.00
			STA 17 STOCK SUMP PUMP	\$764.00	
206884	505-7201-561.31-55	NORTHWEST ELECTRICAL SUPPLY CO	LIGHT FIXTURE 17 PIPE	\$25.39	\$25.39
206893	505-7201-561.20-05	PDC LABORATORIES INC	WATER TEST	\$400.00	\$400.00
206920	505-7201-561.22-10	SCHNEIDER GRAPHICS INC	WATER METER DOOR HANG	\$598.00	\$598.00
206922	505-7201-561.31-85	SHERWIN ACE HARDWARE	PAINT & EQUIPMENT	\$14.34	\$14.34
206928	505-7201-561.31-02	STANDARD PIPE & SUPPLY INC	METERS SUPP	\$82.09	\$82.09
	505-7201-561.31-07	STANDARD PIPE & SUPPLY INC	SEWER SUPP	\$244.70	\$244.70
	505-7201-561.31-55	STANDARD PIPE & SUPPLY INC	LOST CREEK PLUMB REP	\$7.36	\$7.36
206938	505-7201-561.31-02	TEST GAUGE & BACKFLOW SUPPLY	METERS SUPP	\$121.20	\$3,788.94
			METERS SUPP	\$246.34	
			METERS SUPP	\$3,421.40	
206945	505-7201-561.31-01	TNEMEC CO INC	FIRE HYDRANT PAINT	\$2,093.00	\$2,093.00
206965	505-7201-561.31-85	WATER PRODUCTS CO	DRILLS FOR WATER DIST	\$532.00	\$532.00
206971	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER DISTRIB SUPP	\$1,236.47	\$1,236.47
206972	505-7201-561.31-55	1000BULBS.COM	INT. LIGHT BULBS	\$37.67	\$37.67
801642	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	0087155164	\$214.24	\$690.52
			0645171017	\$83.94	
			1104021044	\$137.58	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801642	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	1284169036	\$254.76	\$690.52
801643	505-7201-561.22-70	AT & T	847437468405	\$46.00	\$1,211.28
			847437468505	\$46.00	
			847590210505	\$940.54	
			847590808505	\$178.74	
801644	505-7201-561.21-50	NICOR	04055600003	\$114.14	\$324.57
			16797600000	\$40.57	
			19278600002	\$169.86	
801645	505-7201-561.22-70	AMERICAN MESSAGING	U1109311RF	\$99.51	\$99.51
				Division 1 Total	\$42,141.06
				Department 72 Total	\$42,141.06

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801642	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	5231622008	\$63.95	\$63.95
Division 1 Total					\$63.95

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206840	235-7302-532.21-50	HOMEFIELD ENERGY	133970517061	\$3,488.88	\$3,488.88
Division 2 Total					\$3,488.88

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206752	235-7303-532.31-65	ACTIVE ELECTRICAL SUPPLY CO	GARAGE LED LIGHTING	\$119.50	\$119.50
206790	235-7303-532.21-50	COMMONWEALTH EDISON COMPANY	4643395004	\$659.39	\$659.39
Division 3 Total					\$778.89

Division: 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206844	235-7304-532.21-50	HOMEFIELD ENERGY	133971117061	\$889.61	\$889.61
206884	235-7304-532.31-65	NORTHWEST ELECTRICAL SUPPLY CO	WARNING BALLARDS EVERGRN	\$879.18	\$879.18
Division 4 Total					\$1,768.79
Department 73 Total					\$6,100.51

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206761	621-7501-551.31-51	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLY	\$126.65	\$126.65
206765	621-7501-551.31-51	ARLINGTON POWER EQUIPMENT	VEH MAINTENANCE SUPPLY	\$30.62	\$103.26
			VEH MAINTENANCE SUPPLY	\$57.45	
			VEH MAINTENANCE SUPPLY	\$12.86	
			VEH MAINTENANCE SUPPLY	\$10.04	
			VEH MAINTENANCE SUPPLY	(\$7.71)	
206779	621-7501-551.31-51	CAR QUEST	VEH MAINTENANCE SUPPLY	\$7.74	\$1,512.75
			VEH MAINTENANCE SUPPLY	\$21.51	
			VEH MAINTENANCE SUPPLY	\$45.49	
			VEH MAINTENANCE SUPPLY	\$213.92	
			VEH MAINTENANCE SUPPLY	\$250.88	
			VEH MAINTENANCE SUPPLY	\$50.81	
			VEH MAINTENANCE SUPPLY	\$23.80	
			VEH MAINTENANCE SUPPLY	\$514.45	
			VEH MAINTENANCE SUPPLY	\$35.56	
			VEH MAINTENANCE SUPPLY	\$95.68	
			VEH MAINTENANCE SUPPLY	\$64.22	
			VEH MAINTENANCE SUPPLY	\$66.36	
			VEH MAINTENANCE SUPPLY	\$45.64	
			VEH MAINTENANCE SUPPLY	\$46.47	
			VEH MAINTENANCE SUPPLY	\$30.22	
206781	621-7501-551.31-51	CASSIDY TIRE & SERVICE	VEH MAINTENANCE SUPPLY	\$100.00	\$179.99
			VEH MAINTENANCE SUPPLY	\$79.99	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206783	621-7501-551.21-08	CHICAGO PARTS AND SOUND	VEH MAINTENANCE SUPPLY	\$58.96	\$58.96
	621-7501-551.31-51	CHICAGO PARTS AND SOUND	VEH MAINTENANCE SUPPLY	\$187.80	\$2,527.94
			VEH MAINTENANCE SUPPLY	\$49.21	
			VEH MAINTENANCE SUPPLY	\$122.84	
			VEH MAINTENANCE SUPPLY	\$140.86	
			VEH MAINTENANCE SUPPLY	\$255.94	
			VEH MAINTENANCE SUPPLY	\$171.24	
			VEH MAINTENANCE SUPPLY	\$181.68	
			VEH MAINTENANCE SUPPLY	\$24.14	
			VEH MAINTENANCE SUPPLY	\$32.92	
			VEH MAINTENANCE SUPPLY	\$51.24	
			VEH MAINTENANCE SUPPLY	\$53.10	
			VEH MAINTENANCE SUPPLY	\$84.70	
			VEH MAINTENANCE SUPPLY	\$97.90	
			VEH MAINTENANCE SUPPLY	\$144.84	
			VEH MAINTENANCE SUPPLY	\$214.42	
			VEH MAINTENANCE SUPPLY	\$232.32	
			VEH MAINTENANCE SUPPLY	\$371.70	
			VEH MAINTENANCE SUPPLY	\$61.58	
			VEH MAINTENANCE SUPPLY	\$49.51	
206785	621-7501-551.30-35	CINTAS CORP	UNIFORM	(\$52.28)	\$169.22
			UNIFORM	\$221.50	
206805	621-7501-551.31-51	DITCH WITCH OF ILLINOIS INC	VEH MAINTENANCE SUPPLY	\$92.81	\$92.81
206826	621-7501-551.31-65	GRAINGER W W INC	CLOTHING & APPAREL	\$33.87	\$50.75
			VEH MAINTENANCE SUPPLY	\$16.88	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206830	621-7501-551.31-85	HARBOR FREIGHT TOOLS	VEH MAINTENANCE SUPPLY	\$23.99	\$23.99
206832	621-7501-551.21-65	HARRIS TRUST & SAVINGS BANK	IL TOLLWAY AUTO REPLEN	\$40.00	\$40.00
	621-7501-551.22-03	HARRIS TRUST & SAVINGS BANK	AMERICAN PUBLIC WORKS	\$195.00	\$195.00
	621-7501-551.31-51	HARRIS TRUST & SAVINGS BANK	4TE*ILSECRETARYOFSTATE	\$26.00	\$27.00
			4TE*ILSECRFSTATESFEE V	\$1.00	
206846	621-7501-551.21-07	IL RECOVERY GROUP INC	VEH MAINTENANCE SUPPLY	\$270.00	\$270.00
206847	621-7501-551.21-07	IL SECRETARY OF STATE	VEHICLE REGISTRATIONS	\$101.00	\$707.00
			VEHICLE REGISTRATIONS	\$606.00	
206861	621-7501-551.21-07	LIBERTY GLASS TECHS INC	VEH MAINTENANCE SUPPLY	\$520.00	\$645.00
			VEH MAINTENANCE SUPPLY	\$125.00	
206865	621-7501-551.31-51	LOWES COMMERCIAL SERVICES	VEH MAINTENANCE SUPPLY	\$31.17	\$31.17
206875	621-7501-551.21-07	MORTON GROVE AUTOMOTIVE WEST	VEH MAINTENANCE SUPPLY	\$110.00	\$110.00
206877	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	\$143.98	\$143.98
206882	621-7501-551.21-07	NORTHWEST AUTO WASH	CAR WASHES	\$645.40	\$645.40
206886	621-7501-551.31-51	O'REILLY AUTO PARTS	VEH MAINTENANCE SUPPLY	\$7.39	\$288.31
			VEH MAINTENANCE SUPPLY	\$95.52	
			VEH MAINTENANCE SUPPLY	\$185.40	
206908	621-7501-551.21-07	RACEWAY CARWASH	CAR WASHES	\$198.00	\$198.00
206910	621-7501-551.31-51	RAYMAR HYDRAULIC REPAIR SRVC	VEH MAINTENANCE SUPPLY	\$288.34	\$288.34
206922	621-7501-551.31-51	SHERWIN ACE HARDWARE	VEH MAINTENANCE SUPPLY	\$25.96	\$25.96
206927	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	\$493.52	\$1,021.98
			VEH MAINTENANCE SUPPLY	\$528.46	
206932	621-7501-551.21-08	SUBURBAN ACCENTS INC	SQUAD CAR GRAPHICS	\$275.00	\$725.00
			SUV LETTER GRAPHICS	\$450.00	
206937	621-7501-551.31-51	TERMINAL SUPPLY CO	VEH MAINTENANCE SUPPLY	\$117.70	\$348.21

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206937	621-7501-551.31-51	TERMINAL SUPPLY CO	VEH MAINTENANCE SUPPLY	\$230.51	\$348.21
206956	621-7501-551.31-65	US AUTO FORCE	VEH MAINTENANCE SUPPLY	\$20.16	\$20.16
206966	621-7501-551.31-51	WENTWORTH TIRE SERVICE	FLEET TIRES	\$507.64	\$507.64
206967	621-7501-551.31-51	WEST SIDE TRACTOR SALES CO	RETURN	(\$270.99)	\$20.92
			WINDOW	\$291.91	
Division 1 Total					\$11,105.39
Department 75 Total					\$11,105.39

WARRANT REGISTER - GM0002**Department: 90 Capital****Division: 3**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206802	621-9003-572.50-05	CURRIE MOTORS	VEHICLE MAJOR TRANSPORT	\$30,761.00	\$30,761.00
				Division 3 Total	\$30,761.00

Division: 13

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
206904	431-9013-571.50-15	PROVANTAGE CORP	SERVICE DATA PROC, SFTWR	\$741.42	\$5,172.88
			SERVICE DATA PROC, SFTWR	\$4,431.46	
				Division 13 Total	\$5,172.88
				Department 90 Total	\$35,933.88
TOTAL ALL FUNDS:					\$2,147,072.93



Item: Report of the Committee-of-the-Whole Meeting of June 27, 2017
- CIP

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of June 27, 2017

Review of Proposed 2018-2022 Capital Improvement Program

Trustee Glasgow moved, seconded by Trustee Scaletta, that the Committee-of-the-Whole recommend to the Village Board that the Board approve the proposed 2018-2022 Capital Improvement Program and that the first year of the Program totaling \$43,340,400 be incorporated into the Village's proposed 2018 budget. The motion passed unanimously.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of June 27, 2017
- Budget Ceilings

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of June 27, 2017

Operating Fund Overview/Recommended Budget Ceilings - 2018

Trustee Glasgow moved, seconded by Trustee Rosenberg, that the Committee-of-the-Whole recommend to the Village Board that the Board approve the 2018 budget ceilings of \$74,801,100 for the General Fund; and \$18,646,000 for the Water and Sewer Fund. The motion passed unanimously.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of July 10, 2017
- Interview of KNeacy

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of July 10, 2017

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of July 10, 2017
- Interview of AJohnson

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of July 10, 2017

Interview of Andrea Johnson for Appointment to the Housing Commission -
Term Ending: 4/30/18

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Neighborhood Storm Sewer Improvements - Phase 3

Department: Engineering

The Neighborhood Storm Sewer Improvements - Phase 3 project will construct public sewer improvements to enable residents to connect private drainage improvements that would otherwise have been cost prohibitive. In every case, the improvements will help alleviate a flooding issue that adversely affects a homeowner's structure, multiple adjacent properties, or the public right-of-way. Bids for the "Neighborhood Storm Sewer Improvements - Phase 3" project were duly advertised and publicly opened.

TABULATION OF BIDS:

DiMeo Brothers, Inc.	\$ 623,655.00
Mauro Sewer Construction, Inc.	\$ 644,957.00
Copenhaver Construction, Inc.	\$ 676,027.00
R.A. Mancini, Inc.	\$ 713,178.25
Martam Construction, Inc.	\$ 783,226.50
Swallow Construction Corp.	\$ 800,000.00
H. Linden & Sons	\$ 861,422.50
Bolder Contractors, Inc.	\$ 872,702.00
A-Lamp Concrete Contractors, Inc.	\$ 884,773.00
Berger Excavating Contractors, Inc.	\$ 898,394.50
J. Congdon Sewer Service, Inc.	\$ 987,654.32

The unit prices were reviewed and compared to past prices from similar construction projects, accounting for the passage of time and differences in quantities, and found costs to be reasonable.

DiMeo Brothers, Inc. has successfully performed underground work for the Village in the past and has been determined to be a responsible vendor.

RECOMMENDATION:

It is recommended that the Village Board award a contract for Neighborhood Storm Sewer Improvements – Phase 3 to DiMeo Brothers, Inc. in the amount of \$623,655.

Bid Section

Item: Neighborhood Storm Sewer Improvements - Phase 3

Bid Opening Date: June 29, 2017

Account Numbers: Neighborhood Drainage Improvements, \$400,000.00 (SW1102)
426-5001-571.50-25 Arlington Knolls Storm Sewer Extension,
223,655.00 (SW1601) 426-5001-571.50-25

Total Budget
for Specific \$700,000

Item:

Bid Amount: \$623,655.00



Item: Municipal Campus Storm Water Detention

Department: Planning & Community Development

In the budget for 2017, funds were placed in the storm water fund for the estimated cost of providing storm water detention on the Municipal campus as required by the adopted MWRD requirements.

This storm water detention will be constructed simultaneously with the Police Station. The current Municipal Campus has no storm water detention on site and is almost 100% paved. Providing detention on the campus is an improvement to the overall storm water management system. The budget estimate prepared by FGM Architects as part of the 2015 feasibility study was for a new Police Station building only. Therefore, funds were placed in the storm water management fund for the on-site storm water detention system.

On April 17, 2017 the Village Board approved Riley Construction bid package 3A for Abatement, demolition, site utilizes, electrical utilities, and storm water detention. The storm water detention portion of this amount is \$749,604. When the aforementioned early bid package was approved by the Board in April, it was approved with funds coming from the Public Building Fund. However, the storm water detention amount should be funded from the Storm Water Detention Fund.

Recommendation

It is recommended that the Village Board approve allocation of the storm water detention portion of Early Bid Package 3A in the amount of \$749,604 to be funded from the Storm Water Detention Fund instead of the Public Building Fund.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Ordinance - Planned Unit Development - 120-122 E. Boeger Drive

Department: Planning/Legal

An Ordinance Amending the Zoning Ordinance of the Village of Arlington Heights, Granting Preliminary Approval of a Planned Unit Development, a Preliminary Plat of Resubdivision and Certain Variations from Chapter 28 of the Arlington Heights Municipal Code
(2 story 16 unit supportive housing development, 120-122 E. Boeger Drive)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
PUD - Heart's Place	Ordinance

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE VILLAGE OF ARLINGTON HEIGHTS, GRANTING
PRELIMINARY APPROVAL OF A PLANNED UNIT DEVELOPMENT,
A PRELIMINARY PLAT OF RESUBDIVISION AND VARIATIONS
FROM CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, in Petition Number 17-004, on April 26, 2017, pursuant to notice, the Plan Commission of the Village of Arlington Heights conducted a public hearing on a request for rezoning from a B-1 Limited Retail Business District and B-2 General Business District to an I Institutional District, preliminary approval of a planned unit development to allow a two story, 16 unit supportive housing development, approval of a preliminary plat of resubdivision, and variations from certain provisions of Chapter 28 of the Municipal Code for the property located at 120-122 East Boeger Drive, Arlington Heights, Illinois; and

WHEREAS, the President and Board of Trustees have reviewed the minutes of the Plan Commission hearing and have determined that authorizing and granting said requests, subject to certain conditions hereinafter described, would be in the best interests of the Village of Arlington Heights,

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

SECTION ONE: That the Zoning Ordinance of the Village of Arlington Heights is hereby amended by reclassifying from a B-1 Limited Retail Business District and B-2 General Business District to an I Institutional District the following described property:

Lots 2 and 3 in Hardee's Dundee Road Resubdivision, being a subdivision of part of the Northwest quarter of the Northwest quarter and the North half of the Southwest quarter of the Northwest quarter of Section 8, Township 42 North, Range 11, East of the Third Principal according to the plat thereof recorded September 26, 1986 as Document 86439262, in Cook County, Illinois.

P.I.N. 03-08-100-053, -054

and commonly described as 120-122 East Boeger Drive, Arlington Heights, Illinois (“Subject Property”)

SECTION TWO: That preliminary approval is hereby granted for a planned unit development to permit a two story 16-unit supportive housing development on the property legally described in SECTION ONE, which property is hereby designated as a Planned Unit Development and the Zoning Map of the Village of Arlington Heights is hereby amended accordingly. Approval is hereby given for development of the Subject Property in substantial compliance with the following plans:

The following plans have been prepared by Cordogan Clark & Associates, Inc.:

Site Plan, dated April 5, 2017, consisting of one sheet;

Unit Plan, dated February 27, 2017, consisting of sheets A6.0 and A6.1;

Floor Plan, dated March 23, 2017, consisting of one sheet;

Building Elevations, dated January 29, 2017, consisting of one sheet;

Color Rendering, dated January 3, 2017, consisting of one sheet;

The following plans dated January 13, 2017 with revisions through April 7, 2017, have been prepared by Eriksson Engineering Associates, Ltd.:

Civil Cover Sheet, consisting of sheet C000;

Preliminary Engineering Plan, consisting of sheet C001;

Fire Truck Autoturn Exhibit, consisting of sheet C100;

Fire Department Access, consisting of sheet C101;

Refuse Truck Autoturn Exhibit, consisting of sheet C102;

Watermain Extension, consisting of sheet C103;

Preliminary Landscape Plan, consisting of sheet L001;

Tree Preservation Plan, consisting of sheet TP001,

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

SECTION THREE: That a preliminary plat of resubdivision to consolidate two lots into one lot for Heart’s Place Consolidation, prepared by Bryan J. Lee, with revisions through April 6, 2017, is hereby approved.

SECTION FOUR: That variations from the requirements of certain provisions of Chapter 28 of the Arlington Heights Municipal Code are hereby granted so as to permit development of the Subject Property in accordance with the plans approved in SECTION TWO of this Ordinance, which variations are as follows:

1. A variation from Section 5.1-8.3, Minimum Area for Zoning District, to allow a reduction to the minimum district standard size from 2.0 acres to 0.93 acre.

2. A variation from Section 5.1-8.1a, Location, waiving the requirement that property up to four acres and zoned institutional shall have frontage on a street classified at least as a collector street on the Arlington Heights Thoroughfare Plan.

3. A variation from Section 5.1-8.14, Minimum Distance from Building Wall to Paved Area, to allow a reduction to the minimum distance from 25 feet to 15 feet.

4. A variation from Section 6.5-2, Accessory Structures, to allow an accessory structure (gazebo) in a side yard.

5. A variation from Section 11.7b, Loading Requirements, waiving the requirement for a loading berth on the subject property.

6. A variation from Section 16.12-1, Traffic Engineering Approval, waiving the requirement for a traffic analysis.

SECTION FIVE: That the rezoning, preliminary approval of the Planned Unit Development (PUD) preliminary plat of resubdivision, 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 Petitioner shall have 24 months from final PUD approval to commence construction as required by Village Code. If construction does not commence within 24 months of final PUD approval, or a request for extension is not received and approved, then all ordinances approving this development shall become null and void and the zoning shall revert back to its original B-1 and B-2 district classifications and the Comprehensive Plan designation shall revert back to a 'Commercial' use.

2. All units within the development shall be deed restricted so that they remain in perpetuity as an affordable housing development for individuals with disabilities and meeting all Housing and Urban Development defined income levels.

3. The Petitioner shall coordinate with the property owner of the Popeye's restaurant to provide the required improvements to the access easement to allow for proper existing and access for emergency services as determined by the Village of Arlington Heights. This shall be done prior to final PUD approval.

4. The Petitioner shall provide the following on-site staffing:

a. Shared property manager and part-time maintenance staff – Monday through Friday 9:00 a.m. to 5:00 p.m. as needed.

b. Case workers and service providers' staff as needed. The Petitioner shall provide estimates for the minimum hours for review and approval by the Village.

5. Additional unobstructed paths of travel around the building may be required during final PUD.

6. Compliance with all Design Commission recommendations from the April 6, 2016, meeting.

7. Petitioner shall work with Staff to relocate and screen mounted condensing units to the northwest corner of the property to the extent feasible.

8. A code-compliant photometric plan shall be required as part of the final PUD.

9. School, park, and library contributions shall be required per Village Code prior to issuance of a building permit.

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

SECTION SIX: That the preliminary planned unit development approval granted in SECTION TWO of this Ordinance shall continue in effect for a period of 12 months from the approval of this Ordinance, during which period the Petitioner must submit to the Village the materials required by the Zoning Ordinance for final approval of the Planned Unit Development.

SECTION SEVEN: That the approval of the preliminary plat of resubdivision granted in SECTION THREE of this Ordinance authorizes the submission and detailed plans for the proposed resubdivision and detailed plans and specifications for the public improvements therein; and further, that approval of the preliminary plat shall be effective for a period no longer than 12 months, unless extended by the President and Board of Trustees during that period.

SECTION EIGHT: 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 by the Village in the office of the Recorder of Cook County.

AYES:

NAYS:

PASSED AND APPROVED this 10th day of July, 2017.

Village President

ATTEST:

Village Clerk

PUD Hearts Place



Item: Ordinance - Comprehensive Plan - 120-122 E. Boeger Drive

Department: Planning/Legal

An Ordinance Amending the Comprehensive Plan of the Village of Arlington Heights
(120-122 E. Boeger Drive)

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
120-122 E. Boeger Drive	Ordinance

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN
OF THE VILLAGE OF ARLINGTON HEIGHTS**

WHEREAS, in Project Number 17-004, on April 26, 2017, pursuant to notice, the Plan Commission of the Village of Arlington Heights conducted a public hearing to consider an amendment to the Comprehensive Plan, which includes a change to the land use designation for the property located at 120-122 East Boeger Drive; and

WHEREAS, the President and Board of Trustees, have reviewed the minutes of the Plan Commission hearing and determined that amendment to the Comprehensive Plan is in the best interests of the Village of Arlington Heights,

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

SECTION ONE: The Comprehensive Plan of the Village of Arlington Heights is hereby amended by changing the land use designation for the property legally described as follows:

Lots 2 and 3 in Hardee's Dundee Road Resubdivision, being a subdivision of part of the Northwest quarter of the Northwest quarter and the North half of the Southwest quarter of the Northwest quarter of Section 8, Township 42 North, Range 11, East of the Third Principal according to the plat thereof recorded September 26, 1986 as Document 86439262, in Cook County, Illinois.

P.I.N. 03-08-100-053, -054

and commonly described as 120-122 East Boeger Drive, Arlington Heights, Illinois, from a 'commercial' use to an 'institutional' use.

SECTION TWO: The revision to the Comprehensive Plan shall be placed on file with the Village Clerk and shall be available for public inspection.

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 Cook County Recorder.

AYES:

NAYS:

PASSED AND APPROVED this 10th day of July, 2017.

Village President

ATTEST:

Village Clerk



Item: Resolution - Plat of Easement for Water Main

Department: Public Works/Legal

The Village requested this easement from the homeowners at 119 and 121 Regency Drive West and 116 Pear Tree Lane. Having this easement will allow the Village to save money on the current water main replacement project by utilizing a shorter route. The easement will also facilitate easier maintenance to the water main the future. The method of construction for the installation will be directional bore to minimize restorative efforts related to the installation.

RECOMMENDATION

It is recommended that the Village Board approve the attached Resolution Accepting a Plat of Easement for Water Main Purposes at 119 and 121 Regency Drive West and 116 Pear Tree Lane.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Plat of Easement - Water Main	Resolution

A RESOLUTION ACCEPTING
A PLAT OF EASEMENT FOR
WATER MAIN PURPOSES

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

SECTION ONE: That a Plat of Easement for water main purposes across the properties located at 119 N. Regency Drive West, 121 N. Regency Drive West, and 116 N. Peartree Lane, Arlington Heights, Illinois, attached hereto and made a part hereof, is approved and accepted.

SECTION TWO: The Village President is hereby authorized and directed to execute said Plat of Easement, which shall be attested by the Village Clerk, 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 and the Resolution and plat shall be recorded by the Village Clerk in the Office of the Recorder of Cook County.

AYES:

NAYS:

PASSED AND APPROVED this 10th day of July, 2017.

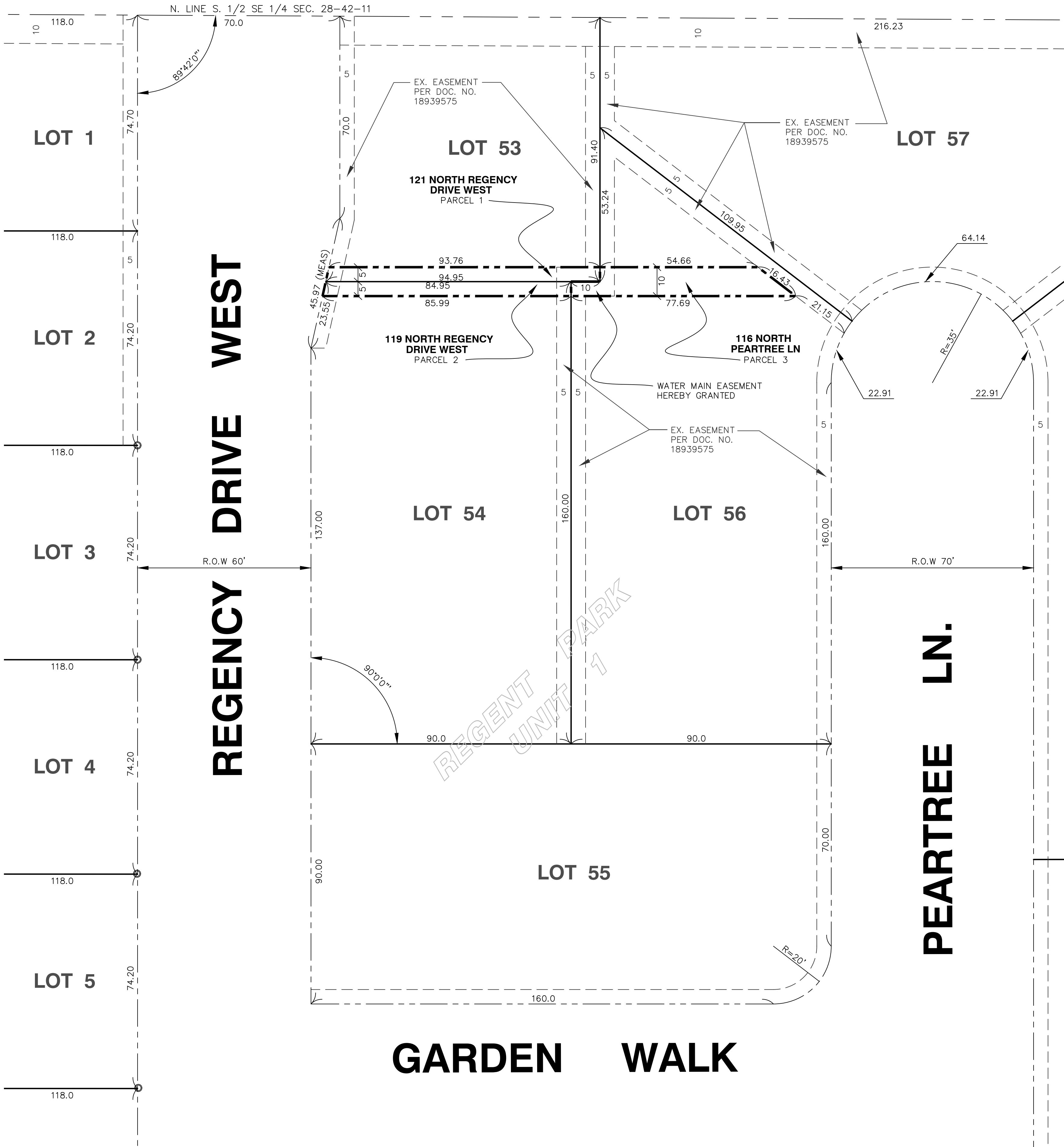
ATTEST:

Village President

Village Clerk

EASEMENTS: plat of easement – water main – Regency Drive West and Pear Tree Lane

PLAT OF EASEMENT



PARCEL 1:

THE SOUTH 5 FEET OF LOT 53 IN REGENT PARK UNIT ONE, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED BY DOCUMENT NUMBER 18939575 ON OCTOBER 11, 1963, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 5 FEET OF LOT 54 IN REGENT PARK UNIT ONE, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED BY DOCUMENT NUMBER 18939575 ON OCTOBER 11, 1963, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 56 IN REGENT PARK UNIT ONE, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED BY DOCUMENT NUMBER 18939575 ON OCTOBER 11, 1963, DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHEAST CORNER OF LOT 53 IN SAID REGENT PARK UNIT ONE; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 53, A DISTANCE OF 5 FEET; THENCE EASTERLY, ALONG A LINE PARALLEL WITH AND 5 FEET NORTH OF THE SOUTH LINE OF SAID LOT 53, A DISTANCE OF 54.66 FEET, TO A POINT ON A LINE PARALLEL WITH AND 5 FEET SOUTHWESTERLY OF THE NORTHERLY LINE OF SAID LOT 56; THENCE SOUTHEASTERLY, ALONG SAID PARALLEL LINE, A DISTANCE OF 16.43 FEET; THENCE WESTERLY, ALONG A LINE PARALLEL WITH AND 5 FEET SOUTH OF THE SOUTH LINE OF SAID LOT 53, A DISTANCE OF 77.69 FEET, TO A POINT ON THE EAST LINE OF LOT 54; THENCE NORTHERLY, ALONG SAID EAST LINE, A DISTANCE OF 5 FEET, TO THE NORTHEAST CORNER OF SAID LOT 54; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID LOT 53, A DISTANCE OF 10 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WATER MAIN EASEMENT

A WATER MAIN EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS, ITS SUCCESSORS AND ASSIGNS, OVER, UPON, ACCROSS, THROUGH AND UNDER THOSE PORTIONS OF THE ABOVE DESCRIBED REAL ESTATE DESIGNATED AS WATER MAIN EASEMENT ON THIS PLAT FOR THE PURPOSE OF INSTALLING, LAYING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, RENEWING AND REPLACING WATER MAIN, TOGETHER WITH ALL APPURTENANT STRUCTURES. IN NO EVENT SHALL ANY PERMANENT BUILDING BE PLACED UPON THE SAID EASEMENT AREAS, BUT THEY MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND SUCH OTHER PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE UNREASONABLY WITHIN THE EASEMENT RIGHTS HEREIN GRANTED. WITH REGARDS TO ANY INSTALLATION OR WORK THAT THE VILLAGE OF ARLINGTON HEIGHTS NEEDS TO PERFORM IN THE EASEMENT AREA, THE VILLAGE WILL RESTORE THE PROPERTY WITHIN THE EASEMENT AND SUCH RESTORATION WILL INCLUDE LEVELING AND GRADING AS NEEDED AND COVERING WITH GRASS SEED AND SOIL. THE VILLAGE OF ARLINGTON HEIGHTS WILL ALSO RESTORE ANY GARDENS, SHRUBS, LANDSCAPING, FENCING, OR OTHER SIMILAR ITEMS.

OWNERS CERTIFICATE

REGENT PARK PROPERTY OWNERS ASSOC.

HEREBY CONSENTS TO SAID
MATER MAIN EASEMENT

ON THIS ____ DAY OF _____, 2017

BY _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF COOK)

I, _____ NOTARY PUBLIC IN
AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO
HEREBY CERTIFY THAT _____
PERSONALLY KNOWN TO ME TO BE THE SAME
PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO
THE FOREGOING INSTRUMENT AS SUCH OWNER(S),
APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED THAT HE (THEY) SIGNED AND DELIVERED
THE ANNEXED PLAT AS HIS (THEIR) OWN FREE AND
VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN
SET FORTH.

GIVEN UNDER MY HAND AND SEAL,
THIS ____ DAY OF _____, A.D., 2017
AT COOK COUNTY, ILLINOIS.

NOTARY PUBLIC

OWNERS CERTIFICATE

PARCEL 1

121 NORTH REGENCY DRIVE WEST
HEREBY CONSENTS TO SAID
MATER MAIN EASEMENT

ON THIS ____ DAY OF _____, 2017

BY _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF COOK)

I, _____ NOTARY PUBLIC IN
AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO
HEREBY CERTIFY THAT _____
PERSONALLY KNOWN TO ME TO BE THE SAME
PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO
THE FOREGOING INSTRUMENT AS SUCH OWNER(S),
APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED THAT HE (THEY) SIGNED AND DELIVERED
THE ANNEXED PLAT AS HIS (THEIR) OWN FREE AND
VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN
SET FORTH.

GIVEN UNDER MY HAND AND SEAL,
THIS ____ DAY OF _____, A.D., 2017
AT COOK COUNTY, ILLINOIS.

NOTARY PUBLIC

OWNERS CERTIFICATE

PARCEL 2

119 NORTH REGENCY DRIVE WEST
HEREBY CONSENTS TO SAID
MATER MAIN EASEMENT

ON THIS ____ DAY OF _____, 2017

BY _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF COOK)

I, _____ NOTARY PUBLIC IN
AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO
HEREBY CERTIFY THAT _____
PERSONALLY KNOWN TO ME TO BE THE SAME
PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO
THE FOREGOING INSTRUMENT AS SUCH OWNER(S),
APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED THAT HE (THEY) SIGNED AND DELIVERED
THE ANNEXED PLAT AS HIS (THEIR) OWN FREE AND
VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN
SET FORTH.

GIVEN UNDER MY HAND AND SEAL,
THIS ____ DAY OF _____, A.D., 2017
AT COOK COUNTY, ILLINOIS.

NOTARY PUBLIC

OWNERS CERTIFICATE

PARCEL 3

116 PEARTREE LN
HEREBY CONSENTS TO SAID
MATER MAIN EASEMENT

ON THIS ____ DAY OF _____, 2017

BY _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF COOK)

I, _____ NOTARY PUBLIC IN
AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO
HEREBY CERTIFY THAT _____
PERSONALLY KNOWN TO ME TO BE THE SAME
PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO
THE FOREGOING INSTRUMENT AS SUCH OWNER(S),
APPEARED BEFORE ME THIS DAY IN PERSON AND
ACKNOWLEDGED THAT HE (THEY) SIGNED AND DELIVERED
THE ANNEXED PLAT AS HIS (THEIR) OWN FREE AND
VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN
SET FORTH.

GIVEN UNDER MY HAND AND SEAL,
THIS ____ DAY OF _____, A.D., 2017
AT COOK COUNTY, ILLINOIS.

NOTARY PUBLIC

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
adopted by the Village Board of the Village of Arlington
Heights, Illinois, this plat was given approval by the Village of
Arlington Heights AND MUST BE RECORDED WITHIN SIX MONTHS
OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE
IT IS NULL AND VOID.

APPROVED by the 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____

SURVEYORS CERTIFICATE

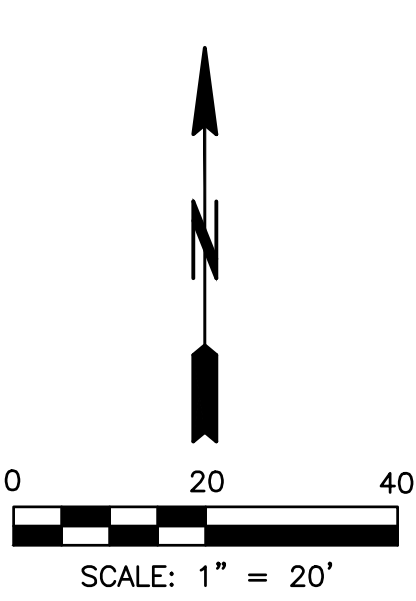
STATE OF ILLINOIS) S.S.

COUNTY OF LAKE)

I, HARLAN M. DOLAND, AN ILLINOIS REGISTERED PROFESSIONAL LAND
SURVEYOR WITH McCLURE ENGINEERING ASSOCIATES, INC. DO HEREBY CERTIFY
THAT THE PLAT OF EASEMENT HEREON HAS BEEN PREPARED UNDER MY
DIRECT SUPERVISION, FROM EXISTING PLATS AND RECORDS AND IS A CORRECT
REPRESENTATION THEREOF.

DATED AT
WAUKEGAN, ILLINOIS, THIS ____ DAY OF _____, A.D., 2017.

BY: _____
HARLAN M. DOLAND, P.E., P.L.S.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3121
LICENSE EXPIRES 11-30-18



REVISIONS		
NO.	ITEM	DATE

SCALE:	1" = 20'
DRAWN BY:	MH
CHECKED BY:	HMD
DATE:	06/12/2017

McClure
Engineering Associates, Inc.
2728 Grand Avenue, Waukegan, Illinois 60085-2495
TEL 847-336-7100 FAX 847-336-7155
Design Firm License: Illinois 184-000816
Copyright 2015 by McClure Engineering Associates, Inc.

WATER MAIN EASEMNT		
AH-2017 WATER SYSTEM IMPS.		
VILLAGE OF ARLINGTON HEIGHTS	JOB NUMBER: 02-21-16-183	COOK COUNTY, ILLINOIS
W:\dwg\AH\2017WM IMP\2017 AH WM EAS.dwg 6/12/2017 3:24 PM		

SHEET NO.	1
of	1



Item: Settlement - Hetrick

Department: Legal

At the June 5 Closed Session, the Village Board authorized settlement in the case of Roberta Hetrick v. Village of Arlington Heights. This suit was filed by Roberta Hetrick after she tripped and fell on a sidewalk on Thurston Place, causing a cervical fracture.

Settlement was reached in the amount of \$210,000, which is within the authority given by the Board.

Recommendation

It is recommended that the Village Board approve the settlement in the case of Roberta Hetrick v. Village of Arlington Heights in the amount of \$210,000 and authorize the execution of all necessary documents to effectuate the settlement.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Settlement - Workers' Compensation Claim - Simon

Department: Human Resources

At the June 5, 2017 Closed Session, the Village Board authorized settlement of the workers' compensation claim for Firefighter/Engineer John Simon. Firefighter Simon injured his left knee while performing the daily apparatus check on the Fire Tower Truck.

The settlement amount of \$24,355.95 falls within the authorization previously granted by the Board.

Recommendation

It is recommended that the Village Board approve the workers' compensation settlement for John Simon in the amount of \$24,355.95.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Bond Waiver - BraveHearts

Department: Building & Life Safety

Background

BraveHearts is requesting a waiver of the bond requirement for their upcoming raffle to be held on Sunday, July 23, 2017 at the Arlington Park Race Track. Tickets will be sold the day of the event.

Recommendation

Staff recommends that the Village Board grant a waiver of the bond requirement.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

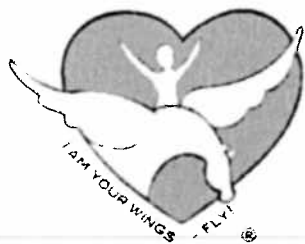
ATTACHMENTS:

Description

Letter

Type

Correspondence



BraveHearts Therapeutic Riding & Educational Center

7319 Maxon Road ♥ Harvard, IL 60033 ♥ Phone (815) 943-8226 ♥ Fax (815) 943-8426

BraveHearts at The Bergmann Centre

4950 Route 173 ♥ Poplar Grove, IL 61065 ♥ Phone (815) 765-2113 ♥ fax (815) 765-0003
www.braveheartsridding.org

Board of Directors

Rolf M. Gunnar, MD
Co-Founder & Chair
Charles Reiter III
Vice Chair
Cynthia Gonya
Treasurer
Marge Tautkus Gunnar
Founder & Secretary
Kathy Allegretti
Patty Boyd
Helen Dörner
Denise Drane, Ph.D.
Laurie Johnson
Dayle Marsh
Andrew Pataky

**President &
Chief Operating Officer**
Meggan Hill-McQueeney

General Counsel
Daniel A. Marsh, Jr., Esq.

Life Guide
Rev. C. Christian Pierce

Advisory
Meredith Birchfield
Ken Boyd
Jerry Kehe

Emeritus Board
Joseph Barrett
Anthony Englert
Thad Goretski
Laura Linley

6/22/2017

Dear Village of Arlington Heights Committee,

BraveHearts is requesting a waiver of the bonding fee. BraveHearts is a 501c3 non-profit organization looking to obtain a raffle license for an event being held on July 23, 2017. The event will be held at noon at the Arlington Park Race Track. Raffle tickets will be sold for \$5.00 a piece or \$10.00 for three tickets. The raffle tickets will go into the "Split the Pot at Arlington Park" where winner will split the raffle amount with BraveHearts. Additional raffles may be involved. Proceeds will go to benefit the organization.

BraveHearts serves a variety of disabilities & has the largest military veterans program by numbers in the nation. BraveHearts provides therapeutic horseback riding, carriage driving and an outpatient clinic specializing in hippotherapy to adults and children.

Kind Regards,

Meggan Hill-McQueeney
President/COO



Item: Metropolis Theatre Seating Repair

Department: Finance

The Metropolis Theatre seating is the original equipment from 2000 when it was constructed and is now 17 years old. There are 309 seats in the theatre and they have a very good mechanical quality, but over the years the padding, springs and fabric have deteriorated and need to be refurbished. Metropolis Theater staff has determined that the seats need new padding on the seat and back, repair of supports, oiling of all parts, and replacement of worn fabric.

Theater assets are owned and paid for by the Village. However, capital expenditures for the Theater are recommended by Theater staff and follow the Village's purchasing guidelines. Refurbishment of the theater seats will provide a higher quality of service to the patrons while extending the functional life of the mechanical aspects of the seats.

The Metropolis has budgeted \$35,000 for this 2017 project. Request for Proposals have been received and are listed below:

<u>Vendor</u>	<u>Total Costs</u>
Preferred Seating	\$64,890
Davis Furniture Comp.	\$54,075
American Office Services	\$31,482 plus \$,2675 for two handicapped seats

Attached are copies of the three bids as well as one alternative quote for the full replacement of the seats.

References have been checked for American Office Services and they have been determined to be a responsible vendor.

RECOMMENDATION

It is recommended that the Village Board award a contract to American Office Services of Westlake, OH for \$34,157 to refurbish the Metropolis Theater's seats.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Metropolis Theatre Bids - Alt. Quote	Exhibits



May 19, 2017

633 Yosemite Drive, Indianapolis, Indiana 46217 Tele: 866-922-0226 Fax: 317-782-3909
www.preferred-seating.com

Metropolis Performing Arts Center
\$64,890.00

Refurbished Seats Quantity of 309 \$210.00/seat
Seat: Restored 35M Seat (Foam, Fabric, Pain Springs)
Back: New Irwin, Citation Backs made to Fit Existing Standards
Aisle Ends: Reupholstered
Armrests, Aisle Lights and Standards Will Not be Renovated
Letter & Number Plates: New Plates Included
Shipping Cost: Included
Taxes: Bid does not include any applicable taxes

10 week leadtime.

Installation: Included based on open wage.

**Full Installation includes pre-production site visit for field measurements,
preparation of seating layout, unpackaging, layout on site, assembly, installation,
clean up and inspection.

Quotation Terms:

Payment: Standard Terms are 50% upon Contracting with Balance Due Upon
Completion of Installation.

This quote is valid until 5/19/2017



www.davlsseating.com

(715) 284-9733
(800) 584-9733
Fax: (715)-284-3024

Metropolis PAC Arlington Heights, IL

309 Convention Theater Seats \$54,075.00

Convention Seat

\$175.00/Seat

Seat: 4" Thick Upholstered Seat over 5-No Sag Serpentine Springs with Plastic Seat Pan

Seat Rising Mechanism: Gravity Lift Mechanism*

Back: 32-1/2" High 2" Thick Min. Lumbar Supporting Back Rest with Plastic Outer Back

Standards: 14-gauge Steel Standards to Match Polypropylene

Armrests: Polypropylene with or without Cupholder

Letter & Number Plates: Included

Delivery: Included

Taxes: Bid does not include any applicable taxes (See Options Below)

*Gravity lift mechanism requires no maintenance and has no springs to fail over time.

**Includes unloading truck, transport to the auditorium, layout, drilling, sorting parts, assembly, installation and clean up. Based on local prevailing wages.

Options:

Removal and Disposal of Existing Seating

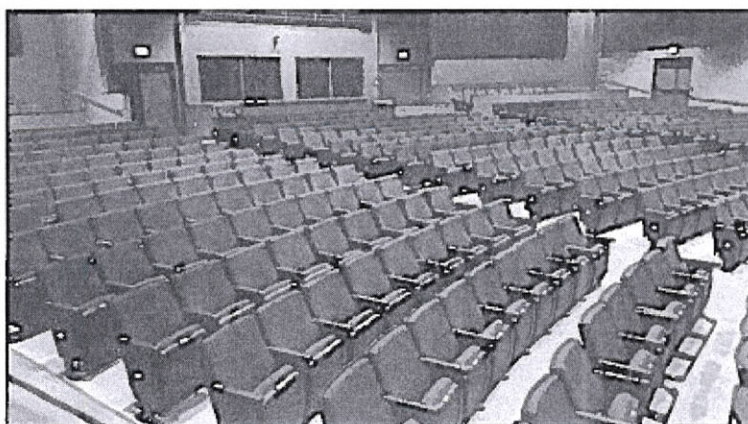
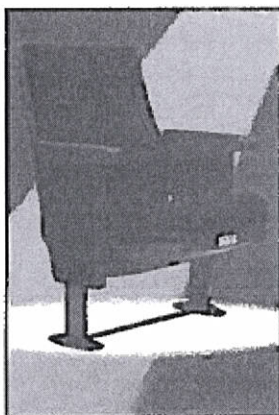
Add \$3,900.00

Includes disassembly, removal and disposal of existing seating. Based on local prevailing wages.

New Aisle Lighting

Add \$70.00/each

Includes supply of new aisle lighting with installation onto seating. Transformer to be provided for installation at power supply. Connection of transformer and aisle lighting to be done by electrician provided by Owner.



Terms:

*This quote is valid until 5/28/2017

*Lead time for production is 10-12 weeks dependant upon finish selections



American Office Services, Inc.
30257 Clemens Road
Suite C
Westlake, OH 44145-1082
(440)899-6888
scott@americanofficeservices.com

Proposal

ADDRESS

William Franz
Metropolis Performing Arts Centre
111 West Campbell St.
Arlington Heights, IL 60005

SHIP TO

William Franz
Metropolis Performing Arts Centre
111 West Campbell Street
Arlington Heights, IL 60005

PROPOSAL #	DATE	EXPIRATION DATE
2017-2609	05/31/2017	12/31/2017

SHIP VIA	TRACKING NO.	P.O. NUMBER	SALES REP
*	*	*	CB-MS

DESCRIPTION	QTY	RATE	AMOUNT
All necessary labor and materials associated with the reupholstery of (309) auditorium seating	309	98.00	30,282.00
All necessary labor and materials associated with the reupholstery of (48) end panels	48	25.00	1,200.00

REUPHOLSTERING SPECIFICATIONS FOR AUDITORIUM SEATING

A. Measure and prepare a seat plan illustrating the existing installation of seating, including individual seat sizes, prior to starting the restoration process.

B. The old seat cover and foam shall be removed from the seat pan and inner back.

C. Installation of new, individually molded polyurethane foam pad shall be glued to the seat spring assembly. The molded foam pad shall be prime grade virgin foam with a density of 2.8 pounds per cubic foot with compression of 55 pounds and will meet or exceed the C117 fire code. The molded pads shall be 3.5 inches thick at front edge, approximately 2 inches thick at the rear, 1.5 inches thick at the center, with a half in ch overhang at the front, and 1/8 inch overhang at the back and sides. The foam pads shall be molded to exactly fit the contours of each spring size unit. The molded seat foam shall have a nylon mesh (Stabilon) molded into the bottom of the foam to prevent the springs from abrading the foam. If molded foam cannot be used due to the age of the existing spring unit, slab foam will be utilized.

DESCRIPTION	QTY	RATE	AMOUNT
D. Installation of new polyurethane foam pad shall be glued to the seat inner back. This pad shall be prime grade virgin foam measuring not less than 1 in thick with a density of 1.1 pounds per cubic foot with compression of 15 pounds and will meet or exceed the C117 fire code.			
E. The back will be upholstered on the front side and the fabric will be installed smooth, evenly taut and with no visible fasteners. The fabric will run in the same direction on all pieces.			
F. The seat cushion will be upholstered and the sewn cover will be installed smooth, evenly taut with no visible fasteners. The fabric will run perpendicular to the front seat edge and in the same direction on all pieces.			
G. Fabric will be supplied by Absecon Mills and the color shall be selected from their Sherpa + Shire fabric card.			
H. Prior to upholstering, the fabric will be checked for flaws and the pattern will be laid out with attention to pattern or nap direction			
I. All refurbishing work will be performed with skilled craftsman who are thoroughly trained and experienced with the methods and equipment necessary to complete this work.			
J. American Office Services will guarantee all labor, materials and workmanship to be free from defect, under normal usage, for a period of one (1) year, and the fabric is covered by a lifetime performance warranty.			
K. A 4% TRANSACTION FEE WILL BE ADDED TO ALL PAYMENTS MADE BY CREDIT CARD.			
L. This proposal is subject to AOS standard contractual agreement, which will incorporate this proposal by reference. The standard contract will be provided to you upon agreement to financial terms between the parties. AOS will not be bound by the terms of this proposal until AOS' standard contract is executed by AOS and you.			
	TOTAL		\$31,482.00

Accepted By

Accepted Date



May 19, 2017

633 Yosemite Drive, Indianapolis, Indiana 46217 Tele: 866-922-0226 Fax: 317-782-3909
www.preferred-seating.com

\$69,395.22

Convention Auditorium Seat: Floor Mounted

\$224.58/each

Quantity 309

Seat Width: 21"-24"

Seat: Polypropylene Seat Pan with 4" Thick Foam Upholstered Seat

Seats are ganged and share a common armrest.

Standard fabric

Back: 3" Thick Upholstered Back with 32 1/2" Polypropylene Outer Back

Armrests: Molded Polypropylene Armrest

Decorative aisle end panel: Fabric covered as shown in picture

Standards: 14-gauge steel standards

Shipping Cost: Included

Installation: Included based on open wages

Taxes: Not included

10 week leadtime

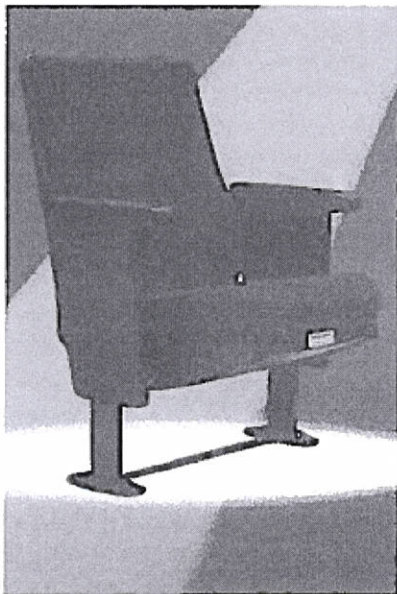
*Gravity Lift Mechanism is completely maintenance free and has no springs or mechanisms that can fail over time.

** Full Installation includes pre-production site visit for field measurements, preparation of seating layout, unloading truck, unpackaging, layout on site, assembly, installation, clean up and inspection.

Quotation Terms:

*Payment: Standard Terms are 50% upon Contracting with Balance Due Upon Completion of Installation.

*This quote is valid until 5/19/2017





Item: Arlington Heights Library - 500 N. Dunton Ave. - Sign Variation
- DC#17-071

Department: Planning & Community Development

Requested Action

- 1. A variation from Section 30-206 to allow a new 76 sf wall sign on the south wall, where wall signs are not allowed in the P-L zoning district.
 2. A variation from Section 30-206 to allow an existing 28 sf wall sign on the north wall and an existing 33 sf wall sign on the east wall, where wall signs are not allowed in the P-L zoning district.

Recommendation

- A public meeting was held by the Design Commission on June 13, 2017 where Commissioner Eckhardt moved and Commissioner Kubow seconded:

A motion to recommend to the Village Board of Trustees, approval of the sign variation request for the Arlington Heights Memorial Library located at 500 N. Dunton Avenue, as submitted. This recommendation is subject to compliance with the architectural plans dated and received 5/12/17, Design Commission recommendations, compliance with all applicable Federal, State and Village codes, regulations and policies, the issuance of all required permits, and the following:

1. A variation from Chapter 30, Section 30-206, to allow a new 76 sf wall sign on the south wall, where wall signs are not allowed in the P-L zoning district.
2. A variation from Chapter 30, Section 30-206, to allow an existing 28 sf wall sign on the north wall and an existing 33 sf wall sign on the east wall, where wall signs are not allowed in the P-L zoning district.
3. This review deals with architectural design only and should not be construed to be an approval of or to have any other impact on, nor represent any tacit approval or support for the proposed land use or any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other commissioner or Board approval conditions. It is the petitioner's responsibility to

incorporate all requirements listed on the Certificate of Appropriateness into the permit drawings, and to ensure that building permit plans and sign permit plans comply with all zoning code, building code, and sign code requirements.

4. Compliance with all applicable Federal, State and Village codes, regulations and policies.

Roll Call Vote: Commissioner Eckhardt, Kubow and Chair Fitzgerald voted in favor. Motion carried.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
DC Minutes 6/13/17	Minutes
Drawings & Documents	Exhibits
Hardship Letter	Correspondence
DC Timeline Tracker	Correspondence

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arlington Heights Memorial Library
Project Address: 500 N. Dunton Avenue
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 17-071
Petitioner Name: John Lucas
Petitioner Address: Wight & Company
211 N. Clinton Street, Suite 300N
Chicago, IL 60661
Meeting Date: June 13, 2017

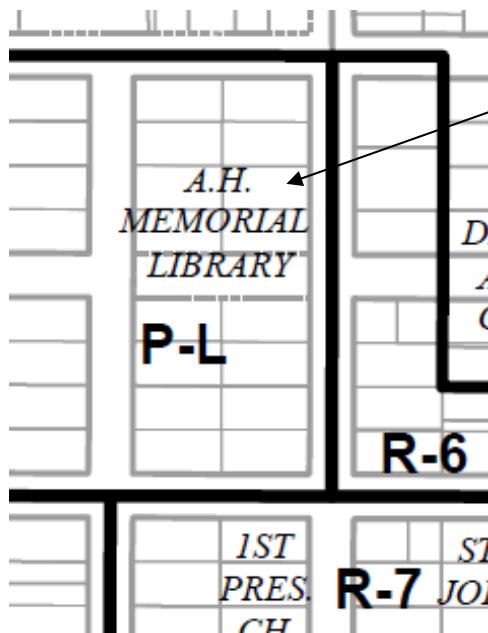
Date Prepared: June 6, 2017

Requested Action:

1. A variation from Section 30-206 to allow a new 76 sf wall sign on the south wall, where wall signs are not allowed in the P-L zoning district.
2. A variation from Section 30-206 to allow an existing 28 sf wall sign on the north wall and an existing 33 sf wall sign on the east wall, where wall signs are not allowed in the P-L zoning district.

ANALYSIS:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction...to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Code."



Zoning Map of Property

Subject Property



Aerial of Property

Summary:

The Arlington Heights Memorial Library is currently undergoing a parking lot improvement project which includes improvements to the vehicular and pedestrian flow through the parking lot. One of the goals of the project is to improve the pedestrian wayfinding from the surface parking lot to the building entrance that is located in the parking area under the building. The Library is proposing to add a white entrance gateway surround on the south façade, facing the parking area, with a new "Arlington Heights Memorial Library" illuminated sign mounted on the top. The proposed new entrance gateway will tie into the appearance of the existing main building entrance that faces Dunton Avenue.

Table 1: Wall Sign Summary:

The building currently has three wall signs as summarized below. An existing small 26 sf wall sign that is located towards the corner of the south wall is proposed to be replaced with a much more visible, new 76 sf wall sign to be centered on the south wall. Wall signs are not currently allowed in the P-L zoning district, so the requested sign variations are required.

Orientation	Frontage	Sign Size	Remarks
North	Euclid Avenue	28 sf	Existing sign to remain. No permit records.
East	Dunton Avenue	33 sf	Main Entrance. Existing sign to remain. Sign permit approved in 2005.
South	Parking Lot / St. James Street	26 sf	Existing sign to be removed. No permit records.
South	Parking Lot / St. James Street	76 sf	Proposed new wall sign.

Sign Variation Criteria:

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

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

The petitioner has submitted a letter addressing the above criteria, with the primary hardship identified as current conditions not adequately identifying the building entrance and building identity.

Staff agrees that the building needs better signage to indicate the location of the building's entrance from the south parking lot. The proposed sign and new entry feature are nicely designed and fit the character of the building. The proposed sign is modest in size relative to the size of the building wall.

RECOMMENDATION:

It is recommended that the Design Commission recommend approval of the requested sign variations for the *Arlington Heights Memorial Library* at 500 N. Dunton Avenue. This recommendation is subject to compliance with the plans dated and received on 5/12/17, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

June 6, 2017

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 17-071

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JUNE 13, 2017

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

Members Present: John Fitzgerald, Chair
Ted Eckhardt
Jonathan Kubow

Members Absent: Kirsten Kingsley

Also Present: Jonathan Clark, Clark Associates Architects for *Stonebridge Village Apartments*
Rodney Johnson, The Connor Group for *Stonebridge Village Apartments*
Michael Jones, DMG Contractors for *Stonebridge Village Apartments*
Erika & Mike McQuade, Owners of 245 W. Maude Ave.
Dennis Bucalo, Designers & Builders for 107 N. Pine Ave.
Brian Hyde, Greenscape Homes for 1533 N. Fernandez Ave.
Maggie Franczyk, Owner of 2215 E. Grove St.
John Lucas, Wight & Co. for *Arlington Heights Memorial Library*
Michael Driskoll & Jason Kuitz for *Arlington Heights Memorial Library*
Michi Mho, Neri Architects for *Hickory/Kensington*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MAY 23, 2017

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF MAY 23, 2017. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 7. SIGN VARIATION REVIEWDC#17-071 – Arlington Heights Memorial Library

John Lucas, representing *Wight & Company*, Michael Driskoll and Jason Kuitz, representing *Arlington Heights Memorial Library*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The Arlington Heights Memorial Library is currently undergoing a parking lot improvement project which includes improvements to the vehicular and pedestrian flow through the parking lot. One of the goals of the project is to improve the pedestrian wayfinding from the surface parking lot to the building entrance that is located in the parking area under the building. The Library is proposing to add a white entrance gateway surround feature on the south façade, facing the parking area, with a new “Arlington Heights Memorial Library” illuminated sign mounted on the top. The proposed new entrance gateway will tie into the appearance of the existing main building entrance that faces Dunton Avenue.

The existing building currently has three wall signs that include: a 28sf wall sign on the north elevation that will remain, but has no permit record; a 33 sf wall sign on the east elevation that will remain; and a 26 sf wall sign that is located towards the corner of the south wall that will be removed and replaced with a much more visible, new 76 sf wall sign to be centered on the south wall. Wall signs are not currently allowed in the P-L zoning district, so the requested sign variations are required.

The petitioner has submitted a letter addressing the above criteria, with the primary hardship identified as current conditions not adequately identifying the building entrance and building identity. Staff agrees that the building needs better signage to indicate the location of the building’s entrance from the south parking lot. The proposed sign and new entry feature are nicely designed and fit the character of the building. The proposed sign is modest in size relative to the size of the building wall. Staff recommends the Design Commission recommend approval to the Village Board for the sign variations.

Commissioner Kubow was in support of the sign variation request for the new wall sign. Commissioner Eckhardt appreciated that the new wall sign is not being located higher up on the fascia. He questioned how visible the new sign would be from the street, since most visitors will park in the parking garage. He liked the design of the new sign and how it ties in with the existing white on the building, and he appreciated Staff’s determination that a variation was needed for the existing wall signs. Chair Fitzgerald liked that the white color is being tied in from the other side of the building, and that the sign will draw attention on where to go, as well as that the new sign is minimal and airy. He also agreed with all of the other signage.

Commissioner Kubow commended the petitioner on clarifying the path of entry into the library for visitors with the new sign. Mr. Hautzinger pointed out that the drawings indicate the new wall sign would be internally illuminated, and the petitioner clarified that it would be backlit to glow on to the side of the building; no light would project forward. Commissioner Kubow added that this is canopy lighting, which he felt would look fantastic here.

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

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE SIGN VARIATION REQUEST FOR THE ARLINGTON HEIGHTS MEMORIAL LIBRARY LOCATED AT 500 N. DUNTON AVENUE, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED AND RECEIVED 5/12/17, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A VARIATION FROM CHAPTER 30, SECTION 30-206, TO ALLOW A NEW 76 SF WALL SIGN ON THE SOUTH WALL, WHERE WALL SIGNS ARE NOT ALLOWED IN THE P-L ZONING DISTRICT.
2. A VARIATION FROM CHAPTER 30, SECTION 30-206, TO ALLOW AN EXISTING 28 SF WALL SIGN ON THE NORTH WALL AND AN EXISTING 33 SF WALL SIGN ON THE EAST WALL, WHERE WALL SIGNS ARE NOT ALLOWED IN THE P-L ZONING DISTRICT.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.
4. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

KUBOW, AYE; ECKHARDT, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

Mr. Hautzinger reiterated that the Design Commission is a recommending board to the Village Board of Trustees who have final approval of sign variations, which will be scheduled as soon as possible.

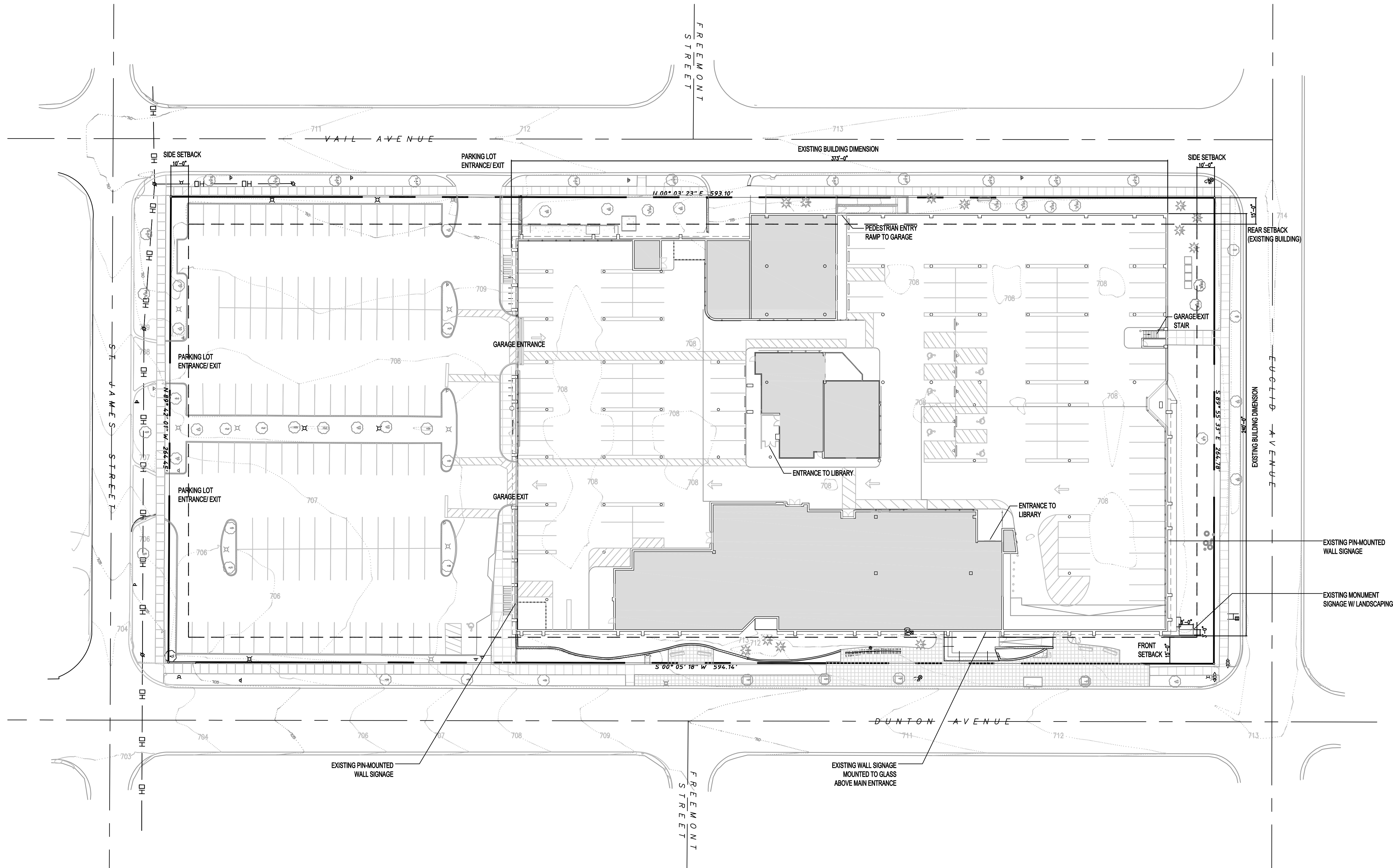
Arlington Heights Memorial
LIBRARY

IDENTITY SIGN VARIANCE

5/12/17



Elevations.dwg Lucas May 12, 2017 12:37:54 pm
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1 EXISTING SITE PLAN
SCALE: 1" = 30'-0"



SCALE: 1/16" = 1'-0"
0 8 16 32'

SCALE: 1/8" = 1'-0"
0 4 8 16'

SCALE: 1/4" = 1'-0"
0 2 4 8'

SCALE: 3/8" = 1'-0"
0 2 4 8'

SCALE: 1/2" = 1'-0"
0 1 2 4'

SCALE: 3/4" = 1'-0"
0 1 2 4'

SCALE: 1" = 1'-0"
0 6 1 2'

SCALE: 1 1/2" = 1'-0"
0 6 1 2'

SCALE: 3" = 1'-0"
0 3 6 1'



Wight & Company
wightco.com
211 North Clinton Street
Suite 300N
Chicago, IL 60661
P 312.261.5700
F 312.261.5701

NOT FOR CONSTRUCTION

—	ISSUE FOR SIGN VARIANCE	5/12/2017
REV	DESCRIPTION	DATE

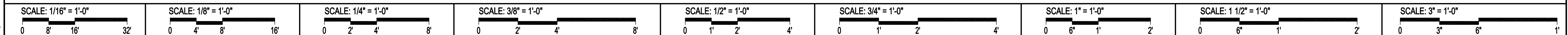
ARLINGTON HEIGHTS MEMORIAL LIBRARY SIGN VARIANCE

500 N. DUNTON AVE
ARLINGTON HEIGHTS IL 60004

EXISTING SITE PLAN

Project Number:
08-5586-02
Drawn By:

Sheet:





EXISTING SOUTH ELEVATION (ST. JAMES STREET)



EXISTING WEST ELEVATION (VAIL AVE)



EXISTING EAST ELEVATION (DUNTON AVE)



EXISTING NORTH ELEVATION (EUCLID AVE)



EXISTING SOUTH ELEVATION SIGNAGE (TO BE REMOVED)



EXISTING EAST ELEVATION SIGNAGE (MAIN ENTRANCE)

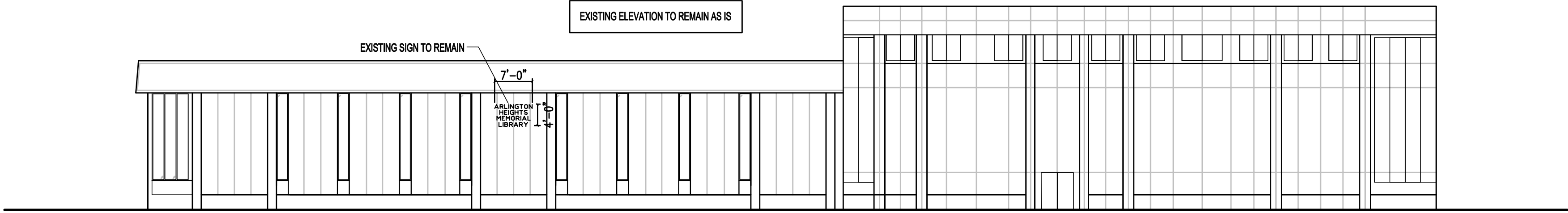


EXISTING NORTH ELEVATION SIGNAGE

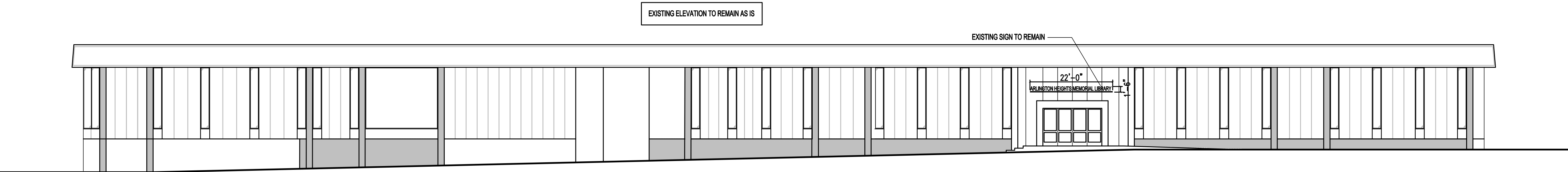


EXISTING MONUMENT SIGN AT CORNER OF EUCLID AVE. AND DUNTON AVE.

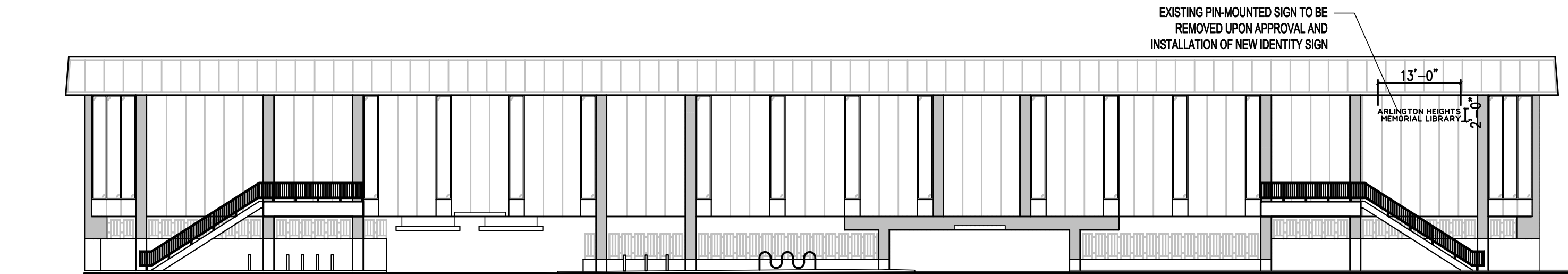
Elevations.dwg Lucas May 12, 2017 12:37:49 pm
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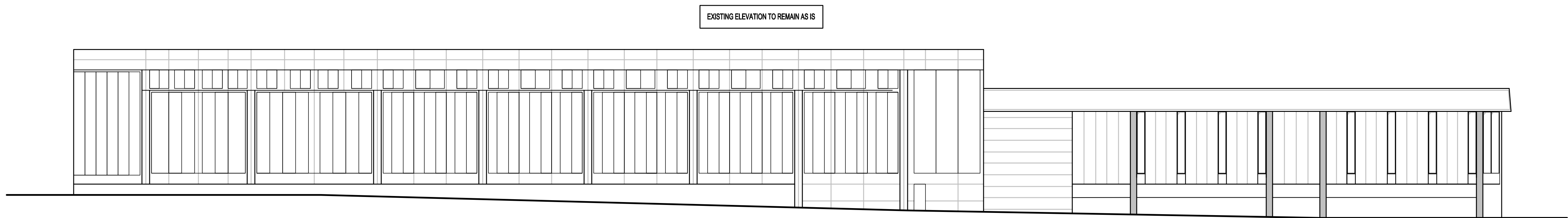
1 EXISTING ELEVATION-NORTH
SCALE: 1/16" = 1'-0"



2 EXISTING ELEVATION-EAST
SCALE: 1/16" = 1'-0"



3 EXISTING ELEVATION-SOUTH
SCALE: 1/16" = 1'-0"



4 EXISTING ELEVATION-WEST
SCALE: 1/16" = 1'-0"



NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
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ARLINGTON HEIGHTS MEMORIAL LIBRARY SIGN VARIANCE

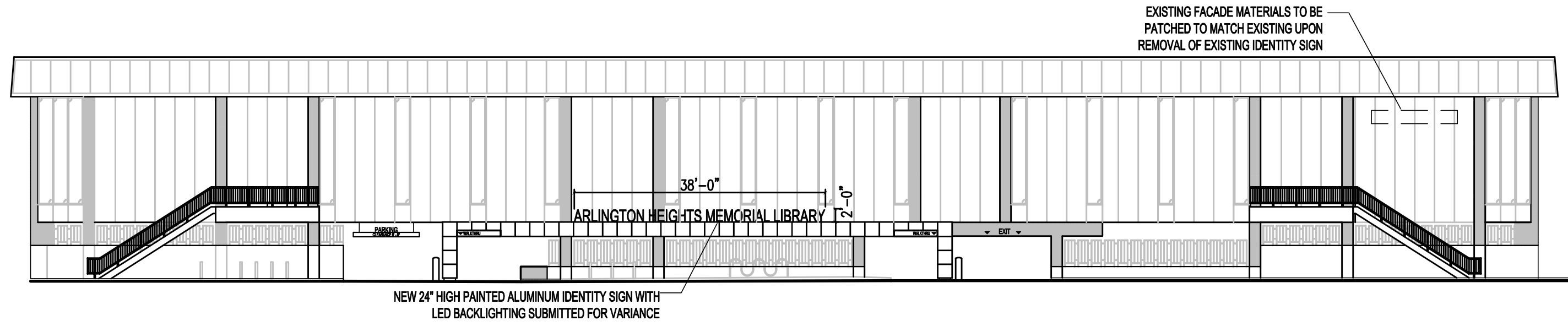
500 N. DUNTON AVE
ARLINGTON HEIGHTS IL 60004

EXISTING ELEVATIONS

Project Number:
08-5586-02
Drawn By:

Sheet:

Elevations.dwg Lucas May 12, 2017 12:37:51 pm
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1 PROPOSED ELEVATION-SOUTH
SCALE: 1/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION RENDERING
SCALE:



3 PROPOSED SOUTH ELEVATION RENDERING
SCALE:



—	ISSUE FOR SIGN VARIANCE	5/12/2017
REV	DESCRIPTION	DATE

ARLINGTON HEIGHTS
MEMORIAL LIBRARY
SIGN VARIANCE

500 N. DUNTON AVE
ARLINGTON HEIGHTS IL 60004

PROPOSED ELEVATIONS

Project Number:
08-5586-02
Drawn By:
Sheet:



PROPOSED IDENTITY SIGNAGE ABOVE NEW GARAGE PORTAL



CLOSE-UP OF PORTAL WITH PROPOSED SIGNAGE



Sign Variance

Project Name: Arlington Heights Memorial Library: Parking/ Garage Renovation

Sample Material List

1. Arlington Heights Memorial Library
2. May 12, 2017
3. Parking / Garage Improvements
4. 500 N. Dunton Ave
Arlington Heights, IL 60004
(South Elevation)

Public Library

Internally lit; white painted aluminum sign

Arlington Heights Memorial Library

Parking/ Garage Improvements
Material Board



Body: White Painted Aluminum



Back: Frosted Acrylic for Halo Lighting



ADJACENT PROPERTY ACROSS ST. JAMES STREET



ADJACENT PROPERTY ACROSS EUCLID AVE



ADJACENT PROPERTY AT CORNER OF VAIL AND ST. JAMES



ADJACENT PROPERTY AT CORNER OF DUNTON AND ST. JAMES



ADJACENT PROPERTY ACROSS EUCLID AVE



ADJACENT PROPERTY ACROSS EUCLID AVE



ADJACENT PROPERTY ACROSS DUNTON AVE



ADJACENT PROPERTY ACROSS DUNTON AVE



ADJACENT PROPERTY ACROSS DUNTON AVE



Sign Variance

May 12, 2017

Project Name: Arlington Heights Memorial Library: Parking/ Garage Renovation

Variation/ Hardship Request

- a. The safety of patrons is the primary concern of this variation. Current conditions do not adequately address the issue of indicating proper entrance and building identity to patrons seeking to visit the Arlington Heights Memorial Library. This hardship is not self-created by the petitioner and instead rather a correction to provide a safer experience for patrons.
- b. The granting of a variation will not create a traffic hazard as the sign is to be mounted to the existing south building elevation. The proposed sign includes halo lighting in order to better indicate the entrance of the parking garage during all hours of Library operation.
- c. Existing signage located on the south elevation is inadequate for directing patrons to a proper entrance. As there are no other competing libraries in the area, there is no competitive advantage to be had by the proposed signage.
- d. The variation does not alter the essential character of the locality as the existing signage that no longer matches the intended branding identity of the Library will be removed upon approval of the proposed sign. By having only one sign on the elevation; the facility would be compliant with Article IV, chapter 30 of the Municipal Code, allowing (1) wall sign per building frontage. The proposed signage will more closely match that of the existing wall signage that is present on the main entrance of the Library located along Dunton Avenue.
- e. The Library's goal of achieving a more safe and secure parking lot to direct patron flow would not function reasonably without inclusion of the proposed sign. The installation of the new sign helps to better identify the building for patrons visiting from a more southern approach. Such a sign would also better indicate the location of parking for the facility; helping to reconcile confusion for vehicular entrance to the site.

DESIGN COMMISSION PROJECT TIMELINE

Project Name: Arlington Heights Memorial Library
DC Number: DC:17-071
Location: 500 N. Dunton Avenue
Requested Action: Sign Variation

	Date	# of Business Days
DC Application Submittal Date	5/12/17	
Design Commission Meeting	6/13/17	22
Village Board Meeting	7/10/17	19

Notification Requirements:

- Sign Posting, not less than 15 days prior to the date of the Design Commission meeting.
- Written Notice, not less than 7 days and not more than 30 days prior to the date of the Design Commission meeting.



Item: Karr Subdivision - 620 S. Beverly Ln. - PC#17-003

Department: Planning & Community Development

Requested Action

- Preliminary and Final Plat of Subdivision to subdivide/consolidate three lots into two single-family lots.

Variations Required

None

Recommendation

- A public hearing was held by the Plan Commission on April 12, 2017 where Commissioner Green moved and Commissioner Jensen seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#17-003, a Preliminary Plat of Subdivision to subdivide/consolidate three lots into two single-family lots.

This approval shall be subject to the following conditions:

1. The developer shall provide a \$5,040 fee-in-lieu of onsite detention, as well as pay all engineering fees and bonds prior to appearing before the Plan Commission for Final Plat of Subdivision approval.
2. Prior to issuance of a building permit for Lot 1, land contribution fees shall be paid for Parks, Schools and Library per Chapter 29 of the Municipal Code.
3. A Design Commission application must be submitted for each new home within the subdivision.
4. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
PC Minutes - 4/12/17	Minutes
Aerial	Exhibits
Plat of Survey	Exhibits
Plat of Subdivision	Exhibits
Engineering Plans	Exhibits
Department Comments - Round 1	Correspondence
Petitioner Response to Department Comments - Round 1	Correspondence
Department Comments - Round 2	Correspondence
Objection Letter #1	Correspondence
Objection Letter #2	Correspondence
PC Timeline Tracker	Correspondence



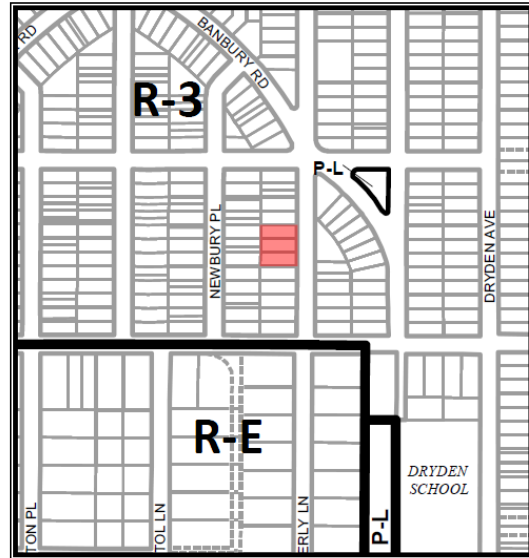
VILLAGE OF ARLINGTON HEIGHTS
**STAFF DEVELOPMENT
COMMITTEE REPORT**

File Number: PC# 17-003
Project Title: Karr Subdivision
Address: 620 S. Beverly Ln.
PIN: 03-32-401-034

To: Plan Commission
*Prepared By: Sam Hubbard, Development
Planner*
Meeting Date: April 12, 2017
Date prepared: April 7, 2017

Petitioner: Leslie A. Karr Trust
Address: 9611 Foster Ave.
Schiller Park, IL 60176

*Existing Zoning: R-3, One Family Dwelling
District*



SURROUNDING LAND USES:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One-Family Dwelling District	Single-family Home	Single-Family Detached
South	R-3, One-Family Dwelling District	Single-family Home	Single-Family Detached
East	R-3, One-Family Dwelling District	Single-family Home	Single-Family Detached
West	R-3, One-Family Dwelling District	Single-family Home	Single-Family Detached

Requested Action:

- 1) Preliminary Plat of Subdivision to subdivide/consolidate three lots into two single-family lots.

Variations Required:

- None

Project Summary

The subject property is composed of three platted "lots of record" and totals approximately 19,746 square feet in size. All three lots are owned by the petitioner, who is proposing to subdivide the property to consolidate the three lots into two single-family lots. Each of the three existing lots is 50 feet wide by approximately 132 feet deep (~6,600 square feet). Although composed of three separate platted lots, the site is currently occupied by a single-family home and the lots function as one individual 150 foot by approximately 132 foot property (~19,800 square feet). The proposed consolidation would yield two 75 foot by approximately 132 foot lots (~9,900 square feet each).

The existing home would be demolished as a result of the consolidation process. Should the consolidation be approved, the petitioner intends to construct and occupy a new single-family home that would be built on one of the lots, and would sell off the remaining lot for development of another single-family residence. The subject property is within the R-3 Zoning District. As required by the Village's Subdivision Ordinance, a plat of subdivision must be reviewed by the Plan Commission and approved by the Village Board.

Zoning and Comprehensive Plan

The Comprehensive Plan identifies the future land use of the subject property as "Single-Family Detached", which is consistent with the R-3 zoning district. The proposed subdivision is therefore compliant with the Comprehensive Plan.

Within the R-3 District, the minimum lot size is 8,750 square feet for interior lots and the minimum lot width for properties between 8,750 and 10,000 square feet in area is 70'. The proposed lots are 9,877 and 9,879 square foot in area, each with a 75' lot width. The proposed lots comply with the R-3 District regulations (as indicated in the table below) and therefore no Variation to lot size or width is required.

Zoning Requirements	Minimum Lot Size (SF)	Minimum Lot Width (feet)	Front yard setback (feet)	Side yard setback (feet)	Rear yard setback (feet)
Required:					
R-3 Lot	8,750	70' (when lot size is between 8,750 and 10,000 sq. ft.)	25 - However, is average of existing setbacks when 40% of frontage is developed	7.5 (10% of lot width)	30
Proposed:					
Lot 1	9,877	75	25	7.5	30
Lot 2	9,879	75	25	7.5	30

Staff has analyzed the proposed subdivision in relation to the surrounding developed lot sizes on the block on both sides of the street between Fairway Street and Rockwell Street where the subject property is located. Exhibit I shows this relationship graphically, the table below shows this relationship in numerical format.

	Lot Width	Lot Size (approximate)
Proposed Subdivision:		
Lot 1	75'	9,877
Lot 2	75'	9,879
Existing Homes on Frontage:		
711 E. Fairway	75'	9,873
608 S. Beverly	125'	16,455
630 S. Beverly	150'	19,745
640 S. Beverly	50'	6,582
714 E. Rockwell	50'	6,582
615 S. Beverly	207'	15,810
633 S. Beverly	75'	9,750
635 S. Beverly	50'	6,518
641 S. Beverly	50'	6,518
804 E. Rockwell	50'	6,518

As the proposed lots conform to the R-3 district lot size regulations and fall within the range of lot sizes that exist within the block where the subject property is located, staff is supportive of the proposed subdivision.

Within the R-3 District, when more than 40% of a frontage between two intersecting streets is occupied by developed lots with front yards of more than 15', the average front yard setback of the homes on the frontage determines the required front yard setback. Based on the data provided by the petitioner, the average setback of the homes on the frontage is 22 feet and therefore a 22 foot minimum front yard setback is required for the subject property. The applicant has opted for a 25' minimum required front yard setback as shown on the Plat of Subdivision, which is the standard requirement for front yard setbacks within the R-3 District if the frontage is not 40% developed with front yards of more than 15 feet in depth. Staff does not take issue with the 25' front yard setback as shown on the Plat as it is consistent with the front yard setbacks on the block.

Building, Site, and Landscape

Design Review is required prior to the construction of any new single-family dwelling and will be required if the proposed subdivision is approved and plans are submitted for new homes.

A tree preservation plan is only applicable to subdivisions of three or more lots. As the proposed subdivision would create only two lots, a tree preservation plan is not required, however, the petitioner has been encouraged to retain as many existing trees as possible. The petitioner has agreed to make efforts to preserve existing trees where possible.

Onsite detention is not required for a two lot single-family subdivision and therefore a fee in lieu of detention shall be required. The applicant has submitted engineering plans that show the proposed grading of the subject property and the installation of a storm sewer inlet and storm sewer line at the rear of the property. The grading has been designed so that rainfall in the front of the property will be directed out towards the street, and rainfall in the center, sides, and rear of the property will flow towards the rear where it will go into the storm sewer inlet and eventually flow towards the storm sewer system within Beverly Lane. The Engineering Department has reviewed the grading and utility plans and verified that they comply with the Village's storm water management requirements.

With regards to impervious surface coverage, the Zoning Code allows a maximum of 50% impervious surface coverage regardless of the lot width. Therefore, there is no change to the maximum allowable impervious surface coverage as a result of this subdivision; 50% coverage of one large 19,800 square foot lot is the same as 50% coverage on two 9,900 square foot lots.

Traffic & Parking

According to the Village's Subdivision Control Regulations and Zoning Ordinance, a traffic study is required for residential developments that have at least 100 dwelling units or more. Since the Petitioner is only proposing a two-lot development, a formal traffic study by a certified Traffic Engineer is not required.

Recommendation

The Staff Development Committee has reviewed the proposed request for Preliminary Plat of Subdivision and recommends approval of the petition subject to the following conditions:

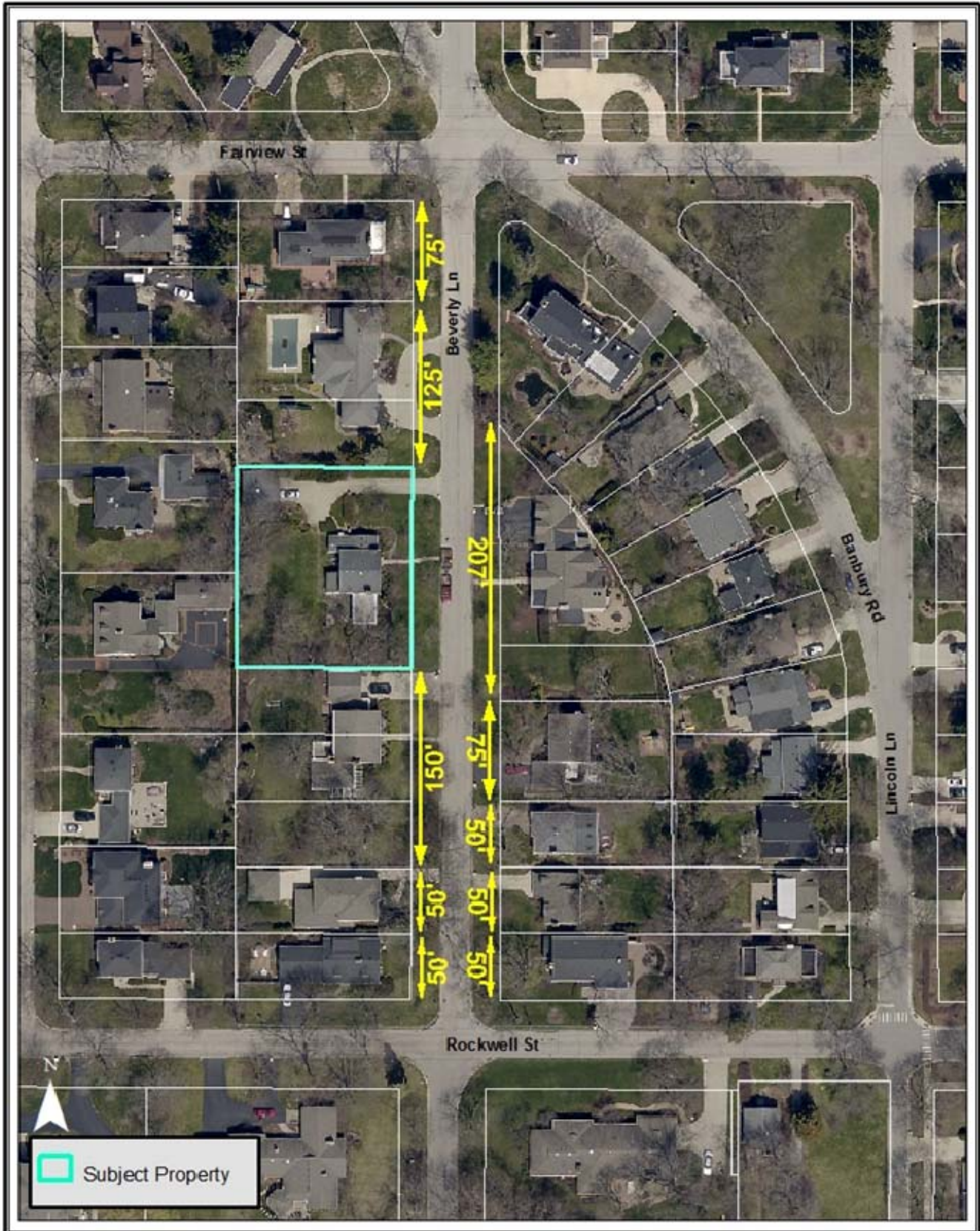
1. The developer shall provide a \$5,040 fee-in-lieu of onsite detention, as well as pay all engineering fees and bonds prior to appearing before the Plan Commission for Final Plat of Subdivision approval.
2. Prior to issuance of a building permit for Lot 1, land contribution fees shall be paid for Parks, Schools and Library per Chapter 29 of the Municipal Code.
3. A Design Commission application must be submitted for each new home within the subdivision.
4. The Petitioner shall comply with all applicable Federal, State, and Village Codes, Regulations, and Policies.

April 7, 2017

Bill Enright, Deputy Director of Planning and Community Development

C: Randy Recklaus, Village Manager
All Department Heads

Exhibit I



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PLAN

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

COMMISSION

RE: KARR SUBDIVISION - 620 SOUTH BEVERLY LANE - PC#17-003
RESUBDIVISION

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 12th day of April, 2017 at the hour of 7:30 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
MARY JO WARSKOW
TERRY ENNES
BRUCE GREEN
SUSAN DAWSON
JOHN SIGALOS

ALSO PRESENT:

SAM HUBBARD, Development Planner

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

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Thank you. Sam, roll call please.

MR. HUBBARD: Commissioner Cherwin.

(No response.)

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. The next item on the agenda is approval of meeting minutes from April 22nd. There's three of them, 504 South Mitchell, 2214 East Palatine Road, and Chapter 28 Text Amendments. Any comments or questions or a motion?

COMMISSIONER DAWSON: Move to approve.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you.

COMMISSIONER SIGALOS: I need to abstain from that because I was not present.

COMMISSIONER WARSKOW: The same for me.

CHAIRMAN LORENZINI: Commissioner Sigalos abstains and Commissioner Warskow. Okay, thank you.

Next item on the agenda is the public hearing for Karr Subdivision, 620 South Beverly Lane, PC#17-003, Resubdivision. Is the Petitioner here?

MR. DADAY: Yes.

CHAIRMAN LORENZINI: Anybody who's going to testify, would you please come forward and we'll swear you in? Please raise your right hand.

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Petitioner, would you please state

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your name and spell it for the court reporter and give us a brief description?

MR. DADAY: Good evening, Mr. Chairman. My name is Steven G. Daday, D-a-d-a-y. I'm an attorney and I represent the Petitioner in this request for resubdivision.

CHAIRMAN LORENZINI: Thank you, Mr. Daday. Now, were all the proper public notices given?

MR. HUBBARD: Yes, they were.

CHAIRMAN LORENZINI: Thank you. Would you please proceed?

MR. DADAY: Just as an overview, and you may have to give me a little leeway here because I don't know if I can operate this entirely, but I think Sam will help me a little bit.

MR. HUBBARD: Yes, press the down and that should --

MR. DADAY: Our petition here this evening is for a resubdivision for the property located at 620 South Beverly. Currently, the property consists of a single family home on three lots. What we're seeking to do is to consolidate the three lots into two conforming parcels. The Petitioner would be residing on one of the lots in a house obviously, and the other one would be sold.

Currently, our request is for lots that are conforming to the zoning code. We're not asking for any variations. It's conforming both in terms of the size, the gross area of the lots, as well as both the width and the depth. So, we believe that it conforms to all the zoning code and zoning regulations and we obviously would ask for approval of this.

You can see from the map, our parcel is in yellow. Again, it sits on three lots. I think one of the major issues is where it fits in in terms of the lot size of the surrounding areas. In reviewing the parcels and the maps and so forth, we determined that there are, of the approximately 10 to 12 parcels that are immediately adjacent, there are three that would be larger than the conforming and there would be approximately six to eight that would be either the same size or smaller.

So, it's our contention that in terms of the numbers of conforming lots and also larger lots versus the smaller lots, that actually the predominant character of the neighborhood is for the 75-foot lots or smaller. I think that's supported by the Staff recommendation or the Staff report. This is another view and it's a little bit larger area.

Also, just to introduce the folks here, Mike King is the engineer, one of the engineers on the project. Tom Karr is the husband of the trustee of the trust. She couldn't be here tonight because she's ill. Carol Wilcox is the realtor for the sale of the property to Mr. Karr and his wife.

With that, I don't really, we've met all of the, and responded to all the comments. We're in full support of all of the Village recommendations and comments. Once again, we're not seeking any variations here and we would certainly welcome any questions.

CHAIRMAN LORENZINI: Okay, is that your presentation?

MR. DADAY: That's it.

CHAIRMAN LORENZINI: Thank you, Mr. Daday. We'll hear the Staff report next and then we'll come back for questions.

MR. HUBBARD: All right. So, as you've heard, the subject property is at 620 South Beverly Lane. The current zoning district of the property is R-3 which is a One-Family Dwelling Zoning District. The Applicant is before you this evening to request preliminary plat of subdivision approval to consolidate three existing lots of record into two lots. You may note that

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the Comprehensive Plan designation for this area is for a single family detached, and so the proposed subdivision and existing zoning conforms with the Comprehensive Plan.

This is an aerial of the property. You will see that the subject property is outlined with the red border. Inside of the red border, there are three existing lots of record that you can see, all of which were platted in 1929, approximately 50 feet wide by 132 feet long. Overall, together they are 19,800 square feet.

The Petitioner has proposed to consolidate these three lots into two lots being each 75-foot wide by 132 feet deep, and the preliminary plat of subdivision is shown here. The setbacks as shown on the plat of subdivision comply with all of the setback regulations in the R-3 District, and with regards to width, they are 75-foot wide and they comply with the R-3 minimum lot width standard of 70 feet, and at approximately 9,877 square feet in size for each lot, they comply with the R-3 minimum lot area restriction of 8,750 square feet.

When analyzing the acceptability of the subdivision, Staff always looks at the existing lots on the block. So, here you'll see a map showing the subject property in relation to the lots on the block. We want to make sure that the subdivision is within the established character of the neighborhood.

In doing this, we found that the proposed lot sizes and lot widths fell just about in the center, in the middle of what is already existing on the block. In fact, the median lot width was 62.5 feet for the lots on this block. They are proposing two 75-foot lots. The mean was about 88.2 feet, again they're proposing 75 feet. The median lot area on this block was 8,166 square feet. They are proposing a little larger lot at approximately 9,800 square feet. Again when you look at the mean lot area, it is just over 10,000 square feet, and they're proposing just under 10,000 on each of the two lots. So, it kind of fits very well right in the middle of what exists on this block and we did not believe that this was going to be out of character in this area.

A lot of times, there are drainage and stormwater concerns when subdividing a property. It's just one house now and there is going to be two homes there in the future. So, what we do is we want to make sure that this subdivision is conforming to all stormwater and drainage requirements and is not creating an impact on neighboring properties.

I would like to point out that as part of this subdivision, they will be installing a storm sewer inlet on the back of the property, and I don't know if I can get my cursor on the storm sewer, and that is going to be right here. Then there is going to be a line that leads out towards Beverly Lane and connects with the storm sewer in Beverly Lane. The lot will be graded so that rainfall that falls on the lot will drain this way down and come here and enter into the inlet and eventually lead down towards, or lead out towards Beverly Lane. Similarly, on this side, it would do the same, it would come down up like this into the inlet and then out towards the street. So, in fact, there would very likely be an improvement to the lots in the rear as currently the rainfall could sheet drain to properties to the west, but now it's going to be directed into this inlet out to the service line that's going to go out to the sewer. In the front, the lot is graded so that rainfall here is just going to fall out towards the street.

So, Staff is recommending approval of the proposed preliminary plat of subdivision subject to four conditions, one of which is that a fee in lieu of onsite detention is required. In a small residential two-lot subdivision, we're not going to require, the code does not require onsite stormwater detention, so this stormwater is going to go into the Village's storm sewer system and there's a fee in lieu of providing that onsite detention. So, that's what condition number one addresses. There are going to be impact fees for one of the lots required, and then

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the other two conditions relate to this standard conformance with all applicable codes and policies. Then Design Commission approval will be required once the two homes are proposed on site. They will have to submit a Design Commission application and Staff would evaluate to make sure that the architecture is compatible with the neighborhood.

So, that concludes the Staff portion of this and I'd be happy to answer any questions.

CHAIRMAN LORENZINI: Mr. Daday, Petitioner agrees to all the Staff recommendations?

MR. DADAY: Yes.

CHAIRMAN LORENZINI: Before we go any further, I think we may have a question from one of the Commissioners.

COMMISSIONER WARSKOW: Yes. You just talked about it but in the department comments, in the Engineering Section, it does have a check that stormwater detention is required, and it is talked about in verbiage that it is required but a fee in lieu was acceptable. But then in the Staff report, you're saying it's not required and you're asking for a fee in lieu. Which one is it?

MR. HUBBARD: I think it's just that, I guess it's required by the code to provide that capacity, but a fee in lieu of is acceptable on a small subdivision like this. So, I don't know if that answers your question.

COMMISSIONER WARSKOW: But the Staff report pretty much says that it's not required. So, I do have an issue with the wording in the Staff report.

CHAIRMAN LORENZINI: Okay, could we have a recommendation to enter the Staff report into the public record?

COMMISSIONER GREEN: So moved.

CHAIRMAN LORENZINI: Second?

COMMISSIONER SIGALOS: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, thank you. Next, we'll go to the Commissioners for questions. Commissioner Jensen?

COMMISSIONER JENSEN: I was in the Plat & Sub and I really don't have any questions. I would rather hear from the public and other Commissioners, and then I may ask some questions after that.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes, I do have some questions. Sam, this is a combined sewer here in this area?

MR. HUBBARD: It is, yes.

COMMISSIONER WARSKOW: Is this part of the plan that the Village is addressing with infrastructure changes? Is Beverly Lane part of that?

MR. HUBBARD: I do not believe so. I know that there are no capital improvements proposed in this immediate Scarsdale neighborhood over the next five years. There is no plan for any immediate change to the infrastructure. I know that the Village is looking at overall flooding problems and this area could be one of those considered to have looked at as

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part of that plan.

COMMISSIONER WARSKOW: I would like to know if somewhere in the future this area and the combined sewers are going to be addressed in this area, because as much as I understand the grading and the inlet, I do understand things change over time and what is intended and put in place in development does no way stay there. I have the same issue with my own home. So, I just want to address any concerns of the neighbors, that if there are currently flooding issues and you're going to take away thousands of square feet of permeable surface, that there's going to definitely be plans to address that.

CHAIRMAN LORENZINI: Thank you. Commissioner Ennes?

COMMISSIONER ENNES: A couple of questions. So, Sam, currently we have three lots, three 25-foot lots with one residence on it. Technically, with the R-3 zoning, could there be three homes on the 25-foot lots? I'm sorry, 50-foot.

MR. HUBBARD: 50-foot lots. With the way that the site exists today, no, those lots would not be eligible for development each with a single family home.

COMMISSIONER ENNES: But the R-3 zoning does allow them on 75-foot lots?

MR. HUBBARD: It does, yes. In certain cases on 50-foot lots as well, but it also depends on how the other lots on the block are developed, and must meet certain criteria.

COMMISSIONER ENNES: Mr. Daday, a question for you. Does the Petitioner currently own and reside in the existing residence?

MR. DADAY: He owns it but he does not reside there.

COMMISSIONER ENNES: Did they recently buy it?

MR. DADAY: Well, they bought it about eight or nine months ago and we've been going through this process.

COMMISSIONER ENNES: With the intention of making these changes?

MR. DADAY: Yes, right, right. Apparently, my understanding is that if they were to upgrade the property to kind of a modern with kitchens, bathrooms, all that stuff, it would be a very extensive renovation and very expensive.

COMMISSIONER ENNES: They bought the whole with the intention of renovating?

MR. DADAY: Yes.

COMMISSIONER ENNES: That's all I have for the time being.

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: Sam, is there any estate zoning overlay in this area?

MR. HUBBARD: No.

COMMISSIONER GREEN: I know that there is an estate in the Scarsdale portion but it just doesn't cover this block. Is that --

MR. HUBBARD: I mean in the Comprehensive Plan it's estate, I believe it's, no, I think it's just single family detached. So, no, there is no estate.

COMMISSIONER GREEN: There's no estate overlay for --

MR. HUBBARD: Correct, it's just single family detached.

COMMISSIONER GREEN: Okay, that's my only question.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I was at the Plat & Sub last August I guess it

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was, and I really don't have any other questions at this point.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: I'd like to wait for public commentary to ask questions.

CHAIRMAN LORENZINI: Same for me, I don't have any question at this point. So, we'll open it up to the public for questions and comments. I'll start on my right side, your left side. Anybody in the front row have any comments or questions? Maybe in the next row? Yes, would you please come forward and state your name for the court reporter and spell it?

QUESTIONS FROM AUDIENCE

MR. ARNOLD: Sure. My name is Bob Arnold, I live at 625 South Newbury Place which backs up to the property in question. Sam, I want to ask, if you could, go back to the aerial view that you showed earlier? Thank you.

The property outlined in red is the property in question. My wife and I live just to your right. Thank you. That lot is 120 feet wide. The lot up from that, 617 I think is the number to the north of my lot, is about 100 feet in width. I consider that these are adjoining properties. I know that Staff has looked at the properties on Beverly. There are some like-sized properties on Newbury that adjoin this, so I think it's part of the character of the neighborhood that I'm referring to.

My wife and I have lived in this house since 1975. I wish somebody had told us when we bought that we were subject to flooding. We've dealt with this problem for almost since we moved into the house. If I had the money today that we've spent, I could have bought a very, very nice new car. It's been a significant drain on our finances.

I emphasize this because a lot of it is the old combined water-sewer and we had backup. I can't contend that this property in question has anything to do with our flooding. But we are very, very sensitive to anything that's going to change the character of the properties in the area. As I said, we've spent a terrific amount of money and I'm not asking that this subdivision or this action, the Plan Commission solve my plumbing flooding problem, but I do not want it to add to it.

That's my concern. I'm not asking the Commission to say, okay, we can guarantee there will be no fallout on your property. Nevertheless, it's a very significant concern.

Along with that is the question of grading. Sam, if you could go to that grading plan? On this is the lower left-hand corner of the diagram, thank you, and that lot line is our property, of lot number two. Including the grading in that way --

COMMISSIONER ENNES: Mr. Arnold, just so I understand, the rear lot line is yours?

MR. ARNOLD: Sam, could you --

COMMISSIONER ENNES: The rear lot line of lot two?

MR. ARNOLD: I can't read the numbers from here.

COMMISSIONER ENNES: The bottom one is lot two.

MR. ARNOLD: Is lot two? Yes, the bottom one, thank you, the bottom one is where our property joins the property in question. I understand and appreciate the need for the

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grading, that should relieve me a great deal of the concern that I've just expressed. But it's related also to the removal of trees on this property.

There are significant number, Sam, I'd ask you again for the, do you have the diagram of the trees and which would be removed? If not, I can talk to it from the grading plan.

Good, thank you. Again, speaking to the lower half of this diagram, you can see a number of trees are marked for removal. Those trees obviously absorb a lot of water, but there's a lot of shrubbery in that same area. One of the reasons we like living where we do is because of the attractiveness that results from the trees and the shrubs and would really like to be able to, I'd like to suggest that the grading be done in such a way to preserve more of those trees than this diagram shows, and that we retain some of the character of the area as well as use the trees for absorption of water.

The last thing that I would ask is that based on the drawings, the grading level is two feet above that creates a berm. I'm sorry, what's the difference? I forgot, six?

MR. HUBBARD: Yes, it's close to two feet in some areas down at the lowest point where the water would head toward the inlet, towards the end of your property.

MR. ARNOLD: Right, and so at my property line it would be two feet above the inlet. My concern is, well, I'll just say it, I know of a couple of instances in the Scarsdale area where violations of city code have occurred and nothing was done to correct them. I'm worried that if that two feet difference is not maintained I will have no recourse. So, I don't know where I go with that except to put it on the record here in hopes that we can avoid a problem in the future.

One last question that I have, is the design of the home, assuming it's approved, if the design of the home is available, will we have an opportunity to see, sorry, I have to talk with my hands, to see what the design will be and the resulting impact on the trees and shrubs as well as the grading? Is there an opportunity for us to do that?

CHAIRMAN LORENZINI: Sam, could you answer that?

MR. HUBBARD: Yes. As it goes through the Design Commission process, yes, typically you will be notified that there is an application that went to the Design Commission. I will say that that's not always the case. If there are no impacts to the site, if the architecture is textbook perfect and fits in, occasionally, we do have the authority at the Staff level to approve administratively. For a project like this that's generated a lot of public interest, I don't think that would be the course of action. I think this would go likely to the Design Commission.

MR. ARNOLD: How do we keep track of when it would be going to that commission?

MR. HUBBARD: A sign will be placed on the property and neighbors within a 100-foot radius would receive mailing that there's --

MR. ARNOLD: Oh, right, thank you. Thank you. Any questions of me?

CHAIRMAN LORENZINI: Not at this point. We'll wait after everybody else.

MR. ARNOLD: Okay, thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else? Yes, sir, please come forward. State your name and spell it please.

MR. LYTLE: Yes, thank you. My name is Rick Lytle, I'm here with my wife, Alicia Lytle. We live at 630 South Beverly which is the lot immediately south of the lot in question.

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CHAIRMAN LORENZINI: Would you spell your last name please?

MR. LYTLER: L-y-t-l-e.

CHAIRMAN LORENZINI: Thank you.

MR. LYTLER: If it's okay, could I also put back up the PowerPoint slide with the lots surrounding the one in question? Because my point I'd like to make and then ask a question is twofold. One, I've heard reference in this meeting and understand there is consideration from this board about any project that would significantly affect the character of a block or neighborhood. Second, I also understand that this board would consider any project that might significantly affect homes' values. My wife and I and neighbors have discussed these two points and would like the board to consider something what we believe is very significant along both of those dimensions.

Although the Petitioner makes a very technical and clean case about the number of 50-foot lots in the block, I want to be really clear that this visual shows that all of the lots surrounding this particular lot in question with the exception of Bob's lot and Mary Edith just behind are at least 150 feet. Now, you can argue whether or not technically that's three 50-foot lots, but when you look at where the homes are built, primarily in the middle of what is essentially 150-foot lots. I would like to make the case here that this project will unquestionably change the character of that portion of the block. If I could just take a moment to explain?

If you look to the south, my lot, over 150-foot. You look to the north, Joe's lot, over 150-foot. You look to the east just across the street, a lot of over 150 feet, almost 200 feet. So, the one that's in question is the one right in the middle, and that's the one, although technically there are other 50 and 75-foot lots well to the north, well to the south of these immediately adjoining lots, we would make the case that the character of this block is going to be changed significantly because the one large lot in the middle is the one that's going to be split into two.

The second point I would like to make is only in relation to the difficulty of defining changing character. The point I just made is the first one. The second I would make is that when my wife and I moved into this neighborhood five years ago, we looked and one of the reasons we bought this particular home, at a very high price by the way, was because of this dynamic. This is one of the few remaining areas in the Scarsdale neighborhood where we have these multiple large lots with beautiful homes on them, traditional homes mind you. Most of them are some of the original homes in the neighborhood, mine and the one that is going to be taken down being two of them, and the character of this lot will be changed significantly. The reason I could say that is because when we moved in five years ago, the main reason we bought this was because of the size of the lots surrounding us. So, this is the point I'd like to make simply related to definition of character of the block.

The second point which is obviously impossible to prove but I'll make my case anyway is whether or not this will actually materially change the value of my home. I would make the case that it would. The reason for that is simple. Only five years ago I was in the market, we purchased the home for \$925,000, very pricey decision for us. I could tell you that one of the main points to this is that we saw that the lots around us were the larger lots. I can also tell you that our plan, based on the owner that lived in this home beforehand, was that these lots would remain as they are, that these lots would remain as they are.

We talked to our neighbors on either side. They have no intention. The owner who is no longer in there had no intention of this lot being subdivided. They reached a

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point in their lives where they had to move away. So, I can only say that the home value argument I would make is that we would not have only five years ago paid the same price for the home that we purchased had we known that this type of project would take place immediately adjacent to our lot.

So, those are my points and I thank you for the consideration. But I do believe that this will materially change the character of the block and will materially change the value of the four homes surrounding the block including ours. Thank you.

CHAIRMAN LORENZINI: Thank you. Anybody else? Yes, sir. Please come forward and state your name and spell it please.

MR. HOULIHAN: Good evening, ladies and gentlemen. My name is Joe Houlihan. I live in the 608 block on Beverly, that is the lot immediately north to the lot in question. We have lived there for 22 years, raised our ten kids. Our main issue with this proposal by the Petitioner is the complete destruction of the existing character of the neighborhood.

The Planning Department comes out, as Rick had said, with the idea of trying to say, oh, it falls within the average of the lot size. But as Rick said, the lots immediately surrounding the property are all 150-foot at a minimum. They are the biggest lots in the entire Scarsdale subdivision, not the estates, they are the biggest lots in the entire Scarsdale subdivision and have been that since the subdivision was established back in the 30's. Now, this proposal would completely and irrevocably alter how the neighborhood looks and feels.

I would like to bring to the attention of a prior attempt in the neighborhood, going back to 2002, to subdivide two lots. That was the street of 900 block at South Burton which is currently occupied by the prior mayor, the house. The full Board of the Village at that time made a very wise decision in rejecting what was a conforming plan but it was not within the character of the neighborhood. Who was the person who strenuously mentioned these arguments? It was none other than our attorney who at the time Mr. Daday was a trustee on the Board. He says just because it falls within the code and does not require a variation but it would alter the character of the neighborhood, from 4/15/02. Also, the previous mayor said we feel that the character of the neighborhood is a major issue in any interpretation and on voting.

Now, here we have the same person who has no trouble with altering the entire character of a neighborhood. It doesn't affect him but it affects us, the neighbors. So, we would seek that the board here would suggest to deny the Petitioner's request even though it falls within the code but it is not within the character of the neighborhood.

One other item I would bring up, too, regarding the flooding, in lieu of, well, who does that benefit? The fee in lieu of a potential wall retention? The only people that protects is the Village. What about if there is flooding? Can we go back to the Village then and say, well, where is the money? That is the most ridiculous solution to a potential problem, that a developer pays a fee, but if there's any water problems there is no correction or no solution.

So, we think that the proposed approval given by the Village Planning Department is completely off base when it come to the actual real life effects that a development could have if problems were to occur. That's just my piece. Thank you for your time.

CHAIRMAN LORENZINI: Thank you. Anybody else? Yes, sir. Please state your name and spell it.

DR. HILL: I'm Dr. James Hill, I live, Hill is spelled H-i-l-l. I live in the property immediately east of the proposed project at 615 South Beverly Lane.

Several issues, one is I'd like to go back to the plat of the drainage.

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Mr. Arnold I don't think raised his concerns there, I'm concerned about him than I am with me. You're talking about one drainage spot for two properties. If that drainage spot clogs, where does all the water go? Into Mr. Arnold's lot and the lot immediately adjacent to it, correct? So, he's already got a flooding problem, if that one little drainage is clogged, that's going to be a huge problem.

I'd be very interested to know what the amount of water retention space is available in the current property as to what's proposed here. I think there's a huge difference between the water retention available now as opposed to what's proposed. So, water drainage and flooding is a huge problem with what's currently proposed without a doubt.

Number two, I'd like to correct some false information. Somebody asked the question that when the property was sold it was intended for renovation, that was never the case. I can tell you from personal experience that there were surveyors on that property almost immediately after the sale looking at how to divide that property up. So, that property was never sold with the intention of renovation, it was sold with the intention of subdivision. That they were intending to try to divide it into three properties if possible. So, it's a money-making proposal, not adding to the neighborhood proposal.

Third thing is I'd like to ask the board about how many properties within the range of, let's define it the central portion of Scarsdale, you may or may not agree with me but I think the central portion of Scarsdale is a key neighborhood in Arlington Heights. It has incredible properties with unique architecture and it's one of the true gems of Arlington Heights. If anybody disagrees with that, then that is my view, but my point is I'd like to know how many properties within the range of let's say Grove on the north, Lincoln on the east, Rockwell on the south, and let's say Pine on the east, how many of those properties have been subdivided in the past 60 years? Do you know that?

CHAIRMAN LORENZINI: I don't know if we can answer that.

DR. HILL: I would answer the question is I believe one. If you want to go look at that property, it's horrible. They have no backyard, looks like crap, it's terrible. So, I think that that's not been a tradition in Arlington Heights and it certainly has not been a tradition in the central part of Arlington Heights.

Final thing is where does this end? If we divide this property, what are we going to do? Just keep dividing properties until we turn into the city of Chicago where we've got bungalows stacked on top of bungalows? Is that what Arlington Heights wants to be? That's not what I bought property in this neighborhood. I bought property here because it's a great, great, great suburb. Scarsdale is a great gem in this neighborhood.

So, if we start dividing properties and stacking homes on top of homes is not my idea of the projection for Arlington Heights. So, I think, everything that my neighbor said I agree completely with, it's going to completely change the character of that block. It's going to completely change the character of Scarsdale. It's going to set a trend of just taking homes, cutting them in half, putting in little, tiny bungalows on top of all of them. I think there is character in this neighborhood that needs to be maintained and I think it's your job to maintain it. That's all I got to say.

CHAIRMAN LORENZINI: Thank you. Anybody else who would like to make a comment or statement? Yes, ma'am. Please state your name.

MRS. ARNOLD: My name is Mary Edit Arnold, and I live at 625 South Newbury. Our home is on the west side of the property. As my husband indicated, we are

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extremely concerned about the potential of increased water coming on to our property. We've lived there since the mid 1970's and, as he said, we have had leaking or backing up in our floor drains or coming in the wires that stick out of walls because of the type of highwater table. We believe there is probably a creek that runs underneath our property.

We know that we have had to cut down three 100-year-old trees because of their age, and we know that probably has affected the water table as well. We cried when we had to cut those trees down because one of the reasons that we put up with an old house is because of the trees that exist in the neighborhood. The people that live in Scarsdale are willing to compromise and have old drain tiles that have to be fixed and other items with the joy of home ownership. Luckily, I love my home. But as Bob said, we just today are involved in another \$20,000 project to keep our home dry.

We've already spent \$40,000 to keep our home dry and it really concerns me when someone comes in and the first thing out of their mouths in talking to a neighbor is I wonder how quickly we could get these trees cut down. That set the tone for our concern about this neighborhood project. Trees make a difference. They absorb water. They cool the neighborhood. I know when I was working and came back from Schaumburg and turned off of Arlington Heights Road, the temperature in my car went down 10 degrees because of the absorption of water and what the trees were able to do and effective air conditioning.

I'm worried that if you approve it even before a house plan is provided for you to rule on, that the owner could come in and cut down trees that are not necessary to cut down. Once a tree is cut, it's gone. So, we are very concerned.

About the overload on the system on Beverly, beware. Until the Village was able to relieve some of the pressure on our system, all of Scarsdale estates was coming down, I think Burton or Bristol, I can't remember which, you could have floated a toy boat, it would turn the corner, come over to Newbury and proceed on down in front of our house. We had standing water halfway up our lawn many, many, many times. The Village was able to reduce some of that by improving the drainage on Rockwell, but I don't know if that would affect Beverly.

So, if you have additional water because of impermeable land and fewer trees, I think you may have a backup problem like we've lived with for many, many years. Thank you for listening to me. I'm really concerned.

CHAIRMAN LORENZINI: Thank you. Anyone else who would like to make a statement or comment? Yes, ma'am. Please state and spell your name.

MS. HAUTZINGER: Hi, I'm Stephanie Hautzinger, last name is H-a-u-t-z-i-n-g-e-r. I live two houses north of the subject property.

My biggest concern is just, you know, as the other neighbors have mentioned, impacting the character, historic character of the neighborhood. The reason we bought a home in this neighborhood is we love the historic homes, historic character. As the other neighbors have stated, this will have an impact.

I realize this block is not typical of some of the other streets in Scarsdale. But it is a very special, unique block, and that is why we love it. That is why all the other neighbors love it as well.

I do have, you know, considerable concerns about, I realize if this goes through, if the lot is subdivided, the proposed homes will go through the Design Commission review, however, there is a limit on what can be, you know, approved and rejected by that. There

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is not going to be, you know, I fear for the quality of the homes that are built, that it's not going to match the quality of the historic homes that are surrounding it and within Scarsdale.

You know, I'm very concerned about the precedent this sets for other homes in the neighborhood on large lots. I know there's a lot of, you know, a number of significant, you know, architecturally significant homes to me on larger lots that are, you know, not updated because there's people that have been in them for a long time. My concern is, you know, as those houses turn over, if this subdivision gets approved, it will be, you know, a significant precedent in the future for those other historic homes to get torn down. That would be a travesty for this neighborhood. So, thank you.

CHAIRMAN LORENZINI: Thank you. Anyone else? Okay, if not, we'll close the public comment portion of this hearing and we'll go back to the Commissioners for final questions and deliberation. Commissioner Jensen?

COMMISSIONER JENSEN: Yes, just a couple of points of clarification. First of all, the Plan Commission obviously goes through all of various issues and makes a recommendation to the Board. The Board makes the decision. I want everyone to understand that because many of you are talking as if a decision would be made tonight by the Plan Commission. That's not our function.

A couple of questions of Staff. Landscaping seems to be a big issue. I know on larger subdivisions, we do have the ability to impose some constraints on what they can do in terms of tree removal and preservation and so forth. Clarify what can be done in terms of dealing with the landscaping, especially shrubs and trees.

MR. HUBBARD: So, for subdivisions that are three lots or greater, we do require the submission of a tree preservation plan. We do require a deposit for trees that are required to be preserved to ensure that they are preserved. For a two-lot subdivision like this, it's not a requirement of code. We can't relate to code and say you cannot cut a tree down because of this code section.

So, we can encourage, and we have encouraged the Petitioner to save as many trees on site as possible, and they have agreed to make efforts to save as many trees on site as possible.

COMMISSIONER JENSEN: In terms of replacement in the case we just talked about of larger ones, we may have to replace what, two for every one we take out or some such ratio?

MR. HUBBARD: Depending on the size of the tree.

COMMISSIONER JENSEN: But there is nothing other than encouragement that could be done relative to this property, is that correct? Or is there some condition that can be put in for even the Plan Commission puts it in and the Board considers it? Or whatever, what latitude do we have?

MR. HUBBARD: I mean if there is a specific condition that you would like to further ask that the Petitioner work with Staff to identify additional trees where possible, we can meet again and discuss it and see if there were opportunities for additional tree preservation. That could be a condition if that's something the Plan Commission wanted to consider.

MR. DADAY: We would represent, too, Mr. Jensen, that we're going to make every effort to preserve as many trees as possible. We're not talking about a small, we're talking about very conforming properties and housing with professional landscaping, with landscaping that fits within the neighborhood. We're talking about two houses that we anticipate

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would have a value somewhere between \$900,000 and \$1.1 million each. So, to that extent, you know, we're not going to put two trees in front and two trees in the back. We're going to try to maintain as many as we can that are existing, and also adequately landscape this property.

COMMISSIONER JENSEN: So, the Petitioner might be amenable to at least working with Staff to try to get a preservation plan or a landscaping plan that actually stayed within the character of the neighborhood?

MR. DADAY: Absolutely.

COMMISSIONER JENSEN: Thank you. Water detention, what the Petitioner is required to do is basically handle the water on their property. Is that correct?

MR. HUBBARD: Yes.

COMMISSIONER JENSEN: Do we know, I mean, a lot of these homes are very old. Are they handling all the water on their property or are they contributing to the general flooding in this area? Do we have any way of knowing that?

MR. HUBBARD: That would probably depend on how they're graded, where the rainfall falls, and if it's directed, based on the grading, towards other properties or the streets. It's based on how the land is graded.

COMMISSIONER JENSEN: So, a part of Mr. Arnold's concern might be that the flooding is coming from some of the people who are very concerned about the flooding that this property might then produce.

MR. HUBBARD: Sure.

COMMISSIONER JENSEN: The character of the neighborhood obviously is an important state of consideration. We've had a number of cases over the last few decades around the character of the neighborhood. There's streets where we had small houses, they were replaced with McMansions or whatever. There was the argument about the character of the neighborhood.

Can you shed any light on the precedence that are set or how the issue of the character of the neighborhood is taken into account when you have a petition such as this one?

MR. HUBBARD: Traditionally, Staff will look at the immediate block where the home in question is located. I don't know if there's a specific precedent that I could point to. Sometimes we look beyond the block. You know, defining the area of what the vicinity is is not always cut and dry, but we traditionally start and look at the immediate block. That's the way our code is written as far as frontages and setbacks is to look at the immediate frontage and where the property is located.

COMMISSIONER JENSEN: Well, the last is more of a comment than a question. I think there is an important issue that probably needs to be discussed as other Commissioners speak to the character of the neighborhood. I find less compelling the deterioration of the value of the property. I don't understand the rationale, and quite frankly if you've got some data I'd love to see them. But I'm not too moved by that particular argument. But I do think the area, the character of the neighborhood is something that requires some additional discussion on this Commission. So, that's all I have at this point.

CHAIRMAN LORENZINI: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes. I just want to have clarification on the point I brought up earlier, Sam. Is or is it not required to have stormwater detention on a two-lot subdivision?

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MR. HUBBARD: We do not require stormwater detention on a two-lot subdivision. In lieu of that, we accept a fee in lieu of stormwater detention. We do not require, if someone wanted to subdivide a lot, we would not require them, a two-lot residential subdivision, we would not require them to install onsite stormwater detention. In lieu of requiring that, we would allow them to provide a fee in lieu of putting that on the site.

COMMISSIONER WARSKOW: I just don't understand, because if it's not required, then why are you collecting the fee? But okay, if that's --

MR. ARNOLD: Could we get clarification as well? I know public --

CHAIRMAN LORENZINI: Could you hold please with your comments?

Thank you.

MR. ARNOLD: Sorry.

AUDIENCE MEMBER: Could I ask for clarification? What is fee in lieu of --

CHAIRMAN LORENZINI: Hold on, hold on. Let's finish here and then we can come back.

COMMISSIONER WARSKOW: Okay, so by ordinance it's not required but we are asking them to provide a fee which will help the entire Village of Arlington Heights stormwater infrastructure?

MR. HUBBARD: Yes. I suppose, you know, I don't know specifically what the MWRD stormwater and local, you know, engineering stormwater requirements are. You know, I would imagine there is some language in our code that says whenever you subdivide a property you have to accommodate for stormwater detention, right? So, on a small project like this, while that's required to provide detention, we allow a fee in lieu of putting that detention on site. I don't know if I'm answering your question, but this is something that is, you know, for multiple properties we allow. Instead of putting detention on site for something so small like this, we allow a developer and subdivider to provide a fee in lieu of putting an actual dedicated retention or detention basin on their property.

COMMISSIONER WARSKOW: But if we felt that the need was there, and I'm not saying this particular issue but just in general, if we felt the need was there to actually have the detention because of the stormwater issues of the surrounding area, we could make that a condition to ask for actual detention on the property?

MR. HUBBARD: I would have to talk to our Village Engineer and see if that's something that would be supported by what they think is best practice in their code.

COMMISSIONER WARSKOW: I'm just trying to figure out like because we're accepting a fee because it's such a small property, just trying to figure out what the actual stormwater detention requirements are passed down from MWRD and our ordinance are. I just know from personal experience that you can have grading put in and then things change over time and you're stuck with a problem. So, I am concerned that this is in a combined sewer area, they have experienced flooding issues. Taking off that much space, permeable space can contribute to those flooding issues. Those are all my comments.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: A couple of questions for the Petitioner. Do you know how many trees are in this proposed swale area that need to be removed?

MR. DADAY: I don't know.

COMMISSIONER ENNES: Is that something, Sam, that we know?

MR. HUBBARD: I'm sure that should be in the preservation plan that would

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show the number of trees to be removed.

COMMISSIONER ENNES: That would be primarily over the west or the south side?

CHAIRMAN LORENZINI: Sam, it's on drawing two of three on the engineering plans, if you have it on the PowerPoint.

COMMISSIONER SIGALOS: If it's correct, it looks like there's nine trees that would be removed.

COMMISSIONER ENNES: Where is that, over the west?

COMMISSIONER SIGALOS: At the west end of both lots one and two.

COMMISSIONER ENNES: Do we know what diameter those trees are approximately?

MR. DADAY: There are numbers on the --

COMMISSIONER ENNES: Can you answer that? You're the engineer?

MR. KING: Yes. So, the size of the trees here --

CHAIRMAN LORENZINI: I need you to speak into the mic so that --

COMMISSIONER ENNES: Okay, you can answer the question. So, approximately how many trees are there that are going to be removed?

MR. KING: Removed with the swale, it looks roughly nine with my first look.

COMMISSIONER ENNES: On average, what's the diameter of those trees?

MR. KING: Five inches, six inches. The ones we're removing with the swale?

COMMISSIONER ENNES: Yes, with the swale.

MR. KING: Yes, average of about, it looks like five. I see a three, six, four, seven, 13. So, six or seven. There's a 25-inch as well and a five-inch. I'm just looking at the plan and pulling them out.

COMMISSIONER ENNES: A couple of them are older trees, but a number of them are relatively small?

MR. KING: Smaller.

COMMISSIONER ENNES: Would the Petitioner be open to the idea of submitting a, is this lower lot the one that's going to be sold off?

MR. DADAY: I'm not sure. We're not sure yet.

COMMISSIONER ENNES: They're not sure which one they want to build on. Would they be open to the idea of putting some kind of condition in there to replace those trees along the edges of the swale, the edges of the lot? To keep the wooded nature?

MR. DADAY: Sure. I mean replace them with the same size?

COMMISSIONER ENNES: No, I'm not looking for the same size. Those are 13-inch trees. Even a five-inch tree isn't that big of a deal.

MR. DADAY: Sure. We're willing to work with Staff on that issue.

COMMISSIONER ENNES: So, with any development, you're going to lose some trees. Sam, when a developer comes in and develops a lot, and to address Commissioner Warskow's concern, the new property owner, they may change that swale that causes the water to go onto an adjoining owner's property, but they're prevented from doing that, correct?

MR. HUBBARD: Sure, yes, if you're going to alter the grading and the stormwater flow patterns.

COMMISSIONER ENNES: So, if you're an adjoining property owner and

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you noticed they've changed swales from what was originally done, you need to bring that up. If you're getting water from them, you need to bring that up with the Village and force them to put them back the way they are. They cannot shed water onto your property that isn't already going there.

Now, with this development, they are going to be responsible for their own water. That's the idea of the swale. So, they're not going to make conditions any worse. It might be better.

MR. HUBBARD: Right.

COMMISSIONER ENNES: Also with the Petitioner, you have a realtor?

MR. DADAY: Yes.

COMMISSIONER ENNES: Does the realtor have valuation experience? Experience in the neighborhood?

CHAIRMAN LORENZINI: If you would, would you please come up to the microphone and state your name and spell it please?

COMMISSIONER ENNES: I don't know if you want to comment on this but some of the adjoining property owners are concerned that dividing, making this subdivision and having two lots in there would reduce the value of their homes. How many years do you have experience --

MS. WILCOX: Twenty, at Baird & Warner in Arlington Heights.

CHAIRMAN LORENZINI: State your name please and spell it?

MS. WILCOX: Carol Wilcox, and I'm a realtor with Baird & Warner for 20 years.

COMMISSIONER ENNES: For 20 years. Do you have valuation experience?

MS. WILCOX: Well, I'd like to explain something. When Dr. David Dufell and Dorothy who have lived in the home for 35 years hired me to sell the home, we started out at, we were going to sell the home, you know, the way it is, you know, not doing anything with the lot. We started out at \$725,000. So, as people came through the house, seeing they did a very nice job over the years of keeping things, the roof or, you know, different systems in the house but they never updated the house, so as people came --

COMMISSIONER ENNES: You're talking about as far as kitchens and bathrooms and that type?

MS. WILCOX: Right, kitchens and bathrooms. The home is a colonial, it looks like a very nice colonial from the outside. But as people came through looking at the home, they wanted to bring a contractor in to see what it would take to rehab the house to make it a more modern home that would fit in for their lifestyle. So, the numbers that we got using, I even called in someone, Bruce Miller who is a big Arlington Heights contractor who I've worked with for 15 years, he came in, his numbers were about \$350,000. We got numbers from \$350,000 to \$500,000 to get the house up and running to, you know, fit in with all the other homes.

The home has three bedrooms upstairs and one bath upstairs. No master suite. On the first floor, there is a small bedroom that used to be a garage that they turned into a bedroom and put a bath in it. So, there's a lot of things in the home that really had to be changed to fit, you know, all the remodeling. The kitchen was very old, very, very old. The basement, then after putting all this money into the home, you would have an old basement that, you know, you can't raise the house up, it would have been even more money.

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So, it just didn't work, nothing worked. So, we reduced the pricing, we sold it to this gentleman for I think \$650,000. He brought people in. But there were at least four different potential clients that brought contractors in, and everyone, they walked away because it was just too much to fix the house up.

So, the value of putting two new homes in there that would be between \$900,000 and \$1.2 million I mean is way better than having this old house that nobody can deal with. You cannot remodel it. It's just too much.

COMMISSIONER ENNES: Are you aware if this property has had flooding problems?

MS. WILCOX: No, the basement, I think over the years because I know this couple, over the years I think they had one major thing in the basement and nothing else, because you could tell there is a water line in some of the paneling and we talked about that to disclose it on the disclosures. But other than they did fix whatever it was at that time, I don't know if it was gutters, I can't remember, gutters that were being, you know, pulled away from the home or something. So, they didn't have any major flooding ever.

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

CHAIRMAN LORENZINI: Commissioner Green?

COMMISSIONER GREEN: Sam, as we're looking at this aerial, as an architect, I'm looking at some of the surrounding homes there. Can you tell me why immediately to the west of those two homes they're so close to the property line? Or is the aerial off here? There is no backyard setback.

MR. HUBBARD: Yes, that's a good question. One of those to the north, this would be an accessory structure at 617 so that the backyard setback would be five feet, that's an accessory structure. On this one --

COMMISSIONER GREEN: What about the rear yard? Wouldn't it be 30 feet in the R-3?

MR. HUBBARD: For a principal structure, yes. For an accessory structure, it's five feet. So, this being not attached to the principal home, that would be an accessory structure and allowed to have a five-foot rear yard setback. This one as being attached to the principal home should conform to the 30-foot rear yard setback. I'm not sure why, perhaps a variation.

COMMISSIONER GREEN: So, the impervious surface area would be reduced with the amount of building on these lots, is that correct?

MR. HUBBARD: Their impervious surface would be reduced?

COMMISSIONER GREEN: Would be less water to be absorbed on the property because you've got a lot of structure on these lots.

MR. HUBBARD: Sure.

COMMISSIONER GREEN: The home to the east, is there a backyard at all on that property alone? It looks like it's over the property line. Is that a possibility here?

MR. HUBBARD: It's a possibility. It's probably more likely that the aerial is just a little bit off here. But yes, this could be determined as a side yard and that's why it's so close to the side yard setback. I guess all the analysis would have to be done on this property.

AUDIENCE MEMBER: Do you want me to speak to that?

COMMISSIONER GREEN: No, I just want to get to, the point here is if you were to try to build these homes today, those three that I mentioned that are surrounding this

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property, could you do it the way they are right now?

MR. HUBBARD: Not without variations. Maybe 617 possibly could be built, but 625 and 615 probably not. Hard to say just looking at the aerial.

COMMISSIONER GREEN: Right. No more questions.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I'm really torn between this because I see the immediate homes around the subject property are the larger lots, yet I see other homes are in the same street that are built on 75-foot lots. I believe the last neighbor, is it Mrs. Hautzinger?

MS. HAUTZINGER: Yes.

COMMISSIONER SIGALOS: You are in the corner of Beverly and Fairview?

MS. HAUTZINGER: Correct.

CHAIRMAN LORENZINI: Would you please come back up to the microphone?

COMMISSIONER SIGALOS: So, your home is on a 75-foot lot?

MS. HAUTZINGER: Correct.

COMMISSIONER SIGALOS: How long have you been there?

MS. HAUTZINGER: We moved in in 2008. So, about nine years.

COMMISSIONER SIGALOS: These other homes adjacent to you there are larger lots where they've been there for many, many years?

MS. HAUTZINGER: Correct, yes. They're all historic homes.

COMMISSIONER SIGALOS: I see further homes to the south that are on 75-foot lots and looks like a couple of 50-foot lots if I'm reading this correctly?

MR. HUBBARD: Yes.

COMMISSIONER SIGALOS: I really don't have any other question at this point.

CHAIRMAN LORENZINI: Commissioner Dawson?

COMMISSIONER DAWSON: So, I'm also very torn. When we're talking, I keep hearing historic homes. These are built in the 70's or earlier?

MR. ARNOLD: '38, 30's. 1938.

COMMISSIONER DAWSON: All of these homes are built in the 30's?

MS. HAUTZINGER: Yes.

MR. ARNOLD: Many of them. Some older. Sorry.

CHAIRMAN LORENZINI: I want you to answer the question but I need you to come to the microphone and state your name again so the court reporter can pick you up.

MR. ARNOLD: I'm sorry for interrupting. Yes, our home, Bob Arnold is my home, our home which is just to the west was built in 1938. The house just to the north was built at about the same time. There's a house across the street that was built in the 20's. So, many of these homes are very old, they've been there a long time.

COMMISSIONER DAWSON: But your home certainly didn't have that driveway area and that attached home in the 30's, or that attached garage in the 30's?

MR. ARNOLD: That's probably true. It was this way when we bought it in '75.

COMMISSIONER DAWSON: Okay. No, I'm just thrown because I'm looking at these pictures of these homes and they just don't look like historic homes to me. So, this term historic home is throwing me, that's all. I was just trying to clarify. The 30's would

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certainly be a historic home, these certainly looked more like 1960's or 1970's homes to me. They don't look what I would classify as historic.

MR. ARNOLD: If I could qualify one thing? On our property, that's a garage that goes back close to the property line, for whatever that's worth.

COMMISSIONER DAWSON: Sure.

CHAIRMAN LORENZINI: Thank you.

COMMISSIONER DAWSON: So, I really don't know what specific questions I have. I'm really, I think like many people, struggling. I see the character of the immediately adjoining properties being affected by this. But I can also see where the Arnold's home, the water problem is largely caused by their own impervious surface issues, not necessarily the home behind them. While I sympathize with the flooding issue, you know, I struggle with how much building went up around this property and now this property is going to be penalized for the building that went all around which added continually to the problem.

The flip side to that is I'm also not necessarily torn by the argument that we're going to build, we need to build \$2 million homes here because if it's a \$650,000 home and you could have put \$350,000 into it to make it work, the math to me says that's a million-dollar home. So, if someone is willing to buy a million-dollar home in a 75-foot lot, why wouldn't they be willing to buy a \$650,000 home and put \$350,000 into it and live in a million-dollar house in a great lot? So, that argument doesn't work with me either.

So, I'm really very torn on what to do here. So, I'd like to I guess listen to whatever everyone else has to say.

COMMISSIONER SIGALOS: Can I ask one further question?

CHAIRMAN LORENZINI: Sure, go ahead.

COMMISSIONER SIGALOS: Sam, the stormwater inlet that the Petitioner is proposing, that's not a requirement of the Village, is that correct?

MR. HUBBARD: I would have to defer to our Engineering Department. I don't know if the representative from the engineering, who did the work on the engineering --

CHAIRMAN LORENZINI: Come back up to the microphone please. State your name again.

MR. KING: Michael King with Manhard Consulting. Yes, we did --

CHAIRMAN LORENZINI: Spell that again?

MR. KING: Michael King.

CHAIRMAN LORENZINI: King, K-i-n-g?

MR. KING: K-i-n-g. Yes, we were in constant communication with the Village in how this is developed, the standards in Arlington Heights, I serve my community. I did their own stormwater review. Yes, we are in, right now Mr. Arnold's property, specifically it sheet drains towards his property and now we're introducing a swale. So, all the water that today falls on the southwesterly corner portion of the lot would drain right to Mr. Arnold's property. But in the future, it will be picked up by the swale and drained out to the road. So, we're taking all the stormwater that lands on this property and taking it to the road instead of letting it sheet drain as it does today to the adjoining properties.

COMMISSIONER SIGALOS: So, that's, with that stormwater inlet, that's going to help Mr. Arnold's property?

MR. KING: Correct. Everywhere that's sheet draining off this property currently will be collected by the storm sewer, would be routed directly to the right of way in the

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Village.

COMMISSIONER SIGALOS: I guess my question originally was is that required by the Village or is that the Petitioner's desire to put that in to help the stormwater situation there?

MR. KING: I can't say if it's a certain requirement but we're doing it for helping the drainage conditions. I think we're not allowed to detrimentally affect the drainage off site, so instead of doing exactly the amount of area that drains off site now compared to the proposed conditions, we're just collecting all the water onsite and delivering it to the right of way in the Village.

COMMISSIONER SIGALOS: But can the Petitioner turn around and say, well, you know what, I'm going to build this swale but I'm not going to put the stormwater inlet in there?

MR. KING: No, we have an engineer's opinion of probably cause that we're tied to for these public improvements. That storm sewer is considered a public improvement of the Village. So, it's tied to the development of this property.

MR. DADAY: So, if it gets approved, assuming it gets approved, it's got to be put in.

MR. KING: It's within the stormwater easement to the Village that the drain is in.

COMMISSIONER SIGALOS: So, again it's got to help with the surrounding properties.

MR. KING: Correct, and it has to be built with the development of these two lots, yes.

COMMISSIONER SIGALOS: Okay, thank you. That's all I have.

CHAIRMAN LORENZINI: So, stay for a moment, Mr. King. So, can you tell me that the new condition with two houses and less trees but the addition of the swale and the sewer line is going to improve the situation, improve it from what it is today?

MR. KING: Correct.

CHAIRMAN LORENZINI: Okay, thank you. Ms. Wilcox, you may have answered, could you come back up please? You may have answered this, maybe I didn't catch it, but you did address the value of the property we're speaking of, but how in your opinion does it affect the surrounding homes? If any?

MS. WILCOX: You mean the way it is currently?

CHAIRMAN LORENZINI: No, no, by putting up these new homes, two new homes, how is that going to affect the value in your opinion of the surrounding homes?

MS. WILCOX: I think it's going to enhance it.

CHAIRMAN LORENZINI: Why is that?

MS. WILCOX: Because the, well, to go back to your point, putting between 350 to 550 into this older home, it just didn't work for all these people that brought contractors through because you still have an old foundation. You have this garage that was turned into a room that has to be knocked down. So, that was just a preliminary number that they came through. But there were at least five people that did this and I was one of them, you know, by bringing a contractor through to help with some of the information.

But putting in, and who knows, the house, if a person comes through there and they want to build a brand new home, they could build a home for \$1.5 million. I don't

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know what people are putting into their houses now. New kitchens are costing people, you know, \$160,000. It just depends on how much they put into the home. But I can't see that it could be anything but helpful.

CHAIRMAN LORENZINI: Okay, thank you. So, my opinion is I agree that it's definitely going to change the character, but this development is meeting all the requirements and it's a free market issue. You know, they're meeting code and I don't know if we can't tell people you can't develop land if you meet all the codes. So, that's kind of where I'm sitting.

So, any final questions, deliberations, recommendations?

COMMISSIONER JENSEN: Yes, yes. A question of Sam, and really this relates to another commission so you may not know the answer. But when the Design Commission looks at things in a neighborhood like this that is quite old, how would they approach that as far as you're aware? I mean do they try to get something that is consistent with that particular neighborhood? Or do they, you know, want to have the new homes look more modern and so forth which would change the character definitely? So, maybe you can shed some light on what we would expect from the Design Commission to be the requirements that would be imposed on Mr. Karr.

MR. HUBBARD: Well, I don't know if I want to even make a guess there. You know, I can't answer.

MR. DADAY: Can I comment on that? Because I was actually on the Village Board when the Design Commission was instituted. Part of, one of the reasons was there were a couple of houses up on Highland that basically took up an entire block, and we felt at that time that there should be some architectural and design input into the nature of what was going in there. There was also another one as I recall, I believe it was on Burr Oak and it was very modern and it clearly was not consistent with the neighborhood.

So, from my experience going back many years, I think the purpose of it was to evaluate what the construction was, the design, the architecture as it related to other properties in the neighborhood. So, I think they do take that into consideration and I think that was their charge.

COMMISSIONER GREEN: Just for the record, the house is on Elm just off of Burr Oak.

MR. DADAY: Is that where it was?

COMMISSIONER JENSEN: Well, it's hard to image that if we left the property just as it is, that that would be great for the neighborhood, character or otherwise. So, clearly, it seems to me there ought to be something that can be done that would be in keeping with the neighborhood that would address a lot of the issues relating to detention as well as landscaping. I would like to, I'm not sure exactly how it works yet but I'd certainly like to see something under landscaping to get a little bit more commitment that some of these landscaping issues would be addressed in terms of the shrubbery even though it is below the two-lot subdivision.

COMMISSIONER WARSKOW: I just have one last comment as it relates to stormwater, and it's more just clarifying generally for people, that not only is there dealing with the stormwater in your property which now that we've discussed it through I see it's going to stay on the property, but it's also going to go into the stormwater system. With less permeable surface, more is going to go into a combined sewer system. Just want to put that in the record.

COMMISSIONER DAWSON: So, what do you see is the ramifications of

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that? Can you keep going with that line of thought?

COMMISSIONER WARSKOW: It just means as we come across these situations more and more where we're taking away cases where the green is handling it on its own, we're now putting it into a stormwater system that's already overburdened that we're already talking about million-dollar plans to correct.

MR. DADAY: Could I say one thing to that point? To a certain extent, that's not just relating to this particular issue. In many ways, it's a Village-wide problem that the Village is trying to deal with in many areas of the Village.

COMMISSIONER WARSKOW: But developing to the extent that we are on individual properties is adding to the stormwater system.

COMMISSIONER DAWSON: I don't disagree with you but I just don't know how we draw the line with this Petitioner when we've granted so many --

COMMISSIONER WARSKOW: I know but I'm just, I'm trying to get everybody to understand the problem.

COMMISSIONER DAWSON: Absolutely. I see, I absolutely see your argument; I just don't know how we can make this Petitioner pay for what's been going on for years and years and years. Where do we draw that line, right? I think the Village is going to have to come up with a solution.

I struggle here because I live in a historic area, it was designated just recently as a historic area. I bought a home that was an old home intentionally to put a \$300,000 addition on it. I mean that's why this argument just, and my lot is smaller than the lots that, you know, the area that I live in, it's like a luxury you guys have these big lots. I don't have these big lots. I don't have a problem with it. We love where we live. We don't mind not having these big lots. The majority of Scarsdale that I see are teeny tiny lots that to me, I drive through Scarsdale and go oh, I couldn't live in this neighborhood, they're on top of each other.

So, it seems like there is a very unique strip here that has a few homes that's beautiful and I get that and I sympathize. I really do sympathize, which is why I'm struggling so much because it's just not my, it's throwing me because it's not necessarily my personal experience. Where I'm at in the lot size that would be built here is where I live and I'm very comfortable with it and like it and enjoy the lot size. So, it's hard for me to have that argument.

I'm more concerned with the flooding and I have a hard time getting over the fact that this will help. How can we, if we leave the property as it is, nothing is going to help. This could help. So, you know, I struggle with that. But I do follow the argument that it will significantly impact this neighborhood, and the fact that every surrounding neighbor has shown up here against it, I mean that has to have a lot of sway with me because they are here. How often do we have meetings and people don't come and they're here and they're saying this will impact me.

So, it's just, I'm very torn I have to say.

COMMISSIONER JENSEN: Sam, could I ask, I'd like to ask a couple of questions. So, if we made a recommendation and the Board accepted the recommendation to not allow the subdivision, so whoever bought this would have to basically stay with three lots that are one large lot and so forth. Would the owner of that have to do anything about the water problems at this point? Because clearly there are water issues that Mr. Arnold has been enjoying for decades. So, the question is if we block this, are we leaving things worse off or better off in terms

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of the water? Let's just start with the water.

MR. HUBBARD: There would be no code requirement that the Village could lean on to make any future homeowner here make any improvements to the existing grading and drainage. It's how it is. When you make a change to a site and it's subdivided and put the new homes on, then you have to make improvements so you have to meet current standards, you have to make sure you're not causing adverse impact on neighboring property owners. But if the site was to remain as is --

COMMISSIONER JENSEN: Well, I guess I'd ask Commissioner --

COMMISSIONER WARSKOW: But you're talking about flooding from one property. There are already two separate --

COMMISSIONER JENSEN: Well, right, I'm going to get to your issue. I'm going to your issue now which I'd like to have you address which is, is the current situation going to leave it better or worse off relative to the water that flows into the storm system?

COMMISSIONER WARSKOW: Right now? There is more green space on this lot to absorb that water so it is not going into the sewer system. Can I do the calculations and tell you, you know, this compared to that, I don't have a degree in that. But I do know that the more green space you need, the less goes into the sewer system.

COMMISSIONER JENSEN: Well, we don't know whether it's material or not or significant really at this point. We don't know if it's fundamentally going to overload the stormwater system.

COMMISSIONER WARSKOW: No. I'm making more of a comment that as we continue to do more and more, we are gradually adding to that problem.

COMMISSIONER JENSEN: But that's not this Petitioner's issue. I mean he's got to ensure there's a specific place --

COMMISSIONER WARSKOW: I understand that's more of a Village ordinance issue.

COMMISSIONER JENSEN: This is a Village issue of fixing the storm sewer system which shouldn't have been combined, but we can't lay the entire burden of the Village's concerns off on this Petitioner.

COMMISSIONER WARSKOW: No.

COMMISSIONER JENSEN: That's what we seem to be slipping into and that is very bothersome to me.

COMMISSIONER GREEN: Well, I would just like to say I'm not slipping into that. So, the storm problems, my experience as an architect for 40 years is that the storm water runoff issues are created by the homeowners. They put gardens, they put up walls, they plant things, they change the grades on the back of the houses, and they stop the natural flow of water. So, I've dealt with this, I can't even tell you, for decades and it's always the same thing. Somebody has built or raised and planted their garden over here and they cut off the water from here and it becomes water wars in the backyard.

So, I just want to say that these properties are going to meet 100 percent the engineering requirement for their stormwater and it is not going to hurt any other neighbor. Whether you take a little more space away from the ability of water to soak into the ground, okay, there might be a slight argument for that. But it's not going to be significant.

If you really wanted to make a change in Scarsdale, get rid of those sprawling ranch units and put up a two-story because then you have more space for the water to

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absorb into the ground. So, we're making these arguments and this Petitioner is not here to fix the storm sewer and the combination sewer that's been there for 40 or 50, 60 years in Scarsdale. So, the Village who has an engineering responsibility to fix that water at some point, so if they're looking to collect the dollars to do it, it's going to happen. Neighbors, it will happen some time when the Village comes up with the money. So, it's not this man's problem because there is stormwater.

I don't mean to get hot but I deal with this a lot and it's never what you think it is and you can't hold up somebody from doing the simple subdivision for all the problems that have been created for the past 50 years.

COMMISSIONER DAWSON: Sam, can I ask a question? What's our, do we have a specific criteria here like we do with the special use consideration? There is no specific guiding criteria for us to consider?

MR. HUBBARD: Not for a subdivision.

COMMISSIONER DAWSON: Oh, that's helpful.

MR. DADAY: We're also not asking for any variations.

COMMISSIONER DAWSON: No, I understand. Potentially, you could be later. I'm not, you know, I'm not against the plan. The thing that's stopping me is the neighbors being here expressing their concern over the change in the neighborhood. I mean we've approved many of these subdivisions before and, you know, generally they seem to go fine. But we have neighbors here that are making arguments about changing this specific pocket and preserving this specific unusual pocket. That's the only thing that's throwing me off.

I'm not as concerned about the water because just to Bruce's point --

COMMISSIONER WARSKOW: No, I get that. I only brought it up as a --

COMMISSIONER DAWSON: No, no, no, I'm not looking at --

COMMISSIONER WARSKOW: As a general comment about continued property developments like this. Not laying the burden on this specific property owner, just making a comment to get into the record to be read by Village Trustees and the Staff that this I think is causing a gradual issue.

COMMISSIONER JENSEN: So, hopefully we'd like them to deal with the Village problem, not necessarily force this Petitioner to fix everybody's problem.

COMMISSIONER WARSKOW: Yes.

COMMISSIONER JENSEN: Which is what some may interpret it as.

COMMISSIONER WARSKOW: Okay.

CHAIRMAN LORENZINI: Any other comments, motions, recommendations?

AUDIENCE MEMBER: Can I talk?

CHAIRMAN LORENZINI: I'm sorry, the public comment portion is closed.

COMMISSIONER GREEN: I would like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC#17-003, a Preliminary Plat of Subdivision to subdivide/consolidate three lots into two single-family lots.

This approval shall be subject to the following conditions:

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1. **The developer shall provide a \$5,040 fee in lieu of onsite detention, as well as pay all engineering fees and bonds prior to appearing before the Plan Commission for final plat of subdivision approval.**
2. **Prior to issuance of a building permit for Lot 1, land contribution fees shall be paid for parks, schools and library, per Chapter 29 of the Municipal Code.**
3. **A Design Commission application must be submitted for each new home within the subdivision.**
4. **The Petitioner shall comply with all applicable federal, state, and Village codes, regulations, and policies.**

COMMISSIONER JENSEN: Can we, before a second, can we add something about the landscaping that we talked about?

COMMISSIONER DAWSON: We have to second, we second it first and then we have comments and questions.

COMMISSIONER JENSEN: Okay, I'll second and then suggest we add something.

COMMISSIONER DAWSON: Okay, now we can discuss.

CHAIRMAN LORENZINI: Commissioner Jensen seconded. Any other comments, additions?

COMMISSIONER DAWSON: What was your comment?

COMMISSIONER JENSEN: Well, the comment is that we had a lot of discussion around the landscaping issues, and it seemed like the Petitioner or at least his representative was amenable to that. So, I'd like to see something written here as a fifth condition which actually at least encourages as far as possible that something could be done to preserve the landscape.

MR. HUBBARD: Yes, you can put a condition in there that, you know, ask the Petitioner to work again with Staff to identify potential areas for additional tree preservation. It's all linked to the design for the grading, too, I mean that's why they're having to take out some of these trees so that they can put the swales in so that it does improve the drainage. But we can reevaluate that.

COMMISSIONER JENSEN: Well, I think I'd like to see that added.

CHAIRMAN LORENZINI: Okay, Sam, you can work on something like --

MR. DADAY: Well, we'll cooperate with the Village in that respect. But as Sam mentioned, you know, if you leave some of the trees in, maybe the swale has to be redesigned. So, you know, when you take something out or put something in, it affects the engineering of the project. So, we're happy to and we'll cooperate with the Village in terms of preserving trees.

COMMISSIONER GREEN: If possible.

MR. DADAY: If possible. Also, as Mr. Ennes suggested, we will work to replace trees that have been removed.

COMMISSIONER ENNES: That are lost.

MR. DADAY: Yes, as best we can.

COMMISSIONER DAWSON: Isn't that part of the process anyway? I mean as you're going through with plans and designs, wouldn't that be part of Staff's role anyway, Sam?

MR. DADAY: I don't think it is in this instance.

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MR. HUBBARD: Yes, there is no requirement for a landscape plan as part of a smaller subdivision like this.

COMMISSIONER DAWSON: You wouldn't require, so you wouldn't have any requirement of planting of new trees or anything of that sort with this?

MR. DADAY: Not replacements.

COMMISSIONER DAWSON: Okay.

CHAIRMAN LORENZINI: Any other comments?

COMMISSIONER DAWSON: We have to amend the motion. There's a motion on the table and it doesn't include that language.

COMMISSIONER JENSEN: I would like to move an amendment to the original motion to add a fifth condition for the landscape. That needs to be seconded.

COMMISSIONER DAWSON: Bruce, it's your motion.

COMMISSIONER GREEN: I don't think that that should be in there. I'll take a consensus and we can vote on that number five.

COMMISSIONER DAWSON: Well, we can vote on your motion and then if it doesn't go past, then Lynn can make a new motion related to the trees.

COMMISSIONER JENSEN: Correct.

DR. HILL: I just have a question. Is it normal for the Board to not listen to public comment after there's been a discussion about facts some of which have been misrepresented and then not listen to the public again? Is that the normal democratic process here?

CHAIRMAN LORENZINI: Sir, the normal process is to have public comments, we did that.

DR. HILL: And we cannot go back on the statements that have been made --

CHAIRMAN LORENZINI: Not at this point, no, sir. Thank you.

COMMISSIONER JENSEN: You could clarify though certainly at the Village Board meeting.

AUDIENCE MEMBER: I beg your pardon, you did say there would be time.

COMMISSIONER JENSEN: He can talk to the Board and make all the points that he wants to make.

CHAIRMAN LORENZINI: I'll mention it at the end of this, thank you.

MR. ARNOLD: We had the impression earlier that you would allow some further discussion. When I tried to ask a question --

CHAIRMAN LORENZINI: Okay, let's go with the motions or amendments.

COMMISSIONER GREEN: Items one through four have been seconded.

COMMISSIONER ENNES: Are we going to vote now?

COMMISSIONER DAWSON: There's a motion on the table. I think we can go ahead and vote. So, this is without the trees.

COMMISSIONER GREEN: This is just as per code and as per ordinances is what this says.

CHAIRMAN LORENZINI: Let's take roll call vote on the recommendations as they currently stand, one through four.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: No.

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MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Can I abstain, Sam?

MR. HUBBARD: Sure.

COMMISSIONER WARSKOW: Thank you.

MR. HUBBARD: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes.

MR. HUBBARD: That's it. Five positives, one negative, so the motion passes.

CHAIRMAN LORENZINI: Thank you, Sam. Okay, just a clarification, this is a recommendation to the Board of Trustees. The Board of Trustees has the final approval. If I indicated otherwise than what you understood, the reason we handle things the way we do, we want to hear all your comments, and then hopefully your comments are addressed, the questions you bring up and your comments and concerns are addressed by the questions and clarifications that the Commissioners asked. If we keep leaving the public comment open, this could go on forever.

AUDIENCE MEMBER: But you can't clarify this information?

CHAIRMAN LORENZINI: Anyways, you can always make final comments with the Board of Trustees when it comes before them.

AUDIENCE MEMBER: Even for mis-information?

CHAIRMAN LORENZINI: So, is there a motion to --

COMMISSIONER DAWSON: You can certainly write a letter to the Trustees clarifying anything you felt was mis-communicated before the Trustee vote. If you submit it to the Staff, they will circulate that to the Trustees.

AUDIENCE MEMBER: Thank you.

CHAIRMAN LORENZINI: Okay, thank you for your attendance tonight. Congratulations, you received majority approval on your project. Any time or date, Sam, going before the Board?

MR. HUBBARD: Yes, they were targeting the May 1st Village Board. Yes, the May 1st Village Board meeting for this.

CHAIRMAN LORENZINI: Thank you. Thank you all for attending.

MR. DADAY: Thank you. Thank you for your consideration.

CHAIRMAN LORENZINI: Other business? Anything else, Sam?

MR. HUBBARD: Yes. On the 26th, we will be meeting. We have on the agenda the return of the Aubrey Subdivision on Palatine Road. We also have Heart's Place which is a 16-unit supported living facility on Ocean Road. That's going to be on April 26th. We do have some additional, the Ordinance Review Committee is going to be meeting sometime in April, and the Comprehensive Plan possibly in April.

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COMMISSIONER JENSEN: Hey, Sam, a question for you before we adjourn. When we did the text amendments, there was some discussion about a couple of reports we routinely got in the past. One of them was a tracking report. The other one was a monthly report which basically showed us what was happening with the development in the Village. Mr. Enright said that he would check and the director would make a decision. Could you let us know what the director has decided?

MR. HUBBARD: I can. The directors have decided that we are able to provide you with the development tracker spreadsheet that details all the projects that have gone before you and tracks the progress of them when they've been heard and approved and so forth. Relative to the monthly report, that only goes to the Village Board. It does contain sensitive information about projects that are not formally yet been proposed and they're not public, so the decision was to keep that only going to the Village Board.

COMMISSIONER JENSEN: So, even creating an abbreviated version that dealt with business that's already been dealt with? Because I found that the monthly report would show how the Village was developing in picture, word and data. It was very useful in being able to do this job. So, I don't want to see things that have not come before this Commission, but it would be nice to see how the Village is developing because part of what our job is to recommend the direction of the development. So, I don't know if I'd like to at least have it entertained that we got some kind of a redacted or modified version of that monthly report at the very least.

Clearly, I'm ecstatic that we get the tracker because I think we ought to be able to see what business we and Staff have done in terms of the petitions. So, I think we've moved in the right direction, but could you at least explore the possibility of getting an abbreviated version of that monthly report?

COMMISSIONER ENNES: I would second that.

MR. HUBBARD: Thank you, I will certainly pass the message along.

CHAIRMAN LORENZINI: Well, we used to get an e-mail but no paper copies.

COMMISSIONER JENSEN: You don't need to e-mail it, Sam. You can post it up the website. You don't even need to send them electronically, you don't need to pay for an electronic stamp. Just post it. But at any rate, I can understand that there is sensitive material that has not transpired as of yet. There is no reason we should get that. I understand.

MR. HUBBARD: We will certainly get the development tracker and we will e-mail that to you.

CHAIRMAN LORENZINI: Thank you. Anything else? Motion to adjourn?

COMMISSIONER GREEN: I'll make that motion.

CHAIRMAN LORENZINI: Second?

COMMISSIONER SIGALOS: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

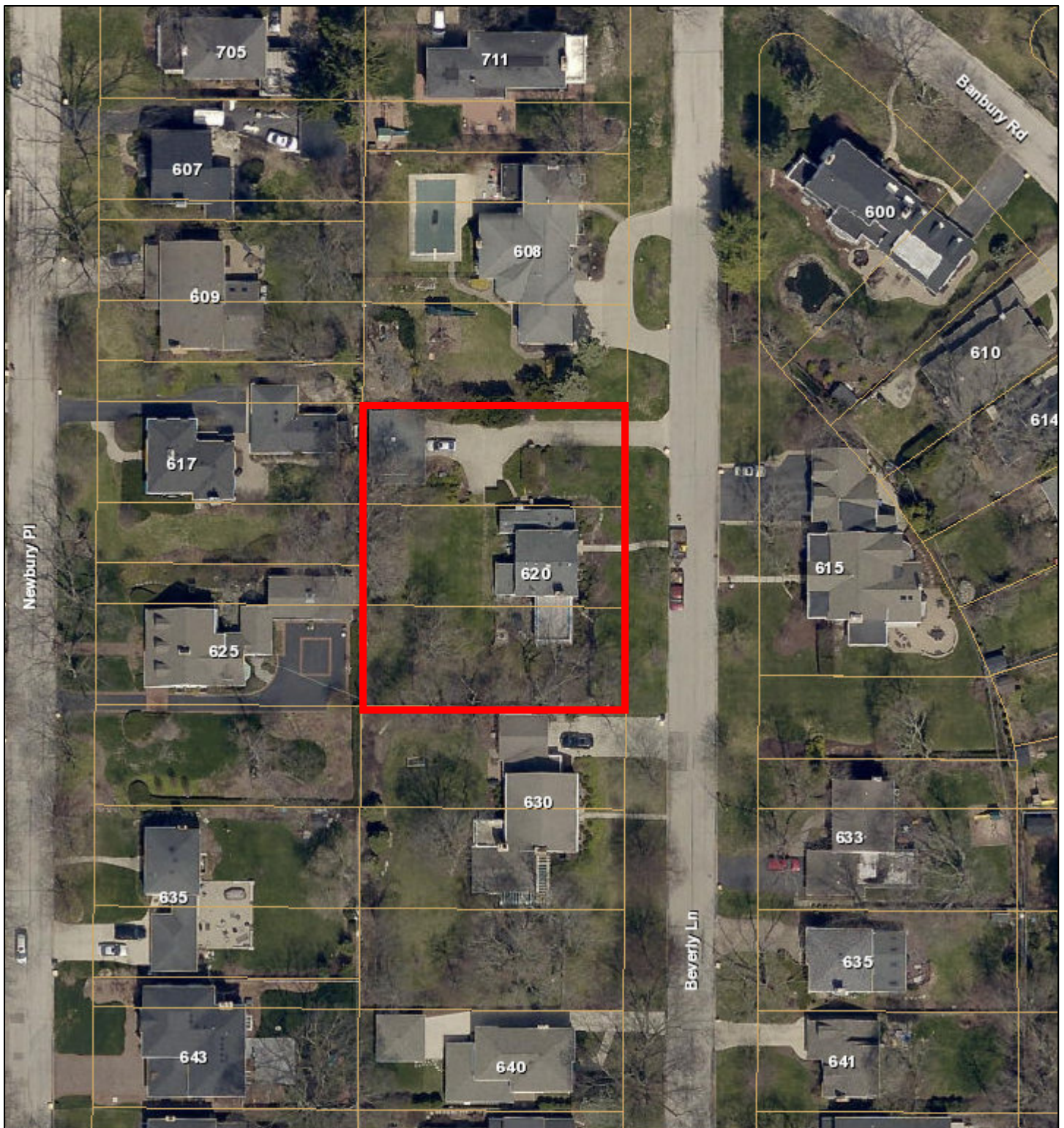
CHAIRMAN LORENZINI: Opposed?

(No response.)

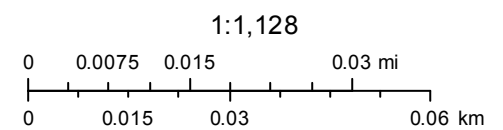
CHAIRMAN LORENZINI: Adjourned, thank you.

(Whereupon, the above-mentioned petition was adjourned at 9:13 p.m.)

620 S. Beverly Lane - Aerial



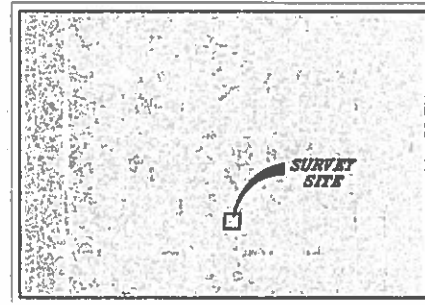
August 12, 2016



BOUNDARY AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

LOTS 663, 664 AND 665 IN SCARSDALE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 440137, IN COOK COUNTY, ILLINOIS.

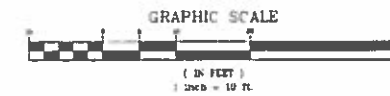
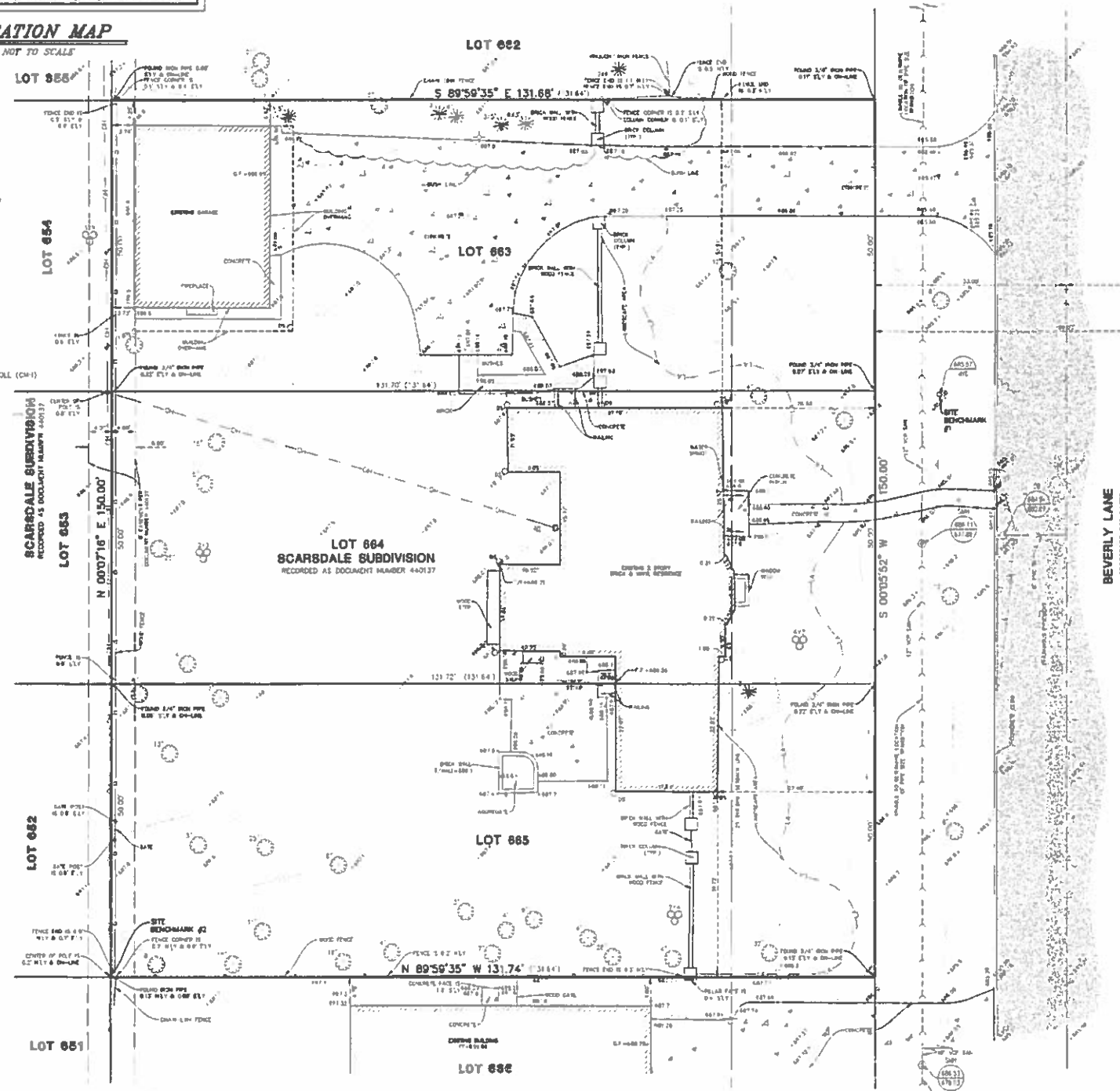


LOCATION MAP

NOT TO SCALE

LEGEND

- EX. PROPERTY LINE
- EX. EASEMENT LINE
- EX. SIDEWALK
- EX. CONCRETE CURB & GUTTER
- EX. CHAIN-LINK FENCE
- EX. WOOD FENCE
- EX. Wrought-IRON FENCE
- EX. STORM LINE
- EX. SANITARY LINE
- EX. OVERHEAD WIRE
- EX. TREE/SHRUB LINE
- EX. 1" FOOT CONDUITS
- EX. LANDSCAPE AREA
- EX. GUARD RAIL
- EX. STORM MANHOLE (MH)
- EX. STORM CATCH BASIN (CB)
- EX. DOWN SPOUT
- EX. SANITARY MANHOLE (SMH)
- EX. COMBINATION 24" W/ER MANHOLE (CH)
- EX. FIRE HYDRANT/ALR VALVE
- EX. VALVE BOX
- EX. WATER METER
- EX. GAS METER
- EX. ELECTRICAL METER
- EX. ELECTRICAL OUTLET
- EX. UTILITY POLE
- EX. LIGHT STANDARD
- EX. SIGN
- EX. JAKEBO
- EX. AIR CONDITIONING UNIT
- EX. BASKETBALL HOOP
- EX. SPOT ELEVATION
- EX. BURN
- EX. DECIDUOUS TREE WITH TRUNK DIAMETER AT 4' HGT.
- EX. CONIFEROUS TREE WITH TRUNK DIAMETER AT 4' HGT.
- EX. SPOT ELEVATION
- EX. SPOT ELEVATION
- EX. CONTINUOUS PAVEMENT
- EX. CONCRETE
- EX. ASPHALT
- EX. BRICK



BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE-201 ADJUSTMENT, ADAPTED TO UTM COORDINATES, AS ESTABLISHED UTILIZING TRIMBLE VRS REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS).

SURVEY PREPARED FOR

KLEIN, DADAT, ARETOS & O'DONOGHUE, LLC
2550 W. GOLF ROAD, SUITE 250
ROLLING MEADOWS, ILLINOIS 60008

SURVEYOR'S NOTES

- DISTANCES ARE MEASURED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (IN PARENTHESES) ARE RECORD ON DEED VALUES, NOT FIELD MEASURED.
- COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS. IF SUCH ITEMS ARE KNOWN BY LANDSCAPING OR ARE COVERED BY LEAVES OF OTHER OBSTRUCTIONS, THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.
- UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS AND WATER MAINS HAVE BEEN SHOWN HEREON BASED ON ACTUAL OBSERVED LOCATION AT AN OPEN HANDBOOK AND PROPOSED ENGINEERING PLANS BY CEMEX HANDBOOK ASSOCIATES, INC. LAST REVISED DECEMBER 17, 2013. THE EXACT LOCATION MAY BE DIFFERENT FROM THIS LOCATION SHOWN HEREON.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "GULLY" BENCHMARKS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JULIE AT 1-800-892-0023.
- THIS SURVEY WAS PREPARED FOR KLEIN, DADAT, ARETOS & O'DONOGHUE, LLC BASED ON A FIELD BOUNDARY SURVEY COMPLETED ON OCTOBER 4, 2016.
- EASEMENTS AND SETBACKS HAVE BEEN SHOWN HEREON IN APPROXIMATE LOCATION BASED ON SCARSDALE PLAT OF SUBDIVISION BECAUSE THE TEXT IS ILLEGIBLE.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003330, EXPIRES APRIL 30, 2017.

BENCHMARKS

REFERENCE BENCHMARK (NCS PD.DM3809)
STAINLESS STEEL ROD LOCATED APPROXIMATELY 1400 FEET SOUTH OF THE INTERSECTION OF W. KIRCHOFF ROAD AND NEW WILKE ROAD, MORE PARTICULARLY LOCATED APPROXIMATELY 50 FEET EAST OF THE EDGE OF CURB OF NEW WILKE ROAD AND APPROXIMATELY 15 FEET SOUTH OF THE BACK OF CURB OF THE SUNSET MEADOWS PARKING LOT.
ELEVATION=690.80 DATUM=NAVD88-GEOD 12B

SITE BENCHMARK #1:
TAG BOLT ON FIRE HYDRANT LOCATED ON THE WEST SIDE OF BEVERLY LANE IN FRONT OF 620 BEVERLY LANE, MORE PARTICULARLY LOCATED APPROXIMATELY 22 FEET EAST OF THE CENTERLINE OF BEVERLY LANE AND APPROXIMATELY 2 FEET NORTH OF THE NORTH FACE OF BUILDING LOCATED AT 620 BEVERLY LANE.
ELEVATION=687.41 DATUM=NAVD88-GEOD 12B

SITE BENCHMARK #2:
RAILROAD SPIKE IN NORTH FACE POWER POLE LOCATED AT THE SOUTHWEST CORNER OF PROPERTY LOCATED AT 620 BEVERLY LANE, MORE PARTICULARLY LOCATED APPROXIMATELY 165 FEET EAST OF THE CENTERLINE OF BEVERLY LANE AND APPROXIMATELY 32 FEET SOUTH OF THE SOUTH FACE OF BUILDING LOCATED AT 620 BEVERLY LANE.
ELEVATION=688.55 DATUM=NAVD88-GEOD 12B

TOPOGRAPHIC FIELD WORK COMPLETED ON 10/04/2016

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)

WE, MANHARD CONSULTING LTD., DO HEREBY DECLARE THAT WE HAVE SURVEYED THE HEREON DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF OCTOBER, A.D., 2016

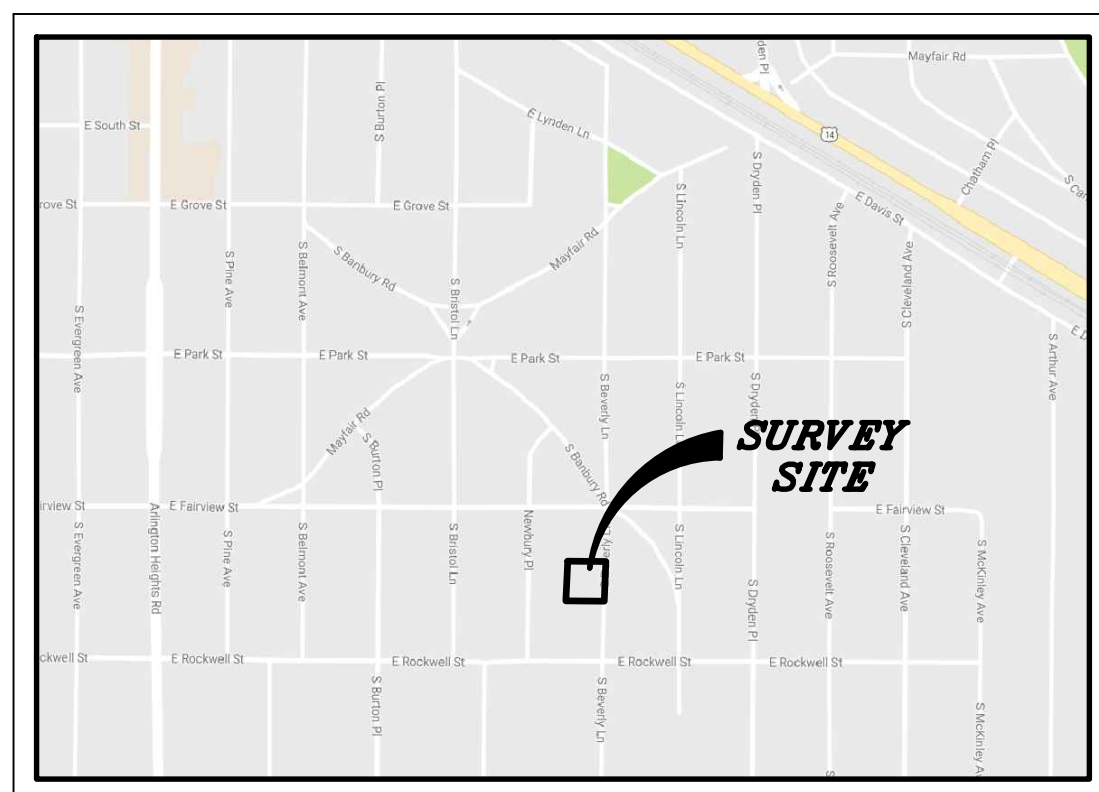
Eric R. Veseli
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3855
LICENSE EXPIRES: NOVEMBER 2018

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184003330
EXPIRES APRIL 30, 2017



620 SOUTH BEVERLY LANE
ARLINGTON HEIGHTS, ILLINOIS
BOUNDARY AND TOPOGRAPHIC SURVEY

DATE: 10/04/16
BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1"=10'
SHEET: 1 OF 1
KDA:MHLOI



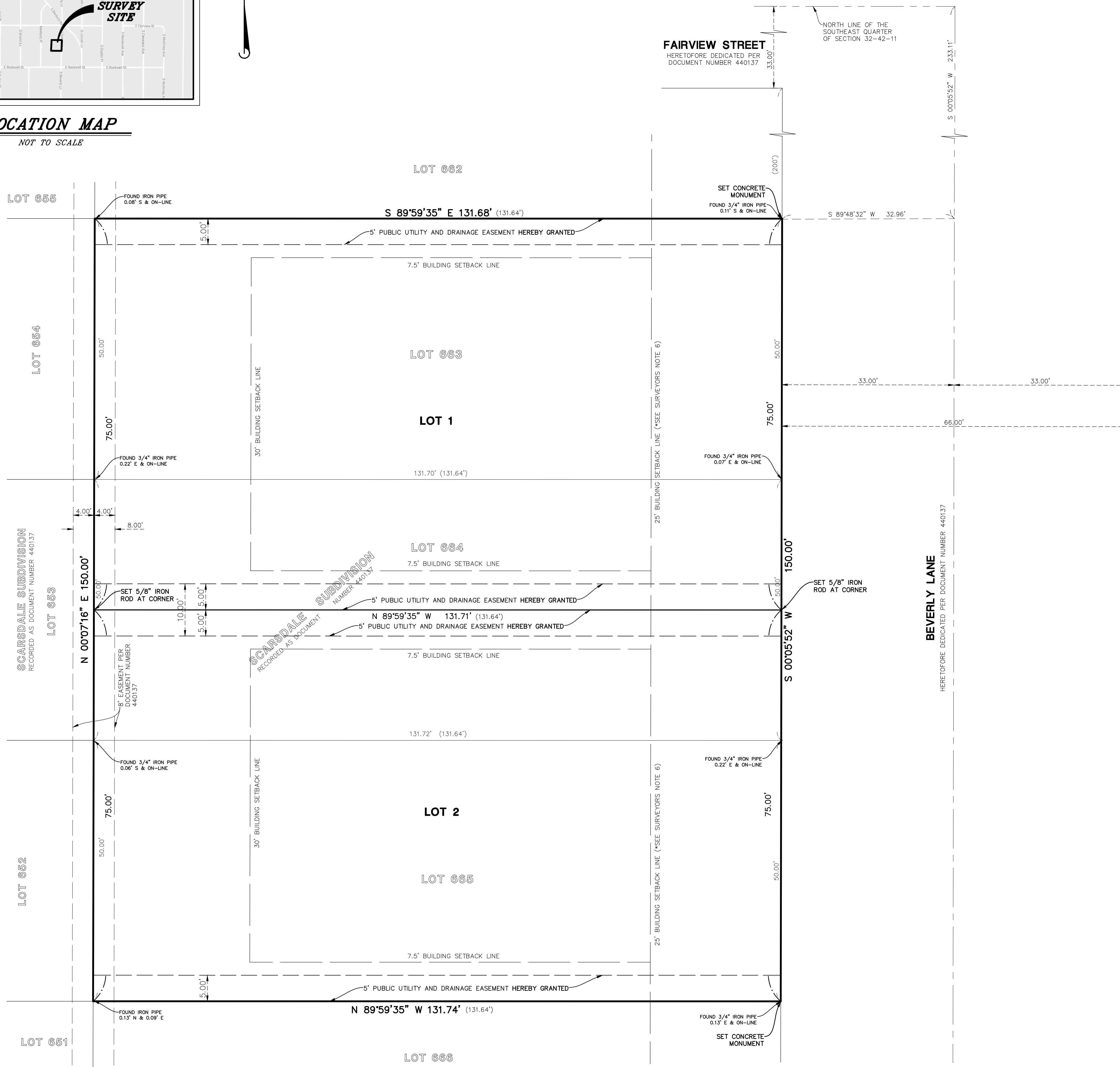
LOCATION MAP

NOT TO SCALE



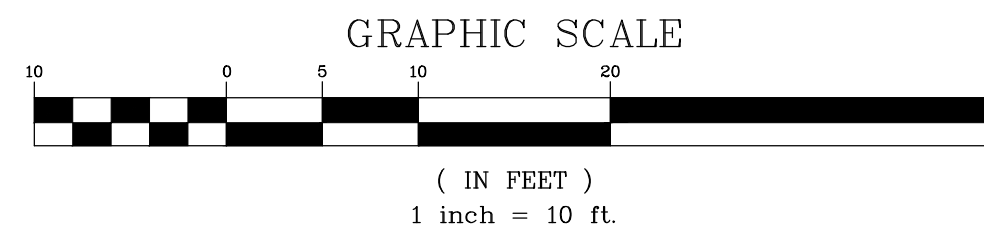
FINAL PLAT
OF
SCARSDALE RESUBDIVISION OF LOTS 663-665

BEING A RESUBDIVISION OF LOTS 663, 664 AND 665 IN SCARSDALE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE EAST HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 440137, IN COOK COUNTY, ILLINOIS.



COOK COUNTY RECORDER CERTIFICATE (TO BE STAMPED BY THE COOK COUNTY RECORDER)

COOK COUNTY CLERK CERTIFICATE (TO BE STAMPED BY THE COOK COUNTY CLERK)



BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE-2011 ADJUSTMENT, ADJUSTED TO GROUND VALUES, AS ESTABLISHED UTILIZING TRIMBLE VRS REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

EXISTING BLOCK SETBACKS

EXISTING HOUSE FRONT SETBACKS ALONG BEVERLY LANE HAVE BEEN SHOWN HEREON BASED ON MEASUREMENTS OBTAINED FROM COOK COUNTY GIS. THESE SETBACKS ARE ONLY APPROXIMATE AND THE ACTUAL FRONT YARD SETBACKS ALONG THE FRONTAGE SHALL BE VERIFIED BY THE VILLAGE OF ARLINGTON HEIGHTS.

PIN	Front Setback (feet)
03-32-401-025	21.4
03-32-401-026	24.1
03-32-401-016	N/A (PART OF 026)
03-32-401-034	22.1
03-32-401-020	20.2
03-32-401-021	N/A (PART OF 020)
03-32-401-022	N/A (PART OF 020)
03-32-401-023	21.8
03-32-401-024	22.5
Average=	22.0

SURVEY PREPARED FOR

KLEIN, DADAY, ARETOS & O'DONOGHUE, LLC
2550 W GOLF ROAD, SUITE 250
ROLLING MEADOWS, ILLINOIS 60008

SUBMITTED BY/RETURN TO:

KLEIN, DADAY, ARETOS & O'DONOGHUE, LLC
2550 W GOLF ROAD, SUITE 250
ROLLING MEADOWS, ILLINOIS 60008

EXISTING PROPERTY AREA

LOT 663 = 6,584 SQ. FT. (0.151 ACRES)
 LOT 664 = 6,586 SQ. FT. (0.151 ACRES)
LOT 665 = 6,586 SQ. FT. (0.151 ACRES)
 TOTAL AREA = 19,756 SQ. FT. (0.453 ACRES)

EXISTING PIN

03-32-401-034

PROPOSED PROPERTY AREA

PROPOSED LOT 1 = 9,877 SQ. FT. (0.226 ACRES)
PROPOSED LOT 2 = 9,879 SQ. FT. (0.227 ACRES)
 TOTAL AREA = 19,756 SQ. FT. (0.453 ACRES)

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF, NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE RECORDING AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
4. THIS SURVEY WAS PREPARED FOR KLEIN, DADATO, ARETOS & O'DONOGHUE, LLC BASED ON A FIELD BOUNDARY SURVEY COMPLETED ON OCTOBER 4, 2016.
5. CORNERS HAVE BEEN MONUMENTED IN ACCORDANCE WITH THE FINAL PLAT OF SUBDIVISION.
6. THE ACTUAL REQUIRED FRONT YARD BUILDING SETBACK LINE MAY BE LESS THAN OR GREATER THAN 25 FEET AS PERMITTED IN THE ARLINGTON HEIGHTS MUNICIPAL CODE. SPECIFICALLY SECTION 5.1-3.6(a) OF CHAPTER 28 ALLOWS THE FRONT YARD SETBACK TO BE CALCULATED BASED ON THE AVERAGE OF THE EXISTING FRONT YARD SETBACKS OF THE FRONTAGE WHEN 40% OR MORE OF THE FRONTAGE IS DEVELOPED WITH FRONT YARD OR MORE THAN 15 FEET SETBACK. IF THE SETBACK IS NO LONGER ACCEPTABLE, THE 25 FEET REQUIRED FRONT YARD MAY BE APPLIED.
7. UNLESS NOTED OTHERWISE EASEMENTS AND SETBACKS SHOWN HEREON ARE HEREBY GRANTED. EASEMENTS AND SETBACKS PER SCARSDALE SUBDIVISION HAVE BEEN SHOWN HEREON IN APPROXIMATE LOCATION AS THE PLAT OF SUBDIVISION IS ILLEGIBLE.
8. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM

[illegible]

Manhard
CONSULTING LTD

1000 Woodbine Parkway, Vernon Hills, IL 60061 ph: 847.654.3550 fx: 847.934.0095 manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Bioscience Engineers • Environmental Engineers • Transportation Engineers

SCARSDALE RESUBDIVISION OF LOTS 663-665

ARLINGTON HEIGHTS, ILLINOIS

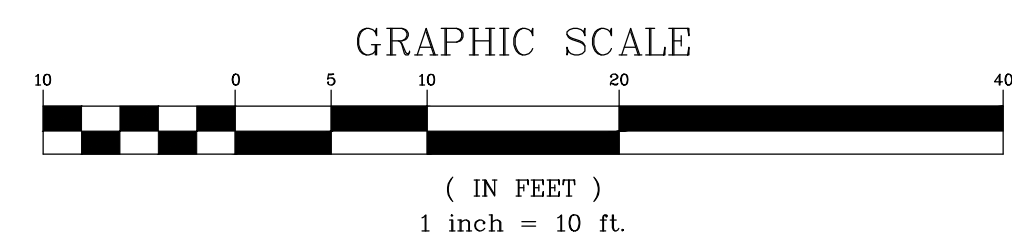
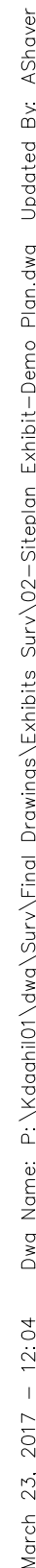
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: ERV
 PROJ. ASSOC.: AAS
 DRAWN BY: AAS
 DATE: 10/20/16
 SCALE: 1"=10'

SHEET

1 OF 2

KDAAHIL01



DEMOLITION NOTES:

1. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.
2. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
3. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
4. ALL EXISTING UTILITY LINES AND CONDUITS LOCATED UNDER PROPOSED BUILDINGS SHALL BE REMOVED AND PROPERLY BACKFILLED. ALL UTILITY LINES AND CONDUITS LOCATED UNDER DRIVES, ON-SITE ROADS, PARKING LOTS OR SIDEWALKS SHALL BE FILLED WITH A FLOWABLE BACKFILL AND END PLUGGED. ALL EXISTING STRUCTURES SHALL BE REMOVED. ALL EXISTING UTILITY LINES LOCATED UNDER LANDSCAPE AREAS SHALL BE LEFT IN PLACE AND PLUGGED AT ALL STRUCTURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND LAWFUL DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PAVEMENT, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, BRIDGES, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED SHALL BE COORDINATED BY THE CONTRACTOR WITH THE AFFECTED UTILITY COMPANY.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES.
9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION.

[illegible]

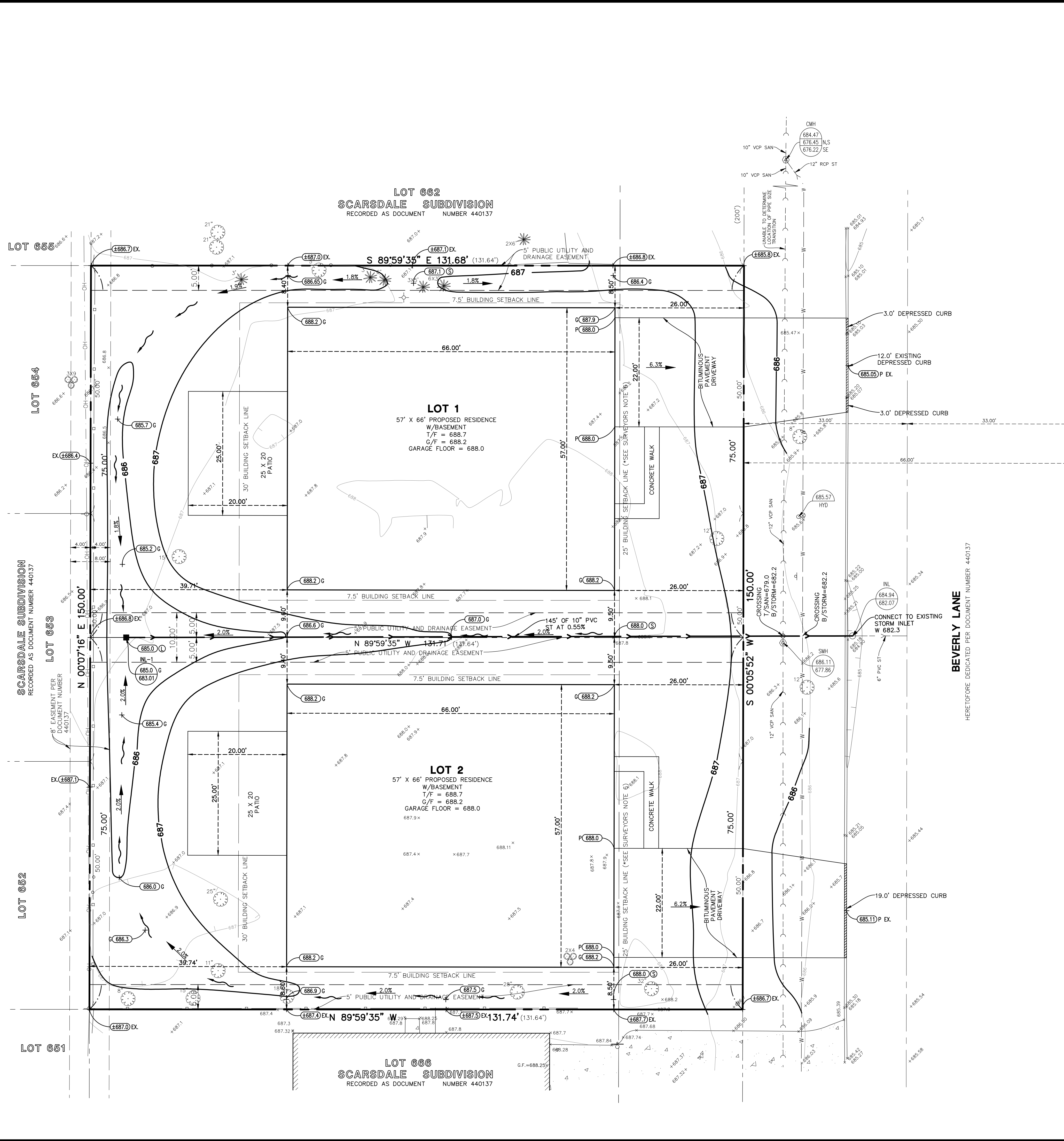
SCARSDALE RESUBDIVISION OF LOTS 663-665
ARLINGTON HEIGHTS, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN

PROJ. MGR.: ERV
PROJ. ASSOC.: AAS
DRAWN BY: ERV/AAS
DATE: 03/23/17
SCALE: N/A

SHEET

2 OF **3**

KDAAHILO1



LOT 1
ALLOWABLE IMPERVIOUS AREA EQUATION:

9877 x 0.5=4,938 SQ. FT.

PROPOSED IMPERVIOUS AREA

HOUSE: 3,762 SQ. FT.

DRIVE: 572 SQ. FT.

WALK: 73.5 SQ. FT.

PATIO: 500 SQ. FT.

TOTAL: 4,907 SQ. FT.

LOT 2

ALLOWABLE IMPERVIOUS AREA EQUATION:
9879 x 0.5=4,939 SQ. FT.

PROPOSED	IMPERVIOUS AREA
HOUSE:	3,762 SQ. FT.
DRIVE:	572 SQ. FT.
WALK:	73.5 SQ. FT.
PATIO:	500 SQ. FT.
TOTAL:	4,907 SQ. FT.

	PROPOSED 1 FOOT CONTOURS
	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
T/F	PROPOSED TOP OF FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
EX.	MEET EXISTING
G	PROPOSED GROUND GRADE
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
①	PROPOSED SWALE LOW POINT
②	PROPOSED SWALE SUMMIT

1. MEET EXISTING

3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, FIELD SURVEY. ANY INFORMATION THAT IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
6. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MEINHARD CONSULTING LTD. ON OCTOBER 04, 2016. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES TO EMPLOY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
7. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 1:2 UNLESS OTHERWISE NOTED.



**Village of Arlington Heights
Building Services Department**

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building Services Department
Subject: 620 S Beverly Lane – Preliminary and Final Plat of Subdivision
PC#: PC 17-003
Date: February 6, 2017
Sam:

I have reviewed the documents submitted and do not have any comments or objections to the proposed Plat of Subdivision.

RECEIVED
FEB 06 2017
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>17-003</u>	P.I.N.# <u>03-32-401-034-0000</u>
Petitioner: <u>Leslie A. Karr Trust</u>	Location: <u>620 S. Beverly Lane</u>
<u>9611 Foster Ave.</u>	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>Schiller Park, IL 60176</u>	Subdivision: <u>Karr Resubdivision</u>
Owner: <u>Leslie A. Karr Trust</u>	# of Lots: <u>3</u> Current: <u>3</u> Proposed: <u>2</u>
<u>9611 Foster Ave.</u>	PUD: <u> </u> For: <u> </u>
<u>Schiller Park, IL 60176</u>	Special Use: <u> </u> For: <u> </u>
Contact Person: <u>Stephen G. Daday</u>	Land Use Variation: <u> </u> For: <u> </u>
Address: <u>2550 W. Golf Rd., Ste 250</u>	Land Use: <u>Residential</u> Current: <u>Residential</u>
<u>Rolling Meadows, IL 60008</u>	Proposed: <u>Residential</u>
Phone #: <u>224-265-4337</u>	Site Gross Area: <u> </u>
Fax #: <u>847-590-9825</u>	# of Units Total: <u> </u>
E-Mail: <u>sdaday@kdaolaw.com</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

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

INSPECTIONAL SERVICES*No. COMMENTS -*

May 10 1, 17
Director Date

Memorandum

To: Sam Hubbard, Planning and Community Development

From: Cris Papierniak, Assistant Director of Public Works

Date: February 13, 2017

Subject: 620 S Beverly Lane, P.C. #17-003

With regard to the proposed subdivision, I have the following comments:

- 1) When the existing house is demolished, all water and sewer services must be abandoned at the respective mains.

If you have any questions, please feel free to contact me.

C. file

RECEIVED
FEB 14 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-003
 Petitioner: Leslie A. Karr Trust
9611 Foster Ave.
Schiller Park, IL 60176
 Owner: Leslie A. Karr Trust
9611 Foster Ave.
Schiller Park, IL 60176
 Contact Person: Stephen G. Daday
 Address: 2550 W. Golf Rd., Ste 250
Rolling Meadows, IL 60008
 Phone #: 224-265-4337
 Fax #: 847-590-9825
 E-Mail: sdaday@kdaolaw.com

P.I.N.# 03-32-401-034-0000
 Location: 620 S. Beverly Lane
 Rezoning: _____ Current: _____ Proposed: _____
 Subdivision: Karr Resubdivision
 # of Lots: 3 Current: 3 Proposed: 2
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use Residential Current: Residential
 Proposed: Residential
 Site Gross Area: _____
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ X _____

Sanitary Sewer _____

Storm Sewer _____ X _____

b. Surface Improvement

Pavement _____ X _____

Curb & Gutter _____ X _____

Sidewalks _____ X _____

Street Lighting _____ X _____

c. Easements

Utility & Drainage _____ X _____

Access _____ X _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____

b. IDOT _____

c. ARMY CORP _____

d. IEPA _____

e. CCHD _____

3. R.O.W. DEDICATIONS? _____

4. SITE PLAN ACCEPTABLE? _____

5. PRELIMINARY PLAT ACCEPTABLE? _____

6. TRAFFIC STUDY ACCEPTABLE? _____

7. STORM WATER DETENTION REQUIRED? _____

8. CONTRIBUTION ORDINANCE EXISTING? _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? _____

10. WETLAND EXISTING? _____

YES

NO

COMMENTS

X

X

N/A

N/AX

FEE-IN-LIEU

X

X

X

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: MANHARD CONSULTING

DATE OF PLANS: 1-30-17

Joan J. Mull 2/9/17
 Director Date

RECEIVED
 FEB 10 2017
 PLANNING & COMMUNITY
 DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #17-003
Scarsdale Resubdivision of Lots 663-665
620 S. Beverly Lane
Final Plat of Subdivision
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
12. All applicable public improvements already exist. Public sidewalks are not required in the Scarsdale Subdivision. Final engineering plans are needed to ensure adequate drainage can be maintained and to show the proposed top of foundation elevations for the proposed homes. An Engineers estimate of construction cost is required to complete the calculation for plan review, inspection, and other fees. This estimate should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
13. The Final Plat of Subdivision must be reviewed and approved by the Engineering Department prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.
14. Stormwater detention is required for all new subdivisions. For small 2-lot subdivisions like this, a fee in-lieu of detention is acceptable. The required detention volume of 5,020 cu. ft., as calculated by the petitioner and verified by the Village, is acceptable. The assumption of using the 50% max impervious area is the correct method. This will account for future patios, sheds, etc. At the rate of \$1.00 per cubic foot, the fee in lieu of detention will be \$5,020.00. Clearly show the overflow route for the site.
15. The plat was reviewed against the attached Final Plat of Subdivision Checklist. Please address the following items:
 - a. Item c: Although it mentions it in the surveyor's certificate, add "Set Iron Pipe" labels at the new center lot line corners.
 - b. Item f: Tie the subdivision to the ¼ section line at the centerline of Fairview Street.
 - c. Item h: Add 5' wide public utility and drainage easements to the north lot line of Lot 1 and the south lot line of Lot 2.


James J. Massarelli, P.E. 2/9/17
Director of Engineering Date

Attachments:

Final Plat of Subdivision Checklist (3 pages)
Contacts for Plat Signatures (1 page)

Final Plat of Subdivision Checklist

Municipal Code Section 29-209(a - t)

- ☒ a. The date of preparation of the final plat and by whom prepared.
- ☒ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ☒ c. All permanent survey monuments, markers and bench marks. *set 1/8 at new property corner*
- ☒ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ☒ e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- ☐ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles. *Tie to 1/4 section line at Fairview Dr.*
- ☒ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ☐ h. All easements for rights of way established for public use and utilities.
- ☒ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ☒ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ☒ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ☒ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ☒ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- ☒ n. A deed of dedication in the form set forth in Section 29-217(a):
The Final plat shall contain a deed of dedication substantially as follows:

"We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____ day of _____, 20____.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of 20 ____.

Notary Public"

- o. A blank certificate of approval in the form set forth in Section 29-217(b).
The Final plat shall contain a certificate of approval as follows:

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

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

President

Village Clerk

APPROVED by the Village Collector

APPROVED by the Director of Engineering
_____ "

- ☒ p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

"I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

(SURVEYOR'S SEAL) Signature
Illinois Land Surveyor
No. _____ "

- ☒ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.
- ☒ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.
- ☒ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.
- ☒ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.
- ☒ u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Contacts for Plat Signatures

Mr. Frank Gautier
Comcast Cable
688 Industrial Drive
Elmhurst, IL 60125

630/600-6348
frank_gautier@comcast.com

Alternate: Martha Gieras 630/600-6352
Martha_gieras@comcast.net

Ms. Mark Cozzi
ComEd
Three Lincoln Center – 4th Floor
Oakbrook Terrace, IL 60181

630/576-6530
Mark.Cozzi@ComEd.com

Ms. Kim Augustine
NICOR Gas
300 W. Terra Cotta Avenue
Crystal Lake, IL 60014

630/338-2976
kaugust@aglresources.com

Ms. Sue E. Manshum
ROW Engineer
Ameritech
2004 Miner, 1st Floor
Des Plaines, IL 60016

847/759-5603
sm9231@att.com

Mr. Greg Argetsinger
VPGM of Illinois
WOW Internet Cable
1674 Frontenac Road
Naperville, IL 60563-1757

630/536-3121
Tom Gebens
630/536-3153
Brian Herd
630/669-5227

Mr. Jonathan Karabowicz
IDOT Permits
201 W. Center Court
Schaumburg, IL 60196

847/705-4149

Mr. Michael Sterr, P.E.
Permit Office
Cook County Highway Department
69 West Washington Street
23rd Floor, Suite 2354
Chicago, IL 60602

312/603-1670



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 17-003

Project Name

Preliminary and Final Plat of Subdivision

Project Location

620 S. Beverly Lane

Planning Department Contact Sam Hubbard

General Comments

Round 1

No comments from the Fire Department at this time.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date February 9, 1017

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

620 S. Beverly Lane
Preliminary and Final Plat of Subdivision
PC#17-003

Round 1 Review Comments

02/15/2017

1. Character of use:

The character of use should not be problematic.

2. Are lighting requirements adequate?

Lighting should meet Village of Arlington Heights code.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

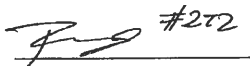
This is not a problem area in relation to traffic accidents.

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

This development should not create any traffic problems.

6. General comments:

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

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: tmorales@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>17-003</u>	P.I.N.# <u>03-32-401-034-0000</u>
Petitioner: <u>Leslie A. Karr Trust</u>	Location: <u>620 S. Beverly Lane</u>
<u>9611 Foster Ave.</u>	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>Schiller Park, IL 60176</u>	Subdivision: <u>Karr Resubdivision</u>
Owner: <u>Leslie A. Karr Trust</u>	# of Lots: <u>3</u> Current: <u>3</u> Proposed: <u>2</u>
<u>9611 Foster Ave.</u>	PUD: <u> </u> For: <u> </u>
<u>Schiller Park, IL 60176</u>	Special Use: <u> </u> For: <u> </u>
Contact Person: <u>Stephen G. Daday</u>	Land Use Variation: <u> </u> For: <u> </u>
Address: <u>2550 W. Golf Rd., Ste 250</u>	Land Use: <u>Residential</u> Current: <u>Residential</u>
<u>Rolling Meadows, IL 60008</u>	Proposed: <u>Residential</u>
Phone #: <u>224-265-4337</u>	Site Gross Area: <u> </u>
Fax #: <u>847-590-9825</u>	# of Units Total: <u> </u>
E-Mail: <u>sdaday@kdaolaw.com</u>	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

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

1. GENERAL COMMENTS:

No comments.

[Signature] 2-3-17
Environmental Health Officer Date

[Signature] 2/6/17 Direc
tor Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 17-003
 Petitioner: Leslie A. Karr Trust
9611 Foster Ave.
Schiller Park, IL 60176
 Owner: Leslie A. Karr Trust
9611 Foster Ave.
Schiller Park, IL 60176
 Contact Person: Stephen G. Daday
 Address: 2550 W. Golf Rd., Ste 250
Rolling Meadows, IL 60008
 Phone #: 224-265-4337
 Fax #: 847-590-9825
 E-Mail: sdaday@kdaolaw.com

P.I.N.# 03-32-401-034-0000
 Location: 620 S. Beverly Lane
 Rezoning: Current: Proposed:
 Subdivision: Karr Resubdivision
 # of Lots: 3 Current: 3 Proposed: 2
 PUD: For:
 Special Use: For:
 Land Use Variation: For:
 Land Use: Residential Current: Residential
 Proposed: Residential
 Site Gross Area:
 # of Units Total:
 1BR: 2BR: 3BR: 4BR:

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

YES NO

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

Comments:

Please see comments attached.

[Signature]

2.13.17

Date



Planning & Community Development Dept. Review

February 13, 2017

REVIEW ROUND 1

Project: 620 S. Beverly Lane – Karr Subdivision
Proposed Subdivision

Case Number: PC 17-003

General:

7. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on Mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Plan Commission hearing date. If this requirement cannot be met, you can proceed with Preliminary Plat approval with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval if it is obtained separately from Preliminary Plat of Subdivision approval.
8. School, Park, and Library contributions will be required prior to the issuance of a building permit for one of the new homes. Theoretically, contributions have theoretically already been paid for existing house on the subject property. Since the majority of the existing house falls onto the proposed Lot 2, this will receive a credit for School, Park, and Library contributions. Lot 1 will be required to pay the full School, Park, and Library contributions at time of building permit.
9. A Design Commission application will be required for the demolition of the existing house on the subject property and for any new construction on Lot 1 or Lot 2.
10. Are any Covenants, Conditions, or Restrictions proposed for this subdivision?
11. Please provide an estimated timeline for development of these lots, including estimated demolition of the existing home and any anticipated construction of new homes on Lot 1 and Lot 2.

Final Plat of Subdivision:

12. Please revise the 25' front yard building setback to remove reference to Document #440137. Since the property is proposed for resubdivision, the setback shown on the original subdivision plat will no longer be applicable. The commentary next to the setback should read "25' BUILDING SETBACK LINE*". The asterisk should reference a note elsewhere on the plat that reads "The actual required front yard building setback line may be less than or greater than 25' as prescribed in the Arlington Heights Municipal Code. Specifically, Section 5.1-3.6(a) of Chapter 28 allows the front yard setback to be calculated based on the average of the existing front yard setbacks of the frontage when 40% or more of the frontage is developed with front yards of more than 15 feet in depth. If this code section is no longer applicable, the 25' required front yard may be applied."
13. Please add a note to the "Existing Block Setbacks" to read: "These setbacks are only approximate and the actual front yard setbacks along the frontage shall be verified by the Village of Arlington Heights."

Prepared by: 

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 114-003
 Petitioner: Leslie A. Karr Trust
9611 Foster Ave.
Schiller Park, IL 60176
 Owner: Leslie A. Karr Trust
9611 Foster Ave.
Schiller Park, IL 60176
 Contact Person: Stephen G. Daday
 Address: 2550 W. Golf Rd., Ste 250
Rolling Meadows, IL 60008
 Phone #: 224-265-4337
 Fax #: 847-590-9825
 E-Mail: sdaday@kdaolaw.com

P.I.N.# 03-32-401-034-0000
 Location: 620 S. Beverly Lane
 Rezoning: Current: Proposed:
 Subdivision: Karr Resubdivision
 # of Lots: 3 Current: 3 Proposed: 2
 PUD: For:
 Special Use: For:
 Land Use Variation: For:
 Land Use: Residential Current: Residential
 Proposed: Residential
 Site Gross Area:
 # of Units Total:
 1BR: 2BR: 3BR: 4BR:

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

LANDSCAPE & TREE PRESERVATION:

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

Comments:

- As the two lots redevelop, it is recommended that the existing trees be preserved.

David W. 2 2 11
 Coordinator Date

Joseph J. Klein
Stephen G. Daday
Michael G. Aretos
Timothy J. O'Donoghue

Kristopher M. Briggs*
Robyn K. Kish
James E. Kozlowski
Daniel J. Lee
Julie A. Repple
Diana E. Rzdaneck
Amanda K. Venditti



KLEIN, DADAY, ARETOS & O'DONOGHUE
ATTORNEYS AT LAW

Attorneys and Counselors
2550 WEST GOLF ROAD, SUITE 250
ROLLING MEADOWS, IL 60008
(847) 590-8700

Sender's Direct Line: 224-265-4337

FAX (847) 590-9825

Sender's E-Mail: sdaday@kdaolaw.com

www.kdaolaw.com

Of Counsel
Carrissa M. Alvers
Nancy S. Scotillo
Kinga L. Wright***

Chicago Loop Office
161 N. Clark St.
Suite 1600
Chicago, IL 60601
(312) 450-6639 Ph.
(312) 523-2001 Fax

*-Licensed in Illinois &
Wisconsin

***-Licensed in Illinois &
California

March 17, 2017

Sam Hubbard
Development Planner
Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Re: 620 South Beverly Ln.
Preliminary and Final Plat of Subdivision
P.C. Number: 17-003

Dear Sam:

This is a letter in response to the Round One comments of the departments of the Village of Arlington Heights in support of petitioner's application for a Preliminary and Final Plat of Subdivision.

1. Building Department: no response is necessary.
2. Public Works Department: agreed.
3. Engineering Department: petitioner agrees to install utility and drainage as required. Petitioner also agrees to pay a fee in lieu of storm water detention.
4. Petitioner agrees to provide final engineering plans to ensure adequate drainage and to show that the top of foundation elevations relative to the plans. Petitioner will provide the final plat of subdivision as well all required copies. As noted, petitioner shall pay a fee in lieu of detention as identified in the engineering department comments. In addition the proposed plat has been revised to reflect the comments noted in subparagraph 15.

5. Fire Department: no response necessary.
6. Health Services Department: no response necessary.
7. Planning and Community Development Department: petitioner agrees with all of the planning department comments. Specifically there are no covenants conditions or restrictions proposed for the subdivision. At this time the petitioner is intending to build a house as his own residence and sell the remaining lot within the next 2 years.
8. Landscape and Tree Preservation: petitioner intends to preserve existing trees as much as possible.

Very truly yours,

S/S Stephen G. Daday

Stephen G. Daday

PLAN COMMISSION PC #17-003
Scarsdale Resubdivision of Lots 663-665
620 S. Beverly Lane
Final Plat of Subdivision
Round 2

16. The responses made by the petitioner to comments 13 & 15 are acceptable
17. There was no response made by the petitioner to comment #11. To reiterate: The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.
18. The response made by the petitioner to comment #12 is noted. Submittal does not have the final engineering plans or the estimate of cost. This estimate should be submitted at least three weeks prior to the final Plan Commission meeting to allow us time to generate the fee letter and for the petitioner to assemble the proper documents.
19. The response made by the petitioner to comment #14 is acceptable. The fee in lieu of detention will be \$5,020.00. This will be documented in the engineering fee letter to be generated upon receipt of the cost estimate.
20. Engineering is amenable to Preliminary Plat approval, but until the rest of the comments are satisfactorily addressed, we cannot endorse approval of the Final Plat or final engineering.


James J. Massarelli, P.E. 3/28/17
Director of Engineering Date

RECEIVED
MAR 29 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Planning & Community Development Dept. Review

March 29, 2017



REVIEW ROUND 2

Project: 620 S. Beverly Lane – Karr Subdivision
Proposed Subdivision

Case Number: PC 17-003

General:

1. As previously noted, the Final Plat must be printed on Mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no later than April 5th. If this requirement cannot be met, you can proceed with Preliminary Plat approval on April 12th with Final Plat approval obtained at a future date (i.e. a separate Plan Commission meeting would be needed). No public notice is required for Final Plat of Subdivision approval if it is obtained separately from Preliminary Plat of Subdivision approval.
2. Payment of all engineering fee's, deposits, and bonds must be coordinated with the Engineering Department. As the engineers estimate of probable costs was received on March 29th, they are still in the process of reviewing the engineering plans and generating the fee letter outlining these fees. Please make a timely payment of these items when the fee letter is provided. The payment should be received no later than the end of next week.

Final Plat of Subdivision:

3. The "Permission to Record" signature block lists the surveyors license expiring on November 30, 2016. Please update to the correct expiration date. Once this has been revised, the Final Plat will be ready to print on Mylar to obtain all signatures except those to be coordinated by the Village. The Mylar must be submitted no later than April 5th.

Prepared by:

Hubbard, Sam

From: Robert Arnold
Sent: Tuesday, August 23, 2016 2:14 PM
To: Hubbard, Sam
Subject: Karr Subdivision - 620 South Beverly Lane

To: Sam Hubbard

August 23, 2016

Planning and Community Development Department

Village of Arlington Heights

RE: Karr Subdivision - 620 South Beverly Lane

Residents who own property adjacent, or close, to 620 South Beverly Lane have concerns with the proposal to consolidate and subdivide that property. We have expressed our concerns to the buyer's real estate agent previously and believe that the letter has been forwarded to him. So far, we have not had any response.

Our concerns are that creating two 75' lots on this property will result in lots that will be smaller than the lots immediately surrounding the property, as shown in the Staff Development Report Exhibit 1, and therefore will be out of character with the neighborhood, that this subdivision will have a negative impact on the property values of those and other nearby properties, and that placing two houses on the property, as proposed, will result in water damages to nearby properties.

Water run-off has been a continuing problem on Newbury Place, and the property at 625 South Newbury, which adjoins the Beverly Lane property to the West, is at a lower elevation and has been subjected to frequent basement flooding. In 2009, the Village made improvements to the sewer system, reducing this problem, however standing water still accumulates in the street after major rain storms, with water often rising onto the lawns.

In 2014 when installing a sump pump at 625 South Newbury, standing water was found approximately two inches below the basement floor indicating a water level very close to the surface. Reducing the amount of permeable land at 620 Beverly can only add to this problem and add to the negative impact on our property values.

We trust you will make this expression of our concerns part of the record.

Rick & Alicia Lytle
630 South Beverly Lane

Jim & Cathy Hill
615 South Beverly Lane

Joe & Peggy Holohan

608 South Beverly Lane

Bob & Mary Edith Arnold

625 South Newbury Place

From:

Sent: Wednesday, April 26, 2017 9:50 PM

To: Blackwood Carol; Hayes, Thomas; Glasgow, Thomas; LaBedz, Robin; Rosenberg, Bert; Sidor, Mike; Tinaglia, Jim; Deasey, Kathi

Cc: Arnold, Robert; Holohan, Joe; Lytle, Rick

Subject: AH Board of trustees letter re 620 S. Beverly Ln. subdivision

Dear Members of the Board of Trustees,

I am writing in regards to the matter of subdividing the property at 620 S. Beverly Lane slated for discussion during the meeting scheduled on Monday May 1, 2017. Let me start by saying that my family and I have been residing at 615 S. Beverly Lane for 21 years. I am a physician who works in the community at Northwest Community hospital for the same period of time. I originally bought my home due to the character of our neighborhood rather than moving to other regions such as Barrington or the Northshore. We've never regretted that decision.

I, and the remaining neighbors that surround the property, are strongly opposed to division of the 620 property for several reasons including reduction of property values and flooding problems (the facts are relayed in other letters). However, my main problem with the proposed division is in regards to significantly changing the integrity of our block as well as the neighborhood.

The north portion of the block has the 5 largest contiguous lot sizes in the neighborhood. Clearly cutting the central property in this region would change the character. In addition, we have no reassurances regarding the quality and style of the proposed homes for this lot. The current owner is clearly a "developer" based on their recent track record and occupation. They have bought and sold several properties since buying their current home. Therefore, they have no vested interest in maintain the quality of our block, neighborhood or town. This is a money grab. The surrounding neighbors have invested time and money making our properties better and contributing to the look of our town. Please be reminded that Scarsdale is the closest premium neighborhood to downtown Arlington Heights.

Although we have 3-50 foot lots and 1-75 foot lot on our block, they are all located south of the section of houses opposed to the division. I would encourage you to drive down our block, before the meeting, and imagine how this property division will change the character of the block.

In 2002, a similar subdivision was proposed to a property located on Central Road on the 900 block of South Burton. Despite the fact that this property was located on the periphery of the neighborhood, the board (including Mr Daday, the petitioners attorney) **unanimously** voted down the division to maintain the "character" of the neighborhood. This argument is even stronger in the current situation. Despite the fact that both proposals met the Planning commissions property requirements, the board correctly voted in favor of maintain the integrity of Arlington Heights and Scarsdale. I believe strongly that the current board needs to perpetuate this goal. Do we want Arlington Heights to slowly turn into Chicago with one house built on top of one another? That's not why I moved here.

Although much misinformation was purveyed during the later portion of the Planning Commission meeting, Mr. Evans staged a monologue by the selling agent Mrs. Wilcox. She stated that the current property was unsellable because no one would pay to renovate the property maintaining a single family residence. All 4 surrounding neighbors have invested in full renovations of an original Tacket home, who was the same architect of the proposed division. I am quite proud of my home. I again encourage you to drive down the block and evaluate the quality of the surrounding homes.

Finally, I have two questions that I will ask the board. How much current permeable water space will be exchanged for non-permeable space based on the current recommendations. Secondly, How many times in the past has the board allowed subdivision of land within the "core" of the Scarsdale neighborhood? Please review the 2 properties where this was allowed in the past. One was allowed on a block where all lots were 50 foot on a property that was 100 feet. The second one was on the corner of Pine and Fairview. It is embarrassing how close those houses are together. This was clearly a poor decision by the board at that time. The current owners of the larger house can't even sell their home. They have no backyard.

Thank you for your considerations in this matter in advance.

Jim Hill, M.D.

PLAN COMMISSION PROJECT TIMELINE

Project Name: Karr Subdivision
PC Number: 17-003
Location: 620 S. Beverly Ln.
Requested Action:

- Preliminary Plat of Subdivision approval

Variations Required:

- None

	Date	# of Business Days
Plat and Sub Committee Meeting	08/24/16	-
Awaiting Petitioner PC Application	01/31/17	107
PC Application Submittal Date	01/31/17	-
1 st Round Department Comments	02/15/17	11
Petitioner's Response – 1 st Round	03/20/17	23
2 nd Round Department Comments	03/29/17	7
Petitioner's Response – 2 nd Round	04/11/17	9
PC Hearing	04/12/17*	51 days from application date
Village Board	07/10/17**	61
Anticipated Village Board Ord. Adoption	07/17/17	5

*Petitioner was offered the 3/22/17 Plan Commission meeting but could not attend that meeting due to a scheduling conflict.

**Petitioner was offered the 5/15/17 Village Board meeting but could not attend that meeting due to a scheduling conflict. Petitioner was then offered the 6/05/17 meeting but opted for the 7/10/17 meeting instead.



Item: Lexington Heritage - 3216-3240 N. Arlington Heights Rd. -
PC#16-021

Department: Planning & Community Development Department

Requested Action

1. A Final Plat of Resubdivision.
2. A Final PUD to allow 9 townhome buildings with 48 dwelling units on one zoning lot.

Variations Identified

– Multiple Variations previously approved as part of Preliminary PUD.

Recommendation

A public hearing was held by the Plan Commission on June 14, 2017 where Commissioner Drost moved and Commissioner Jensen seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#16-021, a Final Plat of Resubdivision and a Final PUD to allow nine townhome buildings within 48 dwelling units on one zoning lot.

This approval shall be subject to the following conditions:

1. The Petitioner shall comply all conditions of approval as outlined within Ordinance 16-057, as well as all Federal, State, and Village Codes, Regulations and Policies.

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description

Staff Report
PC Minutes 6/14/17
Final Engineering Plans (1 of 2)
Final Engineering Plans (2 of 2)
Final Landscape Plans
Final Plat of Subdivision
Guest Parking Analysis
Department Comments - Round 1
Petitioner Response to Department
Comments - Round 1
Department Comments - Round 2
Petitioner Response to Department
Comments - Round 2
Department Comments - Round 3
Petitioner Response to Department
Comments - Round 3

Type

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

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: June 14, 2016
Date Prepared: June 9, 2016
Project Title: Lexington Heritage Townhomes
Address: 3216-3240 N. Old Arlington Heights Rd.

BACKGROUND INFORMATION

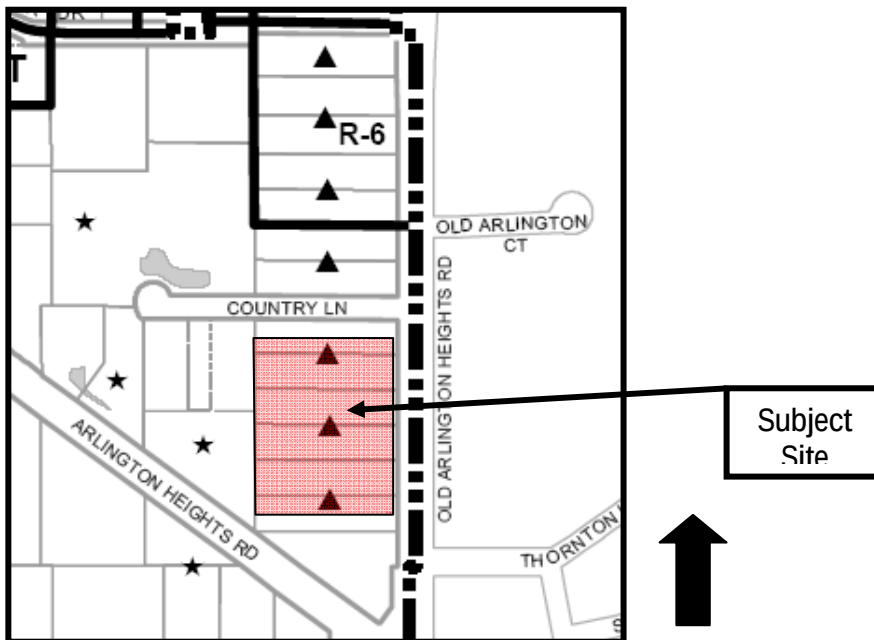
Petitioner: Bill Rotolo – Lexington Homes
Address: 1731 North Marcey Street, Suite 200
 Chicago, IL 60614
Existing Zoning: M-1, Research, Development and Manufacturing District

Requested Action:

- A Final Plat of Resubdivision.
- A Final PUD to allow 9 townhome buildings with 48 dwelling units on one zoning lot.

Variations Identified:

- Multiple Variations previously approved as part of Preliminary PUD.

**Surrounding Properties:**

Direction	Zoning	Existing Use	Comprehensive Plan
North	M-1, Research, Development and Manufacturing	Undeveloped	R&D, Mgf., Warehouse
South	M-1, Research, Development and Manufacturing	Undeveloped	R&D, Mgf., Warehouse
East	The Village of Buffalo Grove; Mill Creek Condominiums		
West	M-1, Research, Development and Manufacturing	Single-Story, Multi-Tenant Office Buildings	R&D, Mgf., Warehouse

Project Summary:

On December 5, 2016, the Village Board approved Ordinances 16-056 and 16-057, which granted the following approvals:

- A rezoning from M-1, Research Development and Light Manufacturing to R-6, Multi-Family Dwelling District
- An amendment to the Village's Comprehensive Plan to change the underlying land use designation from Research & Development, Manufacturing and Warehouse to Moderate Density Multi-Family.
- A Preliminary Plat of Resubdivision.
- A Preliminary PUD to allow 9 townhome buildings with 48 dwelling units on one zoning lot.
- Repeal Ordinance 92-059 and 92-060 relative to the Old Arlington Heights Overlay Zone.
- Multiple Variations.

The approvals granted were subject to the eight conditions as outlined below:

1. Approval of Final Plat of Subdivision and Final PUD.
2. The internal roadway network and all underground utilities (water, sanitary, storm) shall be privately owned and maintained by the Homeowners Association.
3. The Petitioner shall comply with the September 6, 2016 motion of the Housing Commission to provide a fee in lieu of for affordable housing (\$2,500 for each unit in the development) to be paid at the time of building permit.
4. The Petitioner shall comply with the October 4, 2016 motion of the Design Commission.
5. No fence shall be allowed in the area between the townhome buildings and Old Arlington Heights Road and no fence shall be constructed in the area between the townhome buildings and Country Lane.
6. Construction of all off-site public improvements as required per IDOT approval.
7. Contribution fees shall be paid for Parks, Schools and Library per Chapter 29 of the Municipal Code.
8. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations and Policies.

The petitioner has now finalized their engineering plans and plat of subdivision and would like to proceed with Final PUD and Final Plat of Subdivision approval.

Review of Final Plans

Staff has reviewed the final engineering plans, landscape plans, and Plat of Subdivision. Based on this review, staff has determined that all documents are in substantial compliance with the previously approved preliminary PUD and preliminary Plat of Subdivision. However, certain minor modifications to the plans have been made as outlined below:

Garage Size

In order to comply with building code requirements, the size of the garage within each unit has increased slightly, which increased the footprint of the townhome buildings and consequently increased the size of the individual townhome lots on the plat of subdivision. The building footprint for each of the rear loaded townhome units increased by one foot in width per unit, which resulted in a one foot increase in the platted lot width for each townhome. On the front loaded townhome units, the building length increased by nine inches, which resulted in a nine inch increase in the platted lot depth for these townhomes. These changes resulted in minor adjustments to the landscape plan, but the layout of the internal roads, sidewalks, guest parking areas, and other site elements remained unchanged. Due to the minor extent of these adjustments, the changes were considered in substantial compliance with the approved preliminary plans.

Front Entryways

Based on comments at the Plan Commission hearing on November 9, 2016, slight modifications to the servicewalks leading from the buildings to the street were made on buildings 1 and 2. The servicewalks for multiple units were

combined so that each unit did not have their own separate servicewalk and staircase leading to the street, which helped to improve the appearance of multiple stairways leading down to the street. This change was also considered minor and within substantial compliance with the approved preliminary plans.

Guest Parking

Based on commentary at the Village Board meeting on November 21, 2016, the petitioner examined the possibility of adding additional guest parking spaces on the subject property. Given that street parking will be available on Country Lane and that each townhome will have two interior garage spaces with additional space on the driveway to park two additional cars, the petitioner believes that the number of guest parking spaces will be adequate. Attached is a letter outlining the guest parking areas.

RECOMMENDATION

Staff has reviewed the proposed request and determined the Final Plat of Subdivision and PUD plans are in substantial compliance with the preliminary approvals. Staff recommends approval of the following actions:

- A Final Plat of Resubdivision.
- A Final PUD to allow 9 townhome buildings with 48 dwelling units on one zoning lot.

This approval shall be subject to the following conditions:

1. The Petitioner shall comply all conditions of approval as outlined within Ordinance 16-057, as well as all Federal, State, and Village Codes, Regulations and Policies.

_____, June 9, 2017

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

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PLAN

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

COMMISSION

RE: LEXINGTON HERITAGE - 3216-3240 N. ARLINGTON HEIGHTS RD. - PC#16-021
FINAL PLAT OF RESUBDIVISION, FINAL PUD

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 14th day of June, 2017 at the hour of 7:34 p.m.

MEMBERS PRESENT:

TERRY ENNES, Acting Chairman
LYNN JENSEN
MARY JO WARSKOW
BRUCE GREEN
GEORGE DROST
SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

SAM HUBBARD, Community Development Planner

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ACTING CHAIRMAN ENNES: We will call this meeting of the Plan Commission to order. If you would all stand with us, I would like to say the Pledge of Allegiance.

(Pledge of allegiance.)

ACTING CHAIRMAN ENNES: Sam, you can call roll.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Here.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Commissioner Lorenzini.

(No response.)

MR. HUBBARD: Acting Chair Ennes.

ACTING CHAIRMAN ENNES: Here. We have two sets of minutes on the agenda. Can I have a motion to approve those?

COMMISSIONER GREEN: So moved.

COMMISSIONER DAWSON: Second.

ACTING CHAIRMAN ENNES: I'm going to need to abstain because I wasn't there. All in favor?

(Chorus of ayes.)

ACTING CHAIRMAN ENNES: Any opposed?

(No response.)

ACTING CHAIRMAN ENNES: We have a public hearing of PC#16-021.

MR. HUBBARD: It's just a public meeting this evening for final plat and final PUD.

ACTING CHAIRMAN ENNES: Can I ask the Petitioner to come forward if you're going to speak? If anybody else is going to speak, why don't you come up?

MR. AGENLIAN: Well, my name is John Agenlian, I'm from Lexington Homes. I'm here to answer any questions. We can give a presentation if you'd like, or I have some consultants here that can answer questions.

ACTING CHAIRMAN ENNES: Anybody who may testify, if they would please stand and be sworn in.

(Witnesses sworn.)

ACTING CHAIRMAN ENNES: If I can ask you, please give us your name; spell it for the court reporter.

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MR. AGENLIAN: Yes. My name is John Agenlian, it's A-g-e-n-l-i-a-n. I'm with Lexington Homes. Our address is 1731 North Marcy Street, Chicago, Illinois 60614. Again, I'm here tonight on behalf of Lexington Homes regarding the Lexington Heritage final plan and plat PUD. We can give a presentation if you'd like or we can answer questions. Generally, we've made very minor changes along the way since we were before you for the preliminary, just fine tuning and tweaks at the request of Staff. We made for a better plan, tweaked some sidewalks, some garage sizes were changed a little bit to meet building code issues. But those are all very minor changes and they were made to make for a better product based on Staff input, and we're here before you to request a final plan and plat approval.

ACTING CHAIRMAN ENNES: There is one condition that Staff had recommended. Have you seen that and is that acceptable?

MR. AGENLIAN: Which is that?

ACTING CHAIRMAN ENNES: That is the Petitioner shall comply with all conditions and approval as outlined within Ordinance 16-057 as well as applicable federal, state, and Village codes, regulations and policies.

MR. AGENLIAN: Yes, that's acceptable.

ACTING CHAIRMAN ENNES: Sam, do you have a Staff report?

MR. HUBBARD: Yes. Just really brief this evening because this is a project returning back before you and they did most of the detailed work during the preliminary PUD and preliminary plat of subdivision approval. But this is along North Arlington Heights Road, it's a 48-unit townhome development that they're just seeking final plat of subdivision and final PUD this evening. They were previously approved for the rezoning and amendment to the Comprehensive Plan and multiple variations.

Just for a refresher, here is the property that on North Arlington Heights Road, that intersection of Arlington Heights Road. Again, the site plan, I'm sure you'll recall this, and I'll briefly, just very briefly go through some of the minor changes.

So, at the Plan Commission hearing for the preliminary PUD, there was one comment about the sidewalks leading down towards the street for the three-story units. So, on the left-hand side, you can see what was previously approved under the PUD. Each unit had its own individual sidewalk leading down towards North Old Arlington Heights Road. They were able to combine the sidewalks for the unit so that only one sidewalk would lead down towards the street. I think that was based on a comment, I think Commissioner Green had a comment about, you know, the appearance of just kind of a line of sidewalks and them being a little bit above the grade and kind of sticking out. So, this is one thing that they, one change that they made to the plans.

Again, and touched on briefly in the Staff report, the foundation size increased ever so slightly during the preparation of final engineering plans. It was determined that the original garage size proposed did not conform to the building code requirement for minimum garage size. So, rather than try and seek relief to the Building Code Review Board, they were able to slightly expand the foundation of the buildings. This is an example of the expansions that occurred on the three-story units, four feet on one side, two feet on the other, for a total of six feet expansion. So, really, you know, this was a very minor change. The overall lot sizes increased ever so slightly, just under 50 square feet on most of them. So, this was in substantial compliance to the original PUD.

One item also worth mentioning is when this went to the Village Board for preliminary PUD approval, there was a comment by one of the Board members relative to

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guest parking. They asked that, you know, the Petitioner look into additional guest parking spaces. The Petitioner did examine it but they're trying to balance, you know, landscaping and green space within the site and parking. Each unit has two garage spaces on the inside and then a space for two cars within the driveway. Plus, you can see the guest parking spaces off the internal access road. There are some, I think 12 if I recall correctly, guest parking spaces, but this exhibit highlights on Country Lane, there is also room for guest parking along Country Lane. So, the Petitioner did feel that the, you know, trying to balance the green space and the abatement of guest parking, that the guest parking within the site was adequate.

I think the concern was centered around if there was a large event like a birthday party or family, you know, gathering, you know, where they could park. So, they're showing, you know, on Country Lane there is available parking. Obviously, you know, if there's too many people coming to a party on the site, there is just no way to accommodate for all that parking. So, they felt that his parking was adequate.

Staff is recommending approval of the final PUD and final plat of subdivision and there is only one condition, to comply with all the conditions of the preliminary approval in Ordinance 16-057 as well as all the federal, state, and Village regulations and policies.

ACTING CHAIRMAN ENNES: Can I have a motion to approve the Staff report?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER SIGALOS: Second.

ACTING CHAIRMAN ENNES: Do any of the Commissioners have any questions?

COMMISSIONER GREEN: None on the Staff report.

ACTING CHAIRMAN ENNES: All in favor of the Staff report?

(Chorus of ayes.)

ACTING CHAIRMAN ENNES: Any opposed?

(No response.)

ACTING CHAIRMAN ENNES: It's received. Lynn, do you have a question?

COMMISSIONER JENSEN: I don't really have any questions. I think we've addressed all the issues that came up in the different meetings that I've been involved in. So, I'll pass, I don't have any questions.

COMMISSIONER WARSKOW: No, no questions, just a comment that I agree, I would prefer green space over more guest parking.

COMMISSIONER GREEN: My only comment is did you bring a picture of your sidewalks -- engineering modification?

MR. AGENLIAN: A picture? No.

COMMISSIONER GREEN: Your architect is going to make an elevation, I asked him to make an elevation --

MR. AGENLIAN: Okay.

COMMISSIONER GREEN: It's no big deal. I think it's been done.

MR. AGENLIAN: I don't know if that exists.

COMMISSIONER GREEN: I think it's a lot better.

MR. AGENLIAN: I agree with you, I agree.

COMMISSIONER GREEN: My question is are there any railings required by the Village Building Department?

MR. AGENLIAN: I don't believe so. Tim? No?

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MR. BURDA: No.

MR. AGENLIAN: No, we've been able to space out the steps, the risers, such that we don't believe we're going to need the railings.

COMMISSIONER GREEN: So, you have a maximum of two risers or three risers?

MR. AGENLIAN: I believe it's two.

MR. BURDA: Three risers.

MR. AGENLIAN: Three?

MR. BURDA: Three risers.

MR. AGENLIAN: Three risers.

MR. BURDA: About five feet.

COMMISSIONER GREEN: Okay, just all right.

MR. AGENLIAN: That's only in certain spots.

COMMISSIONER GREEN: That's a building code thing, I'll let them deal with it. I just didn't want you guys getting caught trying to make a rail that you weren't planning on.

MR. AGENLIAN: Right. No, no, I've looked back, Tim is our engineer from Haeger Engineering, and we look at that all the time. We try to space them out such that we don't have massive, you know, steps and stoops. We space them out to try to better fit. But I appreciate your concern.

COMMISSIONER GREEN: No, I looked at what you did here and I think it's going to be -- and stuff.

MR. AGENLIAN: Yes.

COMMISSIONER GREEN: It's going to be, I think a big improvement. So, thank you for that.

MR. AGENLIAN: Thank you.

ACTING CHAIRMAN ENNES: Thanks, Bruce. Jay?

COMMISSIONER CHERWIN: No questions. Thank you.

ACTING CHAIRMAN ENNES: John?

COMMISSIONER SIGALOS: No, I don't have any further questions.

ACTING CHAIRMAN ENNES: Sue?

COMMISSIONER DAWSON: No questions.

ACTING CHAIRMAN ENNES: George?

COMMISSIONER DROST: What's the pulse of the market? Can you give us a little bit of a market report?

MR. AGENLIAN: Things have picked up. Things have picked up a bit. The Chicago market isn't extraordinarily strong, but we have seen in infill locations like this, we've seen decent velocities and good traffic.

COMMISSIONER DROST: Do you have any projections timing-wise?

MR. AGENLIAN: Well, we want to be at the Village Board in July and we expect to start, you know, clearing and demolition very, very soon thereafter, July and August. We'll do the mass grading, underground utilities. It's our intent to have the roads paved this year, October-November, and we'll get out of that shooting strong. We'll start with a couple of model buildings. We'll have an onsite sales trailer. We feel very good about this project.

COMMISSIONER DROST: What's the price range?

MR. AGENLIAN: We have two different products here, a three-story townhome, two and three-bedrooms. Those will be from about 350 to 375. Then we have a more

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traditional two-story townhome, two-car garage, with a basement underneath. Those will be 385 to 400-425.

COMMISSIONER DROST: That's the market as I understand it -- really moves.

MR. AGENLIAN: Yes.

COMMISSIONER DROST: In spite of, have the interest rates increased?

MR. AGENLIAN: They've increased a little bit but it hasn't put a big damper on things yet.

COMMISSIONER DROST: So, you're in the right place and hopefully the right month to be very successful.

MR. AGENLIAN: We think so, we think so. Thank you.

COMMISSIONER DROST: Good. You're welcome.

ACTING CHAIRMAN ENNES: Just as a follow-up on that, did I hear you right, the two-story are going to be higher priced than the three?

MR. AGENLIAN: Yes.

ACTING CHAIRMAN ENNES: Do they have a bigger footprint, the two-story?

MR. AGENLIAN: Yes, they do have a bit of a bigger footprint. They are more driven to maybe a move-down buyer, whereas the three-story product is more geared towards a younger buyer because obviously there's a lot more stairs. The traditional is more of a traditional, it's like an attached single family where the kitchen is on the main level, the living room is on the main level. You have a deck or a patio off the back, a patio in this case off the back, a little bit of rear yard living space. So, the footprint is a little bit bigger. The square footage will be very close to the same. You have a basement underneath. So, it's a little bit different buyer and it is a little bit higher priced.

ACTING CHAIRMAN ENNES: My only concern is I think the parking on site for guests is a little bit -- but if Staff is acceptable to that --

MR. AGENLIAN: Well, on site, you know, our guest, every home has two in the garage, two in the drive, and then we have 10 onsite stalls, and Country Lane gives you another 16. So, if you're having a party, you can have two guests in your driveway, and there's as many as 26 other stalls around. Obviously they may not all be available but there's, if you're having a party, there is the ability to have 28 cars which probably won't fit in the house, all those people won't fit anyway. I understand your point.

ACTING CHAIRMAN ENNES: Okay, any other questions, comments, concerns? Can I have a motion?

COMMISSIONER DROST: I'll make that motion.

A motion to recommend to the Village Board of Trustees approval of PC #16-021, a Final Plat of Resubdivision and a Final PUD to allow nine townhome buildings with 48 dwelling units on one zoning lot.

This approval shall be subject to the following conditions:

- 1. The Petitioner shall comply with all conditions of approval as outlined within Ordinance 16-057, as well as applicable federal, state, and Village codes, regulations, and policies.**

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COMMISSIONER DROST: But before I have a motion, I believe there is someone in the audience that maybe wishes to be heard. There's an interested citizen to the left.

ACTING CHAIRMAN ENNES: East of us. There's a little --

COMMISSIONER DROST: Yes. She's wearing all of the intricacies of --

COMMISSIONER DAWSON: She is. Look how riveted she is in the whole meeting process.

COMMISSIONER DROST: What's your name?

COMMISSIONER DAWSON: We're looking at you.

COMMISSIONER DROST: Yes, we're on stage.

COMMISSIONER CHERWIN: The pressure is on.

COMMISSIONER DAWSON: She was threatened not to speak. She's following the rules. She's seven.

COMMISSIONER DROST: All right.

ACTING CHAIRMAN ENNES: Is there a second?

COMMISSIONER JENSEN: I'll second that.

ACTING CHAIRMAN ENNES: All in favor?

COMMISSIONER DAWSON: Do you need to do roll call?

ACTING CHAIRMAN ENNES: Yes.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Ennes.

ACTING CHAIRMAN ENNES: Yes.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

COMMISSIONER JENSEN: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. AGENLIAN: Thank you all very much.

ACTING CHAIRMAN ENNES: So, you have a unanimous approval. Good luck.

MR. AGENLIAN: Thank you. Thank you very much.

ACTING CHAIRMAN ENNES: That is our only piece of business?

MR. HUBBARD: That is our only piece of business this evening.

ACTING CHAIRMAN ENNES: Can we have a motion to adjourn?

COMMISSIONER GREEN: I'll make that motion to adjourn.

COMMISSIONER JENSEN: Second.

ACTING CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

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ACTING CHAIRMAN ENNES: We're adjourned.
(Whereupon, the meeting was adjourned
at 7:51 p.m.)

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

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

ROBERT LUTZOW

UBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2017.

NOTARY PUBLIC

062-066586
 LICENSED
 PROFESSIONAL
 ENGINEER
 OF
 STATE OF ILLINOIS

EXPIRES 11-30-17

Definition of Terms:

a. "Owner" shall mean the person or entity with which Haeger Engineering, LLC has been contracted to prepare the Plans and Specifications.

b. "Engineer" shall mean Haeger Engineering, LLC.

c. "Contractor" shall mean the persons or entities responsible for performing and constructing the work described in the Plans, Specifications and other Construction Documents including but not limited to furnishing all labor, materials, tools, equipments, and other incidentals necessary.

d. "Plans and Specifications" shall mean the Engineering Drawings and any Specifications prepared by Haeger Engineering, LLC, the Plans and Specifications.

e. "Jurisdictional Agency" shall mean any local, municipal, county, township, state or federal entity of government or other entity having jurisdiction of some aspect of the project from whom approval, permit and/or review and approval was required.

2. The Specifications governing this project are as follows:

a. All applicable Village/City and other applicable Jurisdictional Agency Ordinances, Codes, Regulations, Requirements, Policies, Specifications, Standards, etc.

b. Roadway and Earthwork construction shall conform to the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge Construction", latest edition and any subsequent "Supplemental Specifications and Recurring Special Provisions" as well as any IDOT Standard Highway Standards. Hereafter these items shall be collectively be referred to as the IDOT Standard Specifications.

c. Water Main, Storm Sewer, and Sanitary Sewer construction shall conform to the "Standard Specifications for Water and Sewer Construction in Illinois", latest edition.

d. Soil Erosion and Sedimentation Control shall conform to the Illinois Environmental Protection Agency (IEPA) "Illinois Urban Manual" (IUM), latest edition and "Illinois Procedures and Standards for Soil Erosion and Sedimentation Control", latest edition.

e. Traffic Control shall conform to the "Manual of Uniform Traffic Control Devices" (MUTCD), latest edition, as well as the latest edition of the Illinois Supplement to the MUTCD, and IDOT "Quality Standard for Work Zone Traffic Control Devices", latest edition.

f. All handcarp accessibility items shall conform to the Illinois Accessibility Code (IAC), latest edition.

g. General Notes and Specifications contained herein or elsewhere as a separate document.

If a conflict, contradiction, or discrepancy occurs between any of the above Specifications the more stringent requirement shall apply, unless directed otherwise by the applicable Jurisdictional Agency.

3. Contract Documents:

a. The Engineer's Plans and Specifications shall be included as part of the Contract Documents.

b. All Contractors shall carefully examine the Plans and Specifications, and other Contract Documents with all prepared conditions, codes, and requirements affecting the Contract. If awarded the contract, they shall not be allowed extra compensation by reason of any unforeseen difficulties or obstacles which the Contractor could have discovered or reasonably anticipated or inferred prior to bidding or start of construction.

c. Should it appear that the work covered by the Plans and Specifications or other Contract Documents is not sufficiently detailed or explained, a Request For Information (RFI) Form shall be submitted to the Engineer for further explanations and drawings as may be necessary to clarify the point in question prior to the contract award. It is the intention of the Contract Documents to provide a job complete in every respect. The Engineer's Plans and Specifications are accessible to the Contractor. The work may not be specifically noted or shown but that are necessary to complete the project shall be considered incidental to the Contract. The Contractor is responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.

d. The Contractor shall review the subsurface exploration and geotechnical report (a.k.a. soil boring report) prepared by Test Services, Inc. on 05/05/2016 dated May 5, 2016, to bring reports for the property can be obtained from the Owner. If any additional soils data is needed to confirm the Contractor's opinions of the subsurface conditions, this shall be done at the Contractor's expense. The Contractor shall obtain the Owner's written authorization to access the site to conduct a supplemental soils investigation. The Owner and Engineer make no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof. Furthermore, the Owner and Engineer assume no responsibility for the possibility that during construction, the soil and groundwater conditions may vary between borings or are different than previously indicated. Any bracing, shoring, dewatering or other construction methods necessary to be approved by the Contractor in order to install the proposed improvements shall be considered incidental to the Contract and no additional compensation will be allowed.

4. Should any apparent errors, omissions, discrepancies or conflicts be discovered on the Plans, Specifications, Quantities or other Contract Documents by the Contractor, whether prior to or after the award of the contract, the Contractor and the Engineer make no representation or warranty thereon, so that proper clarification can be provided or revision made. If any work is done without contacting the Engineer, it shall be considered that the Contractor has proceeded at their own risk and expense.

5. Whenever the performance of work is indicated on the Plans, and no specific item is included in the Contract Documents, the Contractor shall be responsible for the Contractor's and additional compensation will be allowed. The Contractor shall provide all necessary labor, material, equipment, etc. necessary to perform all the work required for construction of the proposed improvements.

6. The base plan/drawing for the Engineering Plans (existing conditions, site topography, utilities, rights-of-way, etc.) was obtained from the topographic survey prepared by:

Haeger Engineering, LLC
100 East State Avenue
Schamburg, IL 60173
847-394-6600
Job Number: #16-003
12/19/2016

7. The Owner shall obtain the necessary approvals from the following Jurisdictional Agencies:

a. Village of Arlington Heights

b. Metropolitan Water Reclamation District of Greater Chicago (MWRD)

c. Illinois Environmental Protection Agency (IEPA) - Water and Sewer Division

d. Illinois Environmental Protection Agency (IEPA) - Notice of Intent (NOI) General Permit to Discharge Storm Water from Construction Site Activities

e. Illinois Department of Transportation (IDOT)

8. The Contractor, unless otherwise agreed upon in writing with the Owner prior to the start of Construction, shall at his own expense, obtain all other approvals including permits, licenses, etc., as may be required for the execution of this work as well as provide all necessary notices, pay all fees required, post bonds, obtain all necessary insurance, and comply with all laws, ordinances, rules, and regulations relating to the work and to the preservation of public health and safety. The Contractor shall provide the necessary bonding and surety as required by the Jurisdictional Agencies. In addition, the Contractor shall meet all of the requirements of any permits as may be issued for this work by other Agencies, and shall pay for their sole expense any surety, insurance or bonds as may be required by the Jurisdictional Agencies.

9. No work shall proceed until the appropriate permit or permits have been obtained for the item or items to be constructed. If work is performed without the appropriate permits or approvals, it is being done without the permission or consent of the Engineer. The Contractor and Party authorizing the work to proceed shall be assumed to be proceeding at their own risk and the Engineer shall not be held liable or responsible for any work being performed without a permit.

10. The Contractor shall indemnify and hold harmless the Owner, Engineer, Village/City, and other Jurisdictional Agencies, as well as all of their respective agents, employees, agents, and Engineers from and against all losses, claims, damages, suits, actions, judgments, recoveries, and judgments of every nature and description brought or recovered against them, by reason of any act, error or omission of said Contractor, their agents or employees in the execution of the work or in the guarding of it.

11. The construction shall be under the general supervision and observation of the designated individual authorized by the Village/City or other applicable Jurisdictional Agencies. The Village/City, Jurisdictional Agencies, Owner, and Engineer shall be notified at least two working days prior to the commencement of work.

12. The location of existing underground utilities such as water mains, sewers, gas lines, electric lines, cable TV lines, fiber optic lines, etc., as shown on the Plans, has been determined from the best available information. The Contractor shall be responsible for the location of all utilities prior to the start of work and is responsible for damage to the same. The Contractor shall contact the Utility Agency for the location of all utilities. The Contractor shall contact the Village/City of Chicago - Digger (312-744-7000) and the Village/City Public Works Department for utility locations at least 48 hours, excluding weekends and holidays, before digging. For any utility companies which are not members of JULIE or DIGGER, the Contractor shall contact the Owners of each respective utility directly for utility locations at least 48 hours, excluding weekends and holidays, before digging.

13. In some instances, the existing utilities are shown on the Plans according to information obtained from the utility companies (atlas information) and/or surveys performed by Others. The Owner and Engineer do not guarantee the accuracy or completeness of this information. The Contractor shall be aware of potential conflicts with existing or other proposed utilities as indicated on the Plans or that become apparent as the result of work by Others. The Contractor shall be responsible for their own investigation as necessary to determine the location, nature, and location of all utility lines and related appearances within the limits or adjacent to the proposed improvements. The Contractor shall locate all utilities far enough in advance to avoid all conflicts between existing utilities and proposed improvements and make the Engineer aware of any such conflicts. If the Contractor encounters a conflict between the proposed improvements and existing utility that was not located in advance, then the Contractor, then the Contractor shall at no cost to Owner, relocate the proposed improvements and/or utility to avoid the conflict.

14. The Contractor will be required to cooperate with all utility companies involved in connection with the

removal, temporary relocation, construction, reconstruction or abandonment by these companies of any and all services or facilities owned or operated by them within the limits or general vicinity of the proposed improvements. Further, at the direction of the Owner and Utility Companies the Contractor shall be responsible for the removal of any utility lines or facilities within the proposed pavement, curbs, walks, etc., for utility companies to run their proposed utility lines.

Before doing any work which will damage, disturb or leave unsupported, or unprotected any utility lines or related appearances encountered, the Contractor shall notify the respective Owner thereof, who will make all arrangements for relocating, adjusting, bracing, or otherwise maintaining or abandoning the utility lines that fall within the scope of proposed construction. The Contractor shall be responsible for installing the removal of all cables, manholes, conduits, or other related underground utilities. The Contractor desires to salvage. After such arrangements have been made, the Contractor will proceed with the work as directed by the Engineer. All utility lines and related appearances which are abandoned shall be removed if necessary and legally disposed of legally off-site by the Contractor.

No extra compensation will be allowed by the Contractor for any expense incurred for complying with the above provisions. The Contractor shall be responsible for any damage to the property because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on the project be uninterrupted, is the cause of the necessary changes in the existing utilities, public or private, shall rest upon the Contractor.

Prior to commencing work, the Contractor is to field check and verify all critical locations, elevations, materials, sizes, dimensions, and conditions affecting the work, and notify the Engineer immediately if there are any suspected discrepancies. No work shall be performed until the suspected discrepancy has been corrected. The Contractor shall be responsible for any damage to the property because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on the project be uninterrupted, is the cause of the necessary changes in the existing utilities, public or private, shall rest upon the Contractor.

The Contractor shall maintain positive drainage at all times during construction. Construction shall not block off side-drainage and the flow from any drainage ways, field tiles, storm sewers or other drainage facilities. If any side-drainage or field tile is disturbed, the Contractor shall restore the original end condition or damaged during construction shall be maintained, restored to their original pre-construction condition or better, properly re-routed, and/or connected to the proposed stormwater drainage system. If this can't be accomplished then the field tile should be repaired or re-routed with new pipe of similar diameter to the original line and put back in service. The Contractor shall notify the Engineer if any side-drainage or field tile is disturbed. The Contractor shall be responsible for any damage to the property because of delays, inconvenience or interruptions in their work resulting from the failure of any utility company to remove, relocate, construct, reconstruct or abandon their services. The responsibility for prompt and timely removal, relocation, reconstruction or abandonment of their facilities by all utility companies involved, and the coordination of their own work with that of these companies to the end that work on the project be uninterrupted, is the cause of the necessary changes in the existing utilities, public or private, shall rest upon the Contractor.

Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter from the Florida Department of Environmental Protection (FDEP) and the Florida Department of Agriculture and Forestry (FAS). The Contractor shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the project during construction. The Contractor shall be responsible for obtaining all necessary permits, certifications, reports, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.

No other activities, disturbance or fill shall occur within the limits of natural resources such as bogs, bays, floodplains, creeks, streams, ponds, lakes, basins, reservoirs, etc. or their respective buffers unless specifically specified on the Plans and further that the work has been permitted. The Contractor shall take sufficient precautions to protect these natural resources that are to remain, whether on-site or on adjacent property, to protect them from sediment, fuels, oils, bitumens, calcium chloride, or other harmful materials that may be a detriment. The Contractor shall conduct and schedule their construction activities to avoid or minimize disturbance to the natural resource areas. The Contractor shall not disturb or otherwise impact these designated natural resource areas, or areas that have been designated to be protected or as essential habitat for State or Federal listed endangered or threatened species, or Prairie or Savannah areas where the Owner has made commitments for protection of these areas. Also, if previously unidentified natural resource areas, the Contractor shall be responsible for identifying and protecting them. If the Contractor is disturbed during construction, the Contractor shall not disturb them unless written permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner, Engineer, or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, prairies, savannas, protected species, or essential habitat the Contractor shall be responsible for implementing the measures.

The Contractor shall confine their activities to within the project boundaries, work areas, or easements specified. No work shall be performed on adjacent private property or outside the project work areas without the written permission of each respective Owner. The Contractor shall be liable for damage caused to existing or newly installed improvements as well as any damage on adjacent property or areas outside designated work areas, provided damage as a result of Contractor action, or lack of action, is proven.

The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better. All existing utilities or improvements, including but not limited to pavements, curbs, drives, trees, and parkways damaged or removed during construction shall be promptly restored to their respective original pre-construction condition or better. The Contractor is responsible for restoring the original condition of the areas or locations suspected of containing protected species as identified during construction. The Contractor shall not disturb them unless written permission to do so is granted by the Owner or applicable Jurisdictional Agency. If the Owner, Engineer, or applicable Jurisdictional Agency determines that additional measures are necessary to prevent or mitigate project effects on natural resource areas, prairies, savannas, protected species, or essential habitat the Contractor shall be responsible for implementing the measures.

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The Contractor is responsible for returning all areas affected by equipment, materials and/or laborers to pre-construction condition or better. All existing utilities or improvements, including but not limited to pavements, curbs

All earthwork and grading activities shall be performed in accordance with the IDOT Standard Specifications or as noted in the Plans. Included in this work, but not necessarily limited to the following are: stripping and stockpiling of topsoil, mass grading and fine grading of the site and adjacent areas, clearing and grubbing, removal of all existing and proposed materials, and replacement with suitable materials where required, construction of detention ponds, berm construction, and miscellaneous topsoil spread and seeding.

Any earthwork quantities, calculations, summaries that have been furnished by the Engineer are for information purposes only and are provided without any guarantee by the Owner or Engineer. The Contractor shall be responsible for verifying the quantities and calculations. It is the responsibility of the Contractor to determine all material quantities and approve themselves of all site conditions. The Contractor warrants that he has performed his own investigations as necessary and his own calculations to determine site soil conditions and earthwork quantities. The Engineer makes no representation or warranty regarding the earthwork quantities. The Contractor shall be responsible for obtaining all necessary field data, including changing soil types, allowable construction tolerances and construction methods that are beyond the control of the Engineer. In the event that the Earthwork is indicated to be Lump Sum then the Contract Price submitted by the Contractor shall be considered as Lump Sum and shall include all items necessary for the complete project and no claims for extra work will be recognized unless authorized in writing by the Owner.

The Contractor shall be responsible for obtaining all necessary field data. The information presented in these reports is solely for the guidance of the Contractor. The Owner and the Engineer make no representation or warranty regarding the information contained in the boring logs or soils report. The Contractor shall make their own investigations and shall plan their work accordingly. Arrangements to enter the property during the bidding phase may be made upon request of the Owner and shall include payment for expenses incurred by the Contractor resulting from adverse soil and ground water conditions.

The initial establishment of soil erosion and sediment control measures such as the placement of erosion control silt fence, stabilized construction entrance, inlet protection, etc. shall be installed by the Contractor prior to the start of demolition, clearing and mass grading.

The Contractor shall be responsible for operations to be supervised and inspected by a qualified Geotechnical/Soils Engineer or the designated representative. All testing, inspection, observation, and supervision of soil quality, unsuitable soil removal and its replacement, compaction testing, ensuring ponds and retention areas hold/retain water and other soils related operations shall be entirely the responsibility of the Geotechnical/Soils Engineer. Furthermore, no undercut or other recommended remediation work shall be performed without authorization by the Owner and the Geotechnical/Soils Engineer.

A qualified Geotechnical/Soils Engineer or their designated representative shall observe the construction of the retention and detention areas including berming to ensure the areas will be capable of holding the designated normal and high water levels. Gravel or sand seams, or other conditions which may be encountered and which might tend to dewater the area shall be remedied as directed by the Geotechnical/Soils Engineer.

Topsoil stripping or excavation shall initially consist of the removal of the uppermost layers of organic soil and stockpiling at a location shown on the Plans, in another area deemed appropriate by the Contractor and approved by the Owner, or at a location specified by the Owner or Engineer. No stockpile location shall be finalized without the explicit approval from the Owner. Further, stockpiles shall be located away from the property boundaries and adjacent areas.

Stripping of vegetation or ground cover, grading, or other soil disturbance activities shall be done in a manner which will minimize soil erosion. Further, the disturbance shall be kept to a minimum and all disturbed areas shall be stabilized with temporary or permanent measures within fourteen (14) days of

Refer to Sewer and Water Main General Notes for additional requirements.

Gravity Sanitary Sewer Pipe shall be constructed from one or more of the following materials as specified on the plans:

- a. **2. Ductile Iron Chloride (PVC) Pipe** conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ANSI D3212 and F477.
- b. **Ductile Iron Pipe (DIP)**, Class 52, conforming to ANSI A21.1 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be smooth-bore in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.

Where water main quality pipe and joints are required to meet the water main protection sections of the Sanitary sewer pipe shall be constructed from one or more of the following materials as specified on the plans:

- a. **2. Ductile Iron Chloride (PVC) Pipe** conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ANSI D3139 and F477.
- b. **Ductile Iron Pipe (DIP)**, Class 52, conforming to ANSI A21.1 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be smooth-bore in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.

All sanitary manholes shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If manhole diameter is not specified in the Plans the required manhole diameter shall be determined by size of the manhole. All manhole top slabs shall be cast in place to meet Standard Detail 020201 monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert flow lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Sanitary manholes shall have eccentric offset cones, except where necessary due to height and operating restrictions, where a precast reinforced concrete flat top slab section shall be provided in lieu of a standard manhole. All manhole openings shall be precast into the structure walls to meet the H-20/S-16 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in

GENERAL NOTES & SPECIFICATIONS FINAL ENGINEERING PLANS LEXINGTON HERITAGE ARLINGTON HEIGHTS, ILLINOIS		HE HAEGER ENGINEERING consulting engineers • land surveyors 100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608 Illinois Professional Design Firm License No. 184-003192 www.haegerengineering.com		VHJ Comments 06/02/2017 1 VHJ and DOT Comments 01/09/2017 1	Revision Date No.
Project Manager:	TJB				
Engineer:	DJV				
Date:	12/19/2016				
Project No.	16-003				
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STORM SEWER

1. Refer to Sewer and Water Main General Notes for additional requirements.

2. Storm Sewer Pipe shall be constructed from one or more of the following materials as specified on the Plans:

- a. Reinforced Concrete Pipe (RCP) conforming to ASTM C76 with O-Ring gasket joints conforming to ASTM C443. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that Class III in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
- b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D3034 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3212.
- c. High Density Polyethylene (HDPE) Pipe with smooth wall interior conforming to ASTM D3350 with joints conforming to ASTM D3212 and ASTM D3350.
- d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.

3. Where water main quality pipe and joints are required to meet the water main protection requirements the storm sewer pipe shall be constructed from one or more of the following materials as specified on the Plans:

- a. Reinforced Concrete Arch Pipe (RCP) conforming to ASTM C361 with O-Ring gasket joints conforming to ASTM C443 and C361. Pipe class shall be per Section 550 of IDOT Standard Specifications, except that pipe shall be a minimum Class III in non-structural areas (i.e., grass, parkway, etc.) and a minimum of Class IV in or within zone of influence of all structural areas (i.e., roadways, parking lots, curbs, walks, etc.).
- b. Polyvinyl Chloride (PVC) Pipe conforming to ASTM D2241 with a Standard Dimension Ratio (SDR) of 26 unless noted otherwise on the Plans with elastomeric gasket joints conforming to ASTM D3139 and F477.
- c. High Density Polyethylene (HDPE) pressure pipe with smooth wall interior and joints conforming to AWWA C-906.
- d. Ductile Iron Pipe (DIP), Class 52, conforming to ANSI A21.51 and AWWA C151 with rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings.

4. Non-circular reinforced concrete pipe shall be constructed from one or more of the following materials as specified on the Plans:

- a. Reinforced Concrete Arch Pipe in accordance with ASTM C506 and AASHTO M206.
- b. Reinforced Concrete Elliptical Pipe in accordance with ASTM C507 and AASHTO M207.
- c. Reinforced Concrete Box Culvert Sections in accordance with ASTM C1433.

5. All structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478. If the structure diameter is not specified in the Plans the required manhole diameter shall be determined by size of pipes and their orientation. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Benches and defined channel invert low lines shall be provided at bottom of structures to provide smooth defined flow path between all inlet and outlet pipe inverts. Storm manholes and catch basins shall have eccentric offset cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/H5-20 loading requirement. Catch Basins shall have the sume depth as specified in the Plans. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar.

6. Manhole steps shall be furnished and installed in all Sanitary and Storm structures in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and as shown on the Plans. Steps shall be polypropylene coated steel core reinforced steps with slip, load, and pullout ratings in accordance with ASTM C478 and OSHA requirements. The steps shall be placed uniformly at twelve (12) to sixteen (16) inches on-center, and shall be located directly below the manhole frame opening and shall not be located directly over a pipe opening with the alignment of the steps generally perpendicular to the pipe flow direction wherever possible.

7. Open lid storm structures are designated with "Gr" on the Plans and closed lid storm structures are designated with "Rim" on the Plans.

8. Closed lid storm structures and lids shall be Neenah R-1713 with Type B lid, or approved equal, unless noted otherwise in the Plans. Closed lid storm lids shall be imprinted with the word "STORM" cast into the lid.

9. Open lid storm structures frames and lids shall be Neenah R-2504-D, or approved equal, unless noted otherwise in the Plans.

10. Curb and gutter shall be Neenah 3501-TL or TR on slopes and Neenah 3501-P in sag areas, or approved equal.

11. Yard area drain structures shall be Nylotap inline drains or drain basin structures, or approved equal, unless noted otherwise in the Plans.

12. Concrete flared end sections shall be precast reinforced concrete with an end block cast separate at another flared end section in place in accordance with IDOT Standard 542308 for circular concrete pipe and IDOT Standard 542308 for elliptical concrete pipe. Grating for flared end sections shall be in accordance with IDOT Standard 542311 and shall be provided at all flared end sections twelve (12) inches or greater.

13. Rip-Rap with filter fabric in accordance with Section 281 of the IDOT Standard Specifications shall be provided at locations shown on the Plans.

14. Cleanouts shall be provided in locations shown on the Plans as required by the Jurisdictional Agency.

15. All downspouts, footing drains, and outside storm drains shall discharge to the storm sewer or discharge at grade. No stormwater shall be discharged into the sanitary sewer system.

16. Perforated pipe underdrains shall be corrugated flexible HDPE pipe conforming to AASHTO M252 or M294, perforated polyethylene pipe of diameter specified on the Plans with a smooth interior and wrapped in a soil filter fabric sock supplied and installed by the Contractor.

17. Elevations of structures located in curb and gutter are fine line elevations.

18. Elevations of flared end sections are provided at the extreme outer end of the flared end section.

WATER MAIN

1. Refer to Sewer and Water Main General Notes for additional requirements.

2. Water Main Pipe shall be constructed from the following material as specified on the Plans:

- a. Ductile Iron Pipe (DIP), Class 52 conforming to ANSI A21.51 and AWWA C151 with a 150 psi working pressure, with push-on double sealing rubber gasket joints conforming to ANSI A21.11 and AWWA C111. The interior of the pipe and fittings shall be cement-mortar lined in accordance with ANSI A21.4 and AWWA C104. The exterior of all pipes and fittings shall be coated with an asphaltic coating per ANSI A21.51 and AWWA C151 for ductile iron pipe, and ANSI A21.10/A21.53 and AWWA C110/C153 for fittings. If specified, the ductile iron pipe and fittings shall be encased by a polyethylene encasement with an 8 mil thickness, Class C (Black) conforming to ANSI A21.5 and AWWA C105. Installation of DIP and fittings shall be in accordance with AWWA C600.
- b. Ductile iron fittings or cast iron fittings shall conform to ANSI A21.10 and AWWA C111; and compact ductile iron fittings shall conform to ANSI A21.53 and AWWA C153.

4. All water structures shall be constructed of precast reinforced concrete sections with tongue and groove joints conforming to ASTM C478 and shall have a minimum inside diameter of 48-inches. If structure diameter is not specified in the Plans the required structure diameter shall be determined by size of pipes and appenances that need to be located within said structure. The precast reinforced concrete base and bottom section shall be monolithically cast. All pipe openings in the structure shall be precast into the structure walls at the proper invert elevation and orientation. Water structures shall have concentric cones, except where necessary due to height and opening restrictions, where a precast reinforced concrete flat top slab section shall be provided in-lieu of an eccentric cone section. Flat top slabs shall conform to IDOT Standard Detail 602601 as well as meet the H-20/H5-20 loading requirement. Concrete adjusting rings will be permitted where necessary and shall be limited to two (2) adjusting rings totaling not more than eight (8) inches in height. All joints between structure sections, adjusting rings and frames shall be securely sealed to one another using a resilient, flexible, non-hardening bituminous mastic or butyl sealing compound in accordance with ASTM C990, or flexible rubber gasket in accordance with ASTM C443 in order to provide a watertight joint. The Contractor shall remove all excess mastic on inside of structure and butter joints with mortar. All water structures shall be watertight.

5. Valve vaults shall have an inside diameter of sixty (60) inches and seventy-two (72) inches for pressure connections.

6. Water services 2 ½ inches in diameter and smaller shall be Type K Copper for underground services conforming to ASTM B88 and ASTM B251. Larger diameter water services shall be of same pipe and joint materials as the mainline water main or as noted on the Plans.

7. The minimum cover from finished grade to the top of the water main and water services shall be 5.5 feet.

8. Water main fittings (i.e., bends, elbows, tees, reducers, etc.) may not be specifically referenced on the Plans and are to be considered incidental and included in the linear footage cost of the watermain.

9. The standards for maximum deflection at pipe joints and laying radius for the various pipe types and lengths shall be per the following:

- a. Ductile Iron Pipe (DIP): AWWA C600.
- b. Polyvinyl Chloride (PVC) Pipe: AWWA C900.
- c. High Density Polyethylene (HDPE) - Per Manufacturer's requirements.

10. Thrust blocking shall be installed on water mains at all tees, elbows, plugs, and bends 11 ½ degrees or greater, etc. per the "Standard Specifications for Water and Sewer Construction", latest edition. Thrust blocking shall be placed in place of Porting Cement Concrete.

11. All bends greater than 10 degrees, hydrants, tees, and fittings shall be mechanical joint with Mega-Luk retaining glands or Field Lok gasket in casings, between fittings and at grade changes.

12. All bolts and nuts shall be stainless steel.

13. A tracer wire shall be installed on all non-metallic water mains. The wire shall be continuous from valve vault to valve vault.

14. Frame and lids for water structures shall be Neenah R-1713 or approved equal and lids shall be imprinted with the word "WATER" cast into the lid.

15. All water valves, fire hydrants, b-boxes, compact stops, curb stops, ground key stops, service boxes, tapping sleeves, and other water main related appenances shall conform to Village/City or applicable Jurisdictional Agency Requirements and shall furnish and install the same. Contractor shall verify exact model, style, type, and manufacturer required prior to ordering. All fire hydrants shall be painted in accordance with the applicable Jurisdictional Agency requirements.

16. Valves shall be non-rising stem type and closed by turning clockwise. All valves shall be resilient wedge gate or ball valves, except that butterfly valves shall be installed on all water mains 16" diameter and larger, conforming to AWWA C500 with a minimum rated working pressure of 200 psi and in accordance with applicable Jurisdictional Agency requirements. Specialty valves and fittings such as cut-in-valves, tapping sleeves and valves, pressure reducing valves, insertion valves, and air release valves shall conform to the requirements of the applicable Jurisdictional Agency requirements and shall be installed at locations indicated on the Plans.

17. When making connections to existing water mains requires a shutdown that requires an interruption in service, the Contractor shall contact the Owner of the water main and they shall mutually agree upon a date and a time for connections which will allow ample time to perform the work required in order to make the required connection. Notification shall be given to the Owner of the water main and shall be provided a minimum of twenty-four (24) hours prior to the service interruption. All water mains opened to atmosphere must be disinfected prior to returning the water main to service.

18. Water Main and related appenances shall be tested in accordance with the following:

- a. All water mains shall be tested by means of a pressure test and leakage test, in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition, AWWA C500, and in accordance with applicable Jurisdictional Agency requirements.
- b. All water structures (i.e., valve vaults) shall be subject to a leakage test in accordance with IEPA guidelines and Jurisdictional Agency requirements.

19. After completion of the water main testing, the water mains and related appenances shall be flushed clean and disinfected (chlorinated) in accordance with the "Standard Specifications for Water and Sewer Construction", latest edition and in accordance with applicable Jurisdictional Agency requirements.

WATER MAIN PROTECTION REQUIREMENTS

Water mains, water services and related appenances shall be protected from any existing or proposed drains, sanitary sewers, storm sewers, combined sewers, force mains, and sewer services. All these previously mentioned items shall collectively be referred to as "sewer(s)" for the remainder of this section. Horizontal and vertical separation requirements between water mains and sewers as well as other water main protection requirements shall be in accordance with "Standard Specifications for Water and Sewer Construction in Illinois", latest edition and per the following:

- 1. Horizontal Separation:
 - a. Whenever possible, an existing or proposed water main must be at least ten (10) feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service.
 - b. Should local conditions exist which would prevent a lateral separation of ten (10) feet, an existing or proposed water main may be closer than ten (10) feet to a sewer provided that the water main invert is at least eighteen (18) inches above the crown of the sewer, and is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.
 - c. If it is impossible to obtain proper horizontal and vertical separation as described in items 1a and 1b above, both the water main and sewer must be constructed of pipe and joint material that conforms to water main quality pipe and joint standards, and be pressure tested to the maximum expected surcharge head to assure water tightness before backfilling.
- 2. Vertical Separation:
 - a. Whenever water mains cross sewers, the water main shall be laid at such an elevation that the invert of the water main is at least eighteen (18) inches above the crown of the sewer. This vertical separation shall be maintained for that portion of the water main located within ten (10) feet horizontally of any sewer crossed. This must be measured as the perpendicular distance from the water main to the sewer. A length of water main pipe shall be centered over the sewer to be crossed with joints placed equidistant from the sewer.
 - b. Where conditions exist that the minimum vertical separation set forth in Item 2a cannot be maintained, or it is necessary for the water main to pass under a sewer, one of the following two measures must be taken:
 - i. The water main shall be installed within a PVC casing pipe that conforms to water main quality pipe and joint standards and the casing pipe shall extend on each side of the crossing until the minimum distance from the water main to the sewer is at least ten (10) feet.
 - ii. The water main shall be constructed of pipe and joint material which would conform to water main quality pipe and joint standards until the normal distance on either side of the crossing from the water main to the sewer is at least ten (10) feet.
 - c. In making such crossings, a length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer. Where a water main must cross under a sewer, a vertical separation of sixteen (16) inches or more shall be provided and the water main shall be maintained, along with means to support the sewer to prevent their settling and breaking the water main.
- 3. The horizontal and vertical separation between water service lines and sewers or related sewer service should be the same as for water mains, as detailed above, except that when minimum horizontal and vertical separation cannot be maintained, water main quality pipe and joints as described under Vertical Separation above, may be used for sewer or related service lines.
- 4. Water mains or services shall not be allowed to pass through or come into contact with sewer structures.
- 5. Water mains shall be separated from septic tanks, disposal fields, seepage beds, and sewage lift stations by a minimum of twenty-five (25) feet.
- 6. Water mains shall be separated from any existing sanitary sewer force mains by a minimum of at least ten (10) feet horizontally and there shall be an eighteen (18) inch vertical separation at crossings.
- 7. The Contractor shall protect water mains and service lines from the entrance of hydrocarbons through diffusion through any material used in the construction of the line.
- 8. Casing pipe shall be installed in locations and of material specified on the Plans or where necessary to meet the water main protection requirements the casing pipe shall be securely blocked and banded with appropriately spaced spacers, and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the voids between the casing and carrier pipe shall be filled with sand, pea gravel or flowable fill and the ends shall be sealed.

PAVEMENT, CURB & GUTTER, AND WALKS

1. All work under this Section shall be performed in accordance the IDOT Standard Specifications or as specified in the Plans.

2. Concrete curb or curb and gutter shall be constructed in accordance with the Plans and Section 606 of the IDOT Standard Specifications. A ¾" pre-molded fiber joint filler along with two (2) 18" long x ½" (#4) epoxy coated smooth round dowel bars with greased end caps, centered on joint, shall be provided at expansion joints. Expansion joints shall be provided at a maximum of sixty (60) foot intervals and at all points of curvature and tangency, curb returns, five (5) feet either side of edge of structures, and at the end of each pour. Construction joints shall be provided at maximum twenty (20) foot intervals.

3. Where proposed curb or curb and gutter connects to an existing curb or curb and gutter, the existing curb or curb and gutter shall be saw-cut and then two 18" long x ½" (#4) epoxy coated smooth round dowel bars with greased end caps shall be drilled and installed nine (9) inches into the existing and proposed curb. Bars shall be installed in a location similar to that of the expansion joint in the curb and gutter as applicable.

4. All curb and curb and gutter constructed over a utility trench shall be reinforced with two (2) #4 epoxy coated reinforcing bars for a length of ten (10) feet centered over the trench or as shown on the plans.

5. Reversed pitched curb and gutter shall be installed in areas where pavement slopes away from the curb.

6. Sidewalks and walks shall be constructed in accordance with the Plans and Section 443 of the IDOT Standard Specifications. Concrete sidewalks and walks shall be thickened to a minimum of 6" at all driveways. All sidewalks and walks shall be IDOT Portland Cement Concrete, Class SI, on compacted aggregate base course as shown on the Plans. Scored contraction joints shall be provided at five (5) foot intervals or as specified in the Plans. Expansion joints consisting of a ½" pre-molded fiber joint filler shall be provided at maximum fifty (50) foot intervals, and adjacent to concrete curbs, drives, foundations, ramps, etc. as well as when meeting existing concrete walks.

7. Sidewalks and walks constructed over a utility trench shall be reinforced with three (3) #4 round epoxy coated reinforcing bars for a length of ten (10) feet centered over the utility trench or as shown on the plans.

8. Curb ramps accessible to the disabled with raised truncated dome detectable warning surface of standard brick red color or other contrasting color shall be provided at all locations where sidewalk meets curb and at other locations shown on the Plans in accordance with the Illinois Accessibility Code (IAC), latest edition and IDOT Standard 442001, latest revision.

9. Curing and protection of all exposed concrete surfaces shall be in accordance with the IDOT Standard Specifications. No "honey-combing" or other similar failures of the concrete surfaces will be accepted.

10. Aggregate base course shall be in accordance with the Plans and Section 351 of the IDOT Standard Specifications. Aggregate base course material shall be CA-6, Type B, 100% crushed gravel conforming to Section 1004 of the IDOT Standard Specifications.

11. Bituminous binder and surface courses shall be Hot Mix Asphalt (HMA) of type and compacted thickness as specified in the Plans and shall be constructed in accordance with Section 406 of the IDOT Standard Specifications. The surface course shall be made with virgin materials; no recycled materials shall be allowed unless specified otherwise on the Plans. The Contractor shall provide and pay for the services of a competent paving laboratory to design and supervise the control of the paving mixture. All paving materials and mixes shall be IDOT certified.

12. Portland cement concrete (PCC) pavement shall be Class PV with reinforcement as specified on Plans and be constructed in accordance with Section 420 of the IDOT Standard Specifications.

13. All concrete work shall be finished with a broom finish unless specified otherwise in the Plans.

14. The Contractor shall be responsible for the maintenance of all exposed edges of all existing and proposed pavement, apron, sidewalk, curb and gutter or similar to provide a smooth, clean edge that is free of loose material. A proper transition butt joint and/or taper shall also be provided as necessary. Refer to butt joint detail for additional information.

15. The testing of the subgrade, aggregate base course, bituminous aggregate material, binder course, and concrete shall be performed in accordance with the IDOT Standard Specifications and requirements of the applicable Jurisdictional Agency. A qualified testing firm shall be employed to perform the required tests, ensure quality and conformance, and provide the results to the Engineer, Owner, and Jurisdictional Agency. The Contractor shall provide the Owner with a construction schedule and shall coordinate all required testing with the testing firm.

16. Prior to the commencement of any paving activities, a proof-roll must be performed by the Contractor and approved by the Village/City or applicable Jurisdictional Agency, and the Owner. All areas not paved by the Contractor shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner. Any remediate areas shall be re-tested.

17. Prior to installation of the aggregate base course:

- a. The subgrade shall be prepared in accordance with Section 301 of the IDOT Standard Specifications.
- b. The subgrade shall be responsible for all subgrade compaction and preparation to within 0.1-ft of the proposed subgrade elevation. Subgrade shall be compacted to a minimum 95% of the modified proctor density in accordance with ASTM D1557.
- c. Sub-grade shall pass a proof-roll and any unsuitable areas in the subgrade shall be remediated as recommended by the Soils/Geotechnical Engineer and approved by the Owner.

18. Prior to the installation of the binder course:

- a. The aggregate base course shall be prepared in accordance with Section 351 of the IDOT Standard Specifications.
- b. The aggregate base course shall be clean and dry.
- c. The bituminous priming material shall be prepared and applied according to Section 403 of the IDOT Standard Specifications.
- d. The Contractor shall prime the aggregate base course at a rate of 0.25 gallons per square yard prior to the placement of the binder course.
- e. The binder course shall be placed only when the temperature in the shade is at least 40° F and the forecast is for rising temperatures.

19. Prior to the installation of the surface course:

- a. The Contractor shall patch and repair all damaged and failed areas in the binder course to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
- b. The Contractor shall repair all damaged curb and gutter or other concrete pavement to the satisfaction of the Village/City or applicable Jurisdictional Agency, and the Owner.
- c. Structures within pavement shall be adjusted to final surface grade.
- d. The Contractor shall clean and prime the binder course at a rate of 0.05 gallons per square yard prior to the placement of the surface course.
- e. The surface course shall be placed only when the air temperature in the shade is at least 45° F and the forecast is for rising temperatures.

20. Pavement marking/stripping:

- a. All Pavement markings shall be in accordance with Section 780 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size and color specified on the Plans.
- b. Pavement marking on freeways shall be placed with truck-mounted equipment. Markings on roads other than freeways may be placed with either truck-mounted or hand-operated equipment.
- c. Before applying the pavement marking material, the pavement shall be clean, dry, and free of debris or any other material that would reduce the adhesion of the markings on the pavement.
- d. Pavement markings shall be applied in accordance with the manufacturer's recommended instructions.
- e. Pavement markings shall be uniform and have clean, straight edges.
- f. Pavement marking words and symbols shall conform closely to the dimensions and spacing specified in the MUTCD, IDOT Standard Details, and the Plans.
- g. Deviations from the required dimensions and spacing or other departures from reasonable standards of professionalism will be cause for rejection by the Engineer.

21. Handicapped stalls shall be striped and signed in accordance with the Illinois Accessibility Code (IAC), latest edition and any other applicable ADA guidelines. Handicapped stalls shall be a minimum of sixteen (16) feet wide and signage shall be affixed to a post permanently mounted in the ground and wall and located in the center of the space no further than five (5) feet from the front of the accessible space. The minimum height to the bottom of the fine sign shall be four (4) feet. Handicapped stall striping shall be yellow in color.

22. All signs shall be in accordance with Section 720 of the IDOT Standard Specifications and the MUTCD, and be of the material type, size and color specified on the Plans.

23. Raised reflective markings shall be in accordance with Section 781 of the IDOT Standard Specifications and be recessed into the pavement as required by the applicable Jurisdictional Agency.

24. Pavement marking and marker removal shall be in accordance with Section 783 of the IDOT Standard Specifications.

25. All pavements, curbs, curb and gutters, walks, etc. shall be cleaned to the satisfaction of the Village/City or applicable Jurisdictional Agency, Owner, and Engineer as necessary during construction and at the end of the project prior to the final acceptance.

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

1. All soil erosion and sedimentation control (SESC) measures shall be installed and properly maintained in accordance with the Illinois Environmental Protection Agency's (IEPA) "Illinois Urban Manual", latest edition and "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition and shall be followed as directed by the Village/City and Engineer. In addition, on sites that will ultimately require a minimum of one (1) acre or more the provisions of the General National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10, latest edition, shall also be followed.

2. Prior to commencement of construction, on sites that will ultimately result in the disturbance of one (1) acre or more, the Contractor shall be responsible for obtaining a copy of the notice of coverage letter and the "Illinois Urban Manual", latest edition, and the "Illinois Procedures and Standards for Urban Soil Erosion and Sedimentation Control", latest edition. The Owner, together with the Contractor and/or other entities if so designated by the Owner, shall be responsible for ensuring that all the requirements of the General Permit and the Storm Water Pollution Prevention Plan (SWPPP) including but not limited to the installation, maintenance as well as the installation of any additional measures necessary that may be required, and inspections of the soil erosion and sediment control measures as well as completing all of the necessary applicable certification, training, logs, etc. Inspections are required to be performed at least once every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches of rain (or equivalent snowfall) or greater. The SWPPP and all the required paperwork shall be kept on-site and be organized and ready for viewing.

3. All erosion control measures shall be installed prior to any demolition, earth moving activities or other disturbance.

4. Soil Erosion Control measures shall include the provision of an erosion control fence as required along all area of disturbance, a stabilized construction entrance, and sediment traps or other inlet protection method at each inlet or catch basin.

5. Contractor to establish a temporary stabilized construction entrance as well as install all perimeter silt fence prior to the start of any grading or grading activities.

6. Temporary gravel stabilized construction entrance shall be maintained, adjusted, and/or relocated as necessary to prevent mud and other debris from being tracked onto adjacent public roadways. Any mud or other debris that is tracked onto a public road shall be properly removed as soon as practical, but before the end of each working day.

7. After the start of mass grading and before all storm water conveyance improvements are in place and functional, all on-site storm water shall be temporarily diverted into the detention basin or a properly constructed temporary sedimentation basin or collection device, as per local requirements, so as to prevent surface waters from flowing into adjacent property.

8. Disturbed areas shall be stabilized by seeding within seven (7) calendar days of the completion of construction activities. The seeding of the site is to be completed within fourteen (14) calendar days of the end of the last disturbance, then stabilization measures do not have to be initiated on that portion of the site by the 7th day after the completion of said disturbance. Areas with slopes 3H:1V or greater shall be stabilized with erosion control blanket or mat in addition to seeding.

9. The Contractor shall provide adequate planning and supervision during the project construction period for implementing construction methods, processes and cleanup procedures necessary to prevent water pollution and control erosion.

10. No sediment or debris shall be allowed to enter the existing storm sewer system or flow off-site.

11. All temporary and permanent erosion and sedimentation control measures shall be maintained, repaired and/or replaced as necessary to ensure effective performance. If required, a designated erosion control inspector shall inspect all measures every seven (7) calendar days, or within twenty-four (24) hours of a 0.5-inch rain event or equivalent snowfall, and report where items are in non-compliance. Otherwise, the Contractor shall be responsible for the inspection as well as maintenance of all measures and shall be subject to the terms of Federal, State, and local requirements.

12. All temporary erosion and sedimentation control measures are to remain in place and be functioning until final stabilization. After final stabilization, the Contractor is to remove and properly dispose of all erosion and sedimentation measures and equipment within thirty (30) days.

13. Disturbed areas or trapped sediment that accumulates from said measures shall be permanently stabilized.

14. If dewatering services are used, adjoining properties and discharge locations shall be protected from erosion. Discharges shall be routed through an effective sediment control measure (i.e., sediment Trap, sediment Basin, or other appropriate measure).

15. All storm sewers, drainage structures, catch basin sumps, and/or retention/detention/sedimentation basins provided within this project are to be cleaned at the end of construction and prior to final acceptance. Cleaning may also be required during the course of construction if it is determined that the structures are not properly functioning and their performance is impaired.

16. Storm water conveyance swales, channels, streams or similar, if disturbed, are to be stabilized within 48 hours after the end of active construction.

17. Extreme caution shall be taken by the Contractor to prevent erosion and siltation during construction. The Contractor shall inspect catch basins and clean out if necessary. The Contractor shall use siltation control fence spaced in place to prevent siltation of all drainage structures.

18. The Contractor shall water the site as, as required during dry weather to control dust.

19. Erosion Control Maintenance and Repairing Notes:

- a. Silt fences are to be cleaned as required during the course of the construction of the project or if the Engineer determines that they are not properly functioning and their performance is impaired.

b. Sediment traps and basins shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.

c. Should the fabric decomposed or become ineffective prior to the end of the expected life and the barrier still be necessary, the fabric shall be replaced promptly.

d. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.

e. Mud or dust which is deposited on adjacent roadways shall be removed at the end of each day.

20. The sediment and erosion control measures indicated on the plans are the minimum requirements. Additional measures may be required, as directed by the Engineer or Jurisdictional Agency.

21. The Contractor shall be responsible for maintenance of all soil erosion and sedimentation control measures during and after construction. However, the Contractor shall not transfer these improvements for the purpose of maintenance until they have completed with the above and until they have received final inspection and approval from the Jurisdictional Agency or designated erosion control inspector and a Notice of Termination has been filed (NOT).

22. The work shall be done in accordance with the following typical Construction Sequencing:

- a. Installation of them soil erosion and sediment control (SE/SC) measures:
 - 1. Selective vegetation removal for silt fence installation
 - 2. Silt fence installation
 - 3. Construction fencing around areas not to be disturbed
- b. Stabilized construction entrances
- c. Install tree protection fencing and tree removal where necessary (clear & grub)
- d. Construct sediment trapping devices (sediment traps, basins, etc.)
- e. Strip and stockpile topsoil and mass grade the site
- f. Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
- g. Install sanitary sewer, storm sewer, watermain and associated inlet & outlet protection
- h. Permanently stabilize detention basins with seed and erosion control blanket
- i. Temporarily stabilize all areas including lots that have reached temporary grade
- j. Install roadways, parking areas, etc.
- k. Final grade and permanently stabilize all culout areas with topsoil and seed
- l. Install structures and grade individual lots
- m. Permanently stabilize site with topsoil and seed
- n. Remove all temporary SE/SC measures after the site is stabilized with vegetation

MWRD NOTES

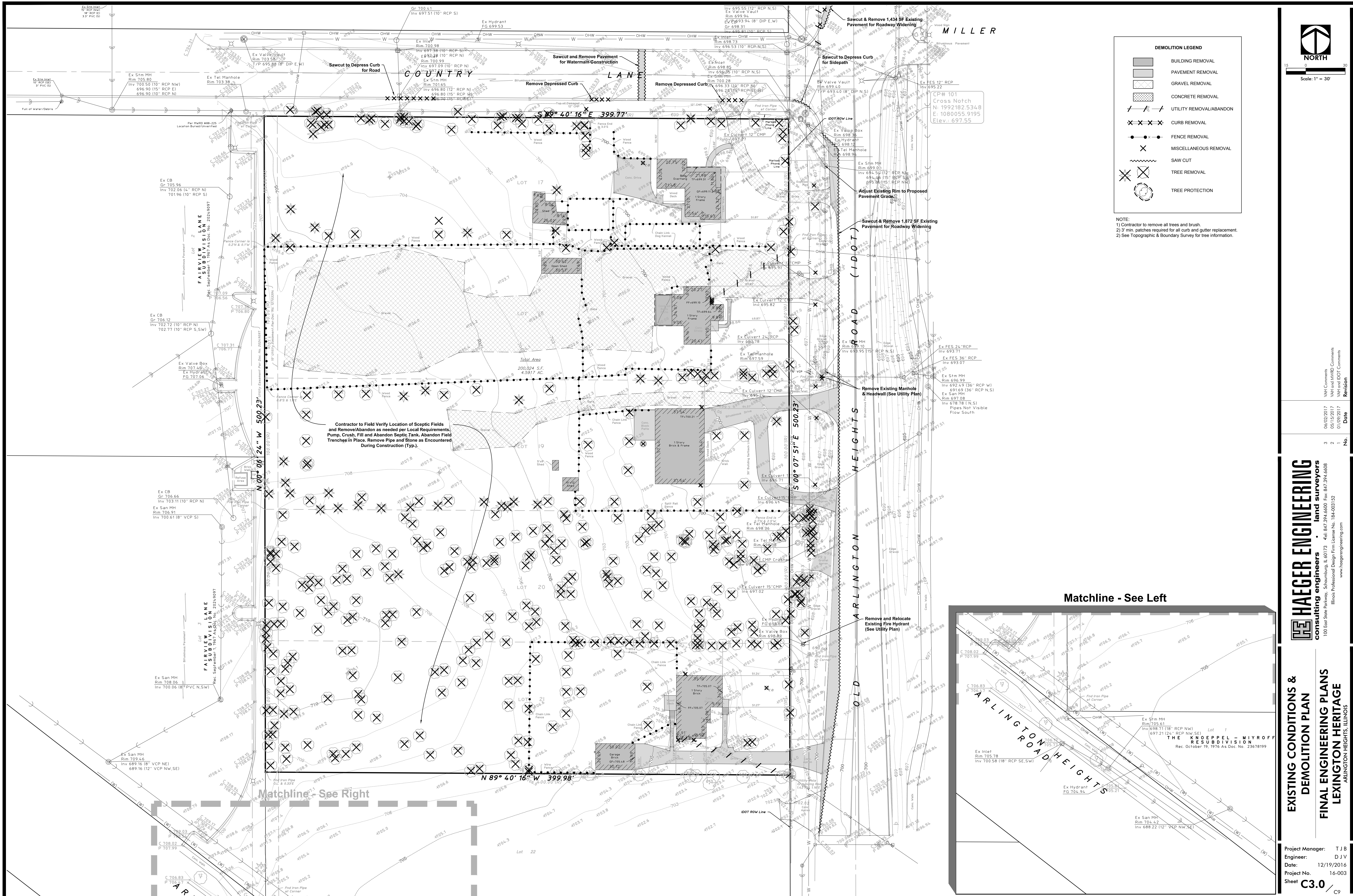
REFERENCED SPECIFICATIONS

1. All construction shall be in accordance with the applicable sections of the following, except as modified hereon or on the Plans:

- a. Standard specifications for road and bridge construction (latest edition), by the Illinois Department of Transportation (IDOT SS) for all improvements except sanitary sewer and water main construction;
- b. Standard specifications for water and sewer main construction in Illinois, latest edition (SSWS) for sanitary sewer and water main construction;
- c. The Village of Arlington Heights engineering department and public must be notified at least 24 hours prior to the start of construction and prior to each phase of work. contractor shall determine items requiring inspection prior to start of construction or each work phase.
- d. The Metropolitan Water Reclamation District of greater Chicago (MWRD) watershed management ordinance and technical guidance manual;
- e. In case of conflict between the applicable ordinances noted, the more stringent shall take precedence and shall control all construction.

NOTIFICATIONS

- 1. The MWRD local sewer systems section field office must be notified at least two (2) working days prior to the commencement of any work (call 708-588-4055).
- 2. The Village of Arlington Heights engineering department and public must be notified at least 24 hours prior to the start of construction and prior to each phase of work. contractor shall determine items requiring inspection prior to start of construction or each work phase.
- 3. The Contractor shall notify all utility companies prior to beginning construction for the exact locations of utilities and for their protection during construction. If existing utilities are encountered that conflict in any way with the proposed construction, the Contractor shall immediately notify the engineer so that the conflict can be resolved. call j.u.l.i.e. at 1-800-892-0123.



DEMOLITION LEGEND

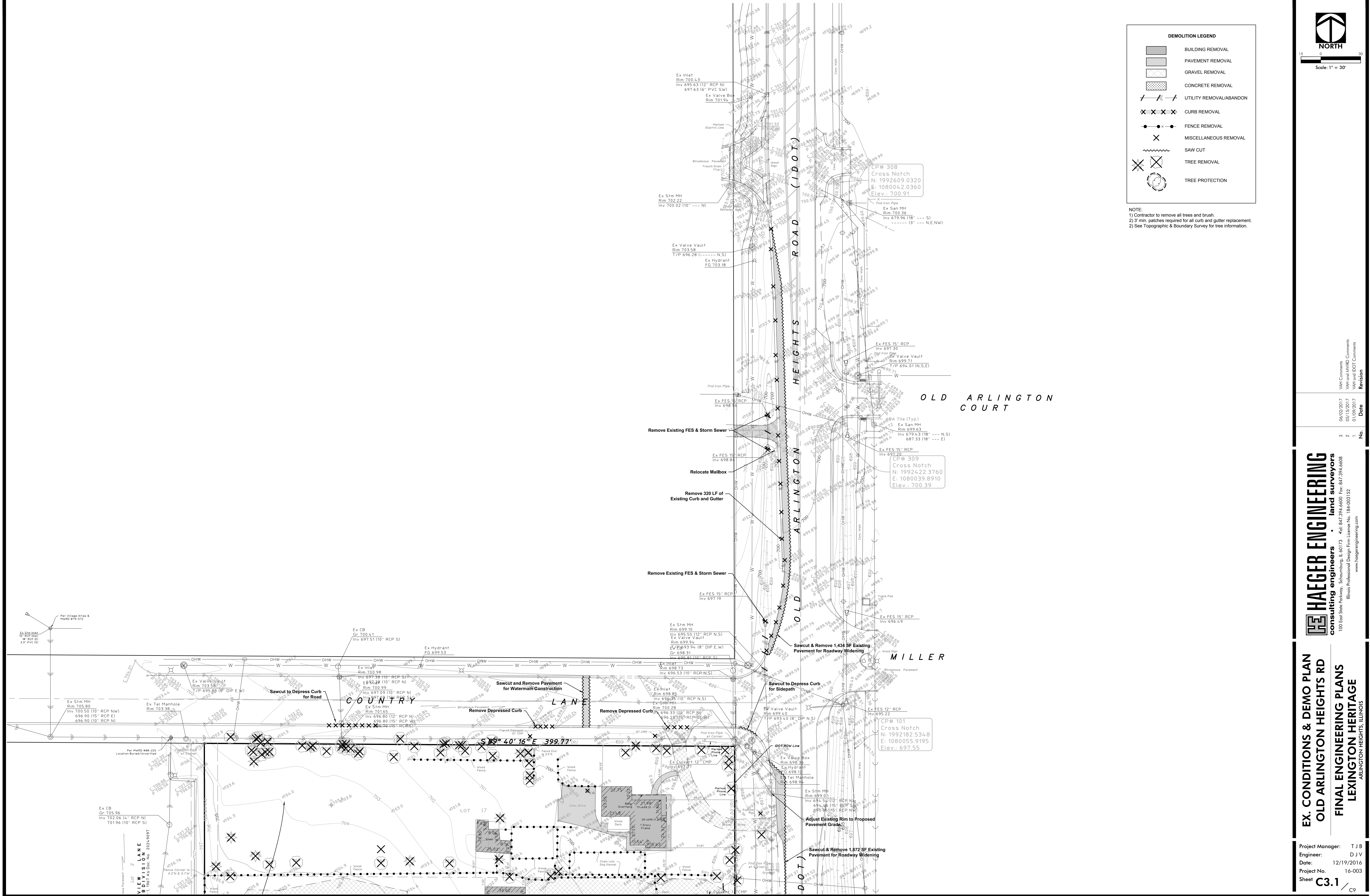
- BUILDING REMOVAL
- PAVEMENT REMOVAL
- GRAVEL REMOVAL
- CONCRETE REMOVAL
- UTILITY REMOVAL/ABANDON
- CURB REMOVAL
- FENCE REMOVAL
- MISCELLANEOUS REMOVAL
- SAW CUT
- TREE REMOVAL
- TREE PROTECTION

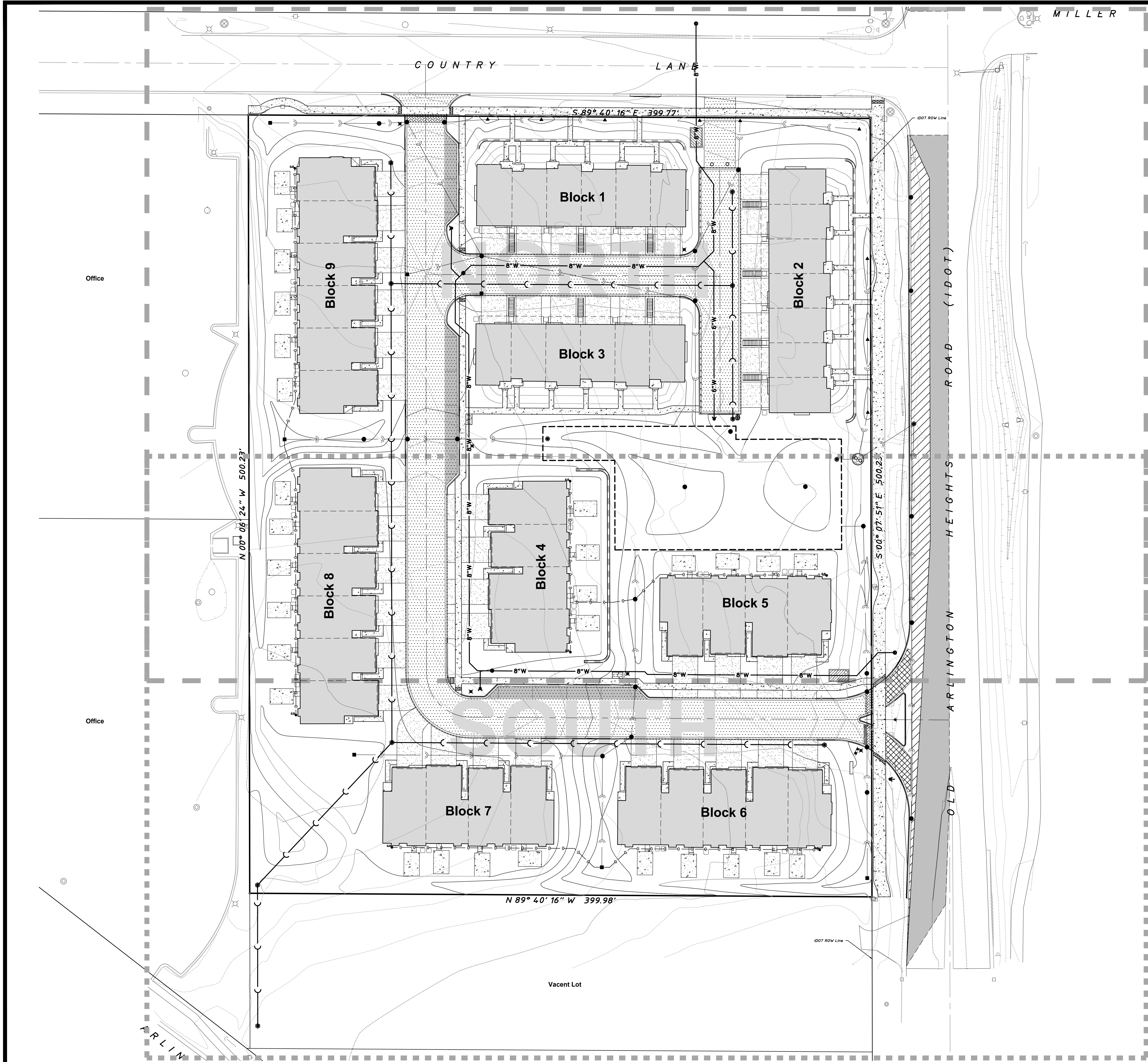
NOTE:
1) Contractor to remove all trees and brush.
2) 3' min. patches required for all curb and gutter replacement.
3) See Topographic & Boundary Survey for tree information.

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EXISTING CONDITIONS & DEMOLITION PLAN
FINAL ENGINEERING PLANS
LEXINGTON HERITAGE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: TJB
Engineer: DJV
Date: 12/19/2016
Project No. 16-003
Sheet **C3.0**





DETENTION SUMMARY OVERVIEW

Project: Lexington Heritage
Location: Arlington Heights, IL
Project #: 16003
Prepared: JTB
Reviewed: DJV
Date: 5/15/2017

A. Hydraulic Site Data:

Site Area	4.59 Ac
Arlington Heights Release Rate per Acre	0.18 CFS/Ac
Arlington Heights Allowable Release Rate	0.83 CFS
MWRD Release Rate per Acre	0.30 CFS/Ac
MWRD Allowable Release Rate	1.38 CFS
Site Unrestricted Release Rate (Q=Q ₁) 1-9.55	0.33 CFS
Site Restricted Release Rate	0.83 CFS
Site H ₁ L (High Water Level)	700.00
Seasonal High Groundwater Elevation	692.00
Detention Vault Capacity	53,406 CF
Detention Vault Height	5.00 Ft
Restrictor Elevation	694.25
Restrictor Size	3.63 Inches
Restrictor Type	Orifice w/ Hood

B. Coverage Summary:

	Sq. Ft	Acres	%	C - Factor	CN
EXISTING Impervious Area	40,513	0.930	20%	0.95	98.0
EXISTING Pervious Area	159,511	3.660	80%	0.50	74.0
EXISTING Total	200,024	4.592		0.59	78.9
PROPOSED Impervious Area	109,958	2.524	55%	0.95	98.0
PROPOSED Pervious Area	90,066	2.068	45%	0.50	74.0
PROPOSED Total	200,024	4.592		0.75	87.2
ONSITE TRIB Impervious Area	109,430	2.512	55%	0.95	98.0
ONSITE TRIB Pervious Area	88,019	2.023	45%	0.50	74.0
ONSITE TRIB Total	197,449	4.533		0.75	87.3
UNRESTRICTED Impervious Area	528	0.012	20%	0.95	98.0
UNRESTRICTED Pervious Area	2,947	0.067	80%	0.50	74.0
UNRESTRICTED Total	2,575	0.059		0.59	78.9
OFFSITE Impervious Area	0	0.000	0%	0.95	98.0
OFFSITE Pervious Area	4,030	0.093	100%	0.50	74.0
OFFSITE TRIBUTARY Total	4,030	0.093		0.50	74.0
TOTAL TRIBUTARY		4.625			87.0

C. Volume Control:

	Impervious Area (Acres)	Infiltration Rainfall	Infiltration Volume Req. (CF)	Infiltration Volume Req. (Ac-Ft)
Required				
Per MWRD WMO	2.52	0.083	9,163	0.210
Proposed				
Detention Vault Bottom (Per Storm Trap)				0.210

D. Detention:

	Storage (Ac-Ft)
Required	
by Arlington Heights (per Detention Storage Spreadsheet)	1.217
by MWRD (per Nomograph)	0.968
Proposed	
Vault Capacity - See Exhibit 2.1 (MWRD Vol Crnt = MWRD Detention)	1.226
MWRD Detention Provided (Above Volume Control)	1.016

SITE DATA TABLE

Site Area 4.59 AC 200,024 SF

Zoning Classification

Proposed Zoning R-6 (PUD)

Density Units Units/Ac

Total Units Provided 48 10.45

3 Bedroom 42

2 Bedroom 6

2 Story Townhome 29

Mews Townhome 19

Lot Area 2BR (SF) 3BR (SF) Total (SF)

R-6 (Min. per Type) 2,500 3,500

Required Total 15,000 147,000 162,000

Proposed Total 200,024

R-6 Setbacks Front (Ft) Rear (Ft) Side-Int (Ft) Side-Ext (Ft)

Required - Mews 30 NA NA 20

Proposed - Mews 30 NA NA 25

Required - T.H. 26 31 41 20

Proposed - T.H. 26 31 31 25

Front Yard : Country Lane

Rear Yard : South Property Line

Side Interior : West Property Line

Side Exterior : Old Arlington Heights Rd

Parking Spaces Spaces / Unit

Guest (Onsite) 10 0.21:1

Country Lane (Offsite) 16 0.38:1

Driveway 96 2:1

Garage 96 2:1

TOTAL 218 4.54:1

Coverage Area (SF) Area (Ac) Area (%)

Impervious 109,958 2.52 55.0%

Buildings (w/ Stoop) 54,806 1.26 27.4%

Pavement - Road 29,679 0.68 14.8%

Pavement - Driveway 15,400 0.35 7.7%

Sidewalk / Patio 10,073 0.23 5.0%

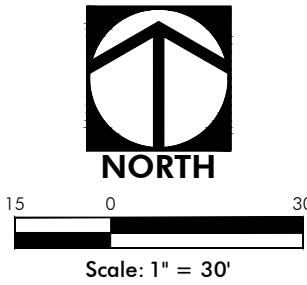
Pervious 90,067 2.07 45.0%

TOTAL 200,024 4.59

Floor Area Area (SF) F.A.R (%)

Total 100,210 50.1%

Notes:
1) Trash storage area's to be located within individual garages
2) Bedroom mix shown is an estimate and subject to change



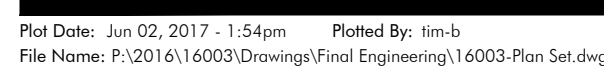
Date	Revision
06/02/2017	VAH Comments
05/15/2017	VAH and MWRD Comments
01/09/2017	VAH and IDOT Comments

No.	Date
3	06/02/2017
2	05/15/2017
1	01/09/2017

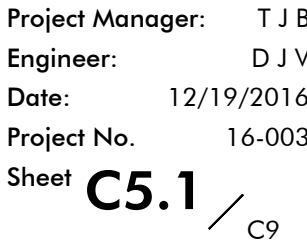
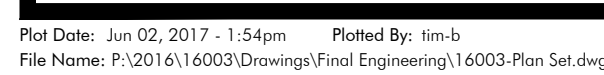
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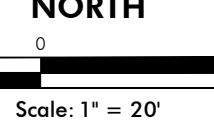
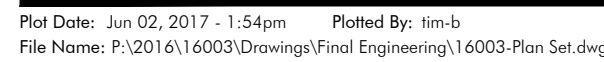
OVERALL SITE IMPROVEMENT PLAN
FINAL ENGINEERING PLANS
LEXINGTON HERITAGE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: TJB
Engineer: DJV
Date: 12/19/2016
Project No. 16-003
Sheet C4.0



Revision	Comments
2017	V&H Comments
2017	V&H and KWRD Comments
2017	V&H and DDOT Comments





Date	Revision
06/02/2017	VAH Comments
05/15/2017	VAH and MWDR Comments
01/09/2017	VAH and IDOT Comments

No.	1	2	3
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OLD ARLINGTON HEIGHTS RD

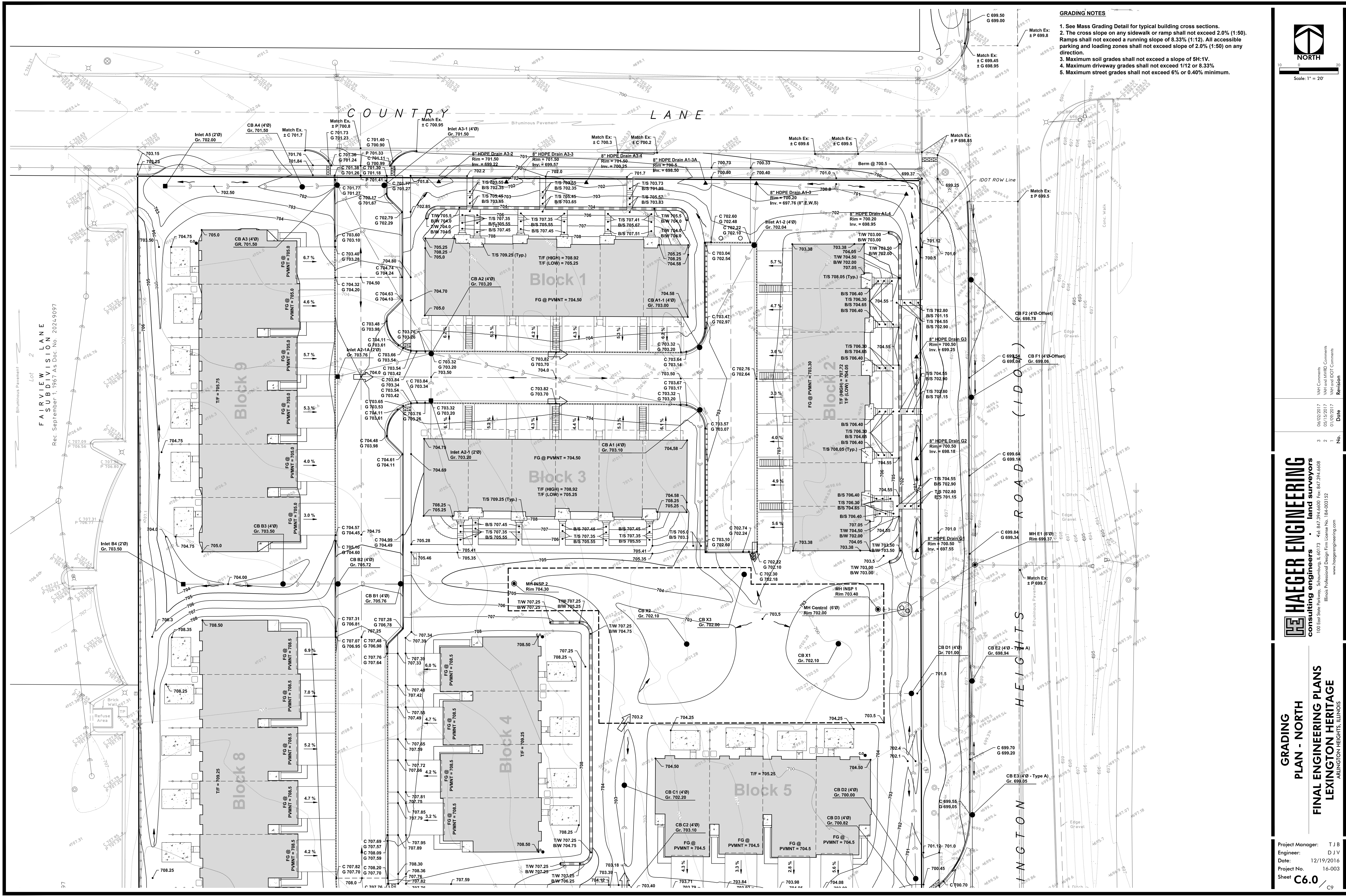
FINAL ENGINEERING PLANS

LEXINGTON HERITAGE

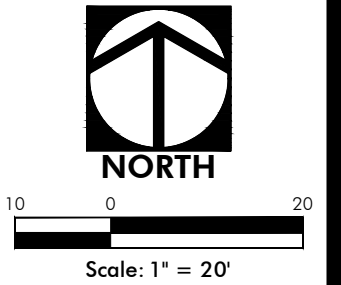
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Project Manager: TJB
Reviewer: DJV
Date: 12/19/2016
Project No. 16-003
C5.2

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- GRADING NOTES**
1. See Mass Grading Detail for typical building cross sections.
 2. The cross slope on any sidewalk or ramp shall not exceed 2.0% (1:50). Ramps shall not exceed a running slope of 8.33% (1:12). All accessible parking and loading zones shall not exceed slope of 2.0% (1:50) on any direction.
 3. Maximum soil grades shall not exceed a slope of 5H:1V.
 4. Maximum driveway grades shall not exceed 1/12 or 8.33%.
 5. Maximum street grades shall not exceed 6% or 0.40% minimum.

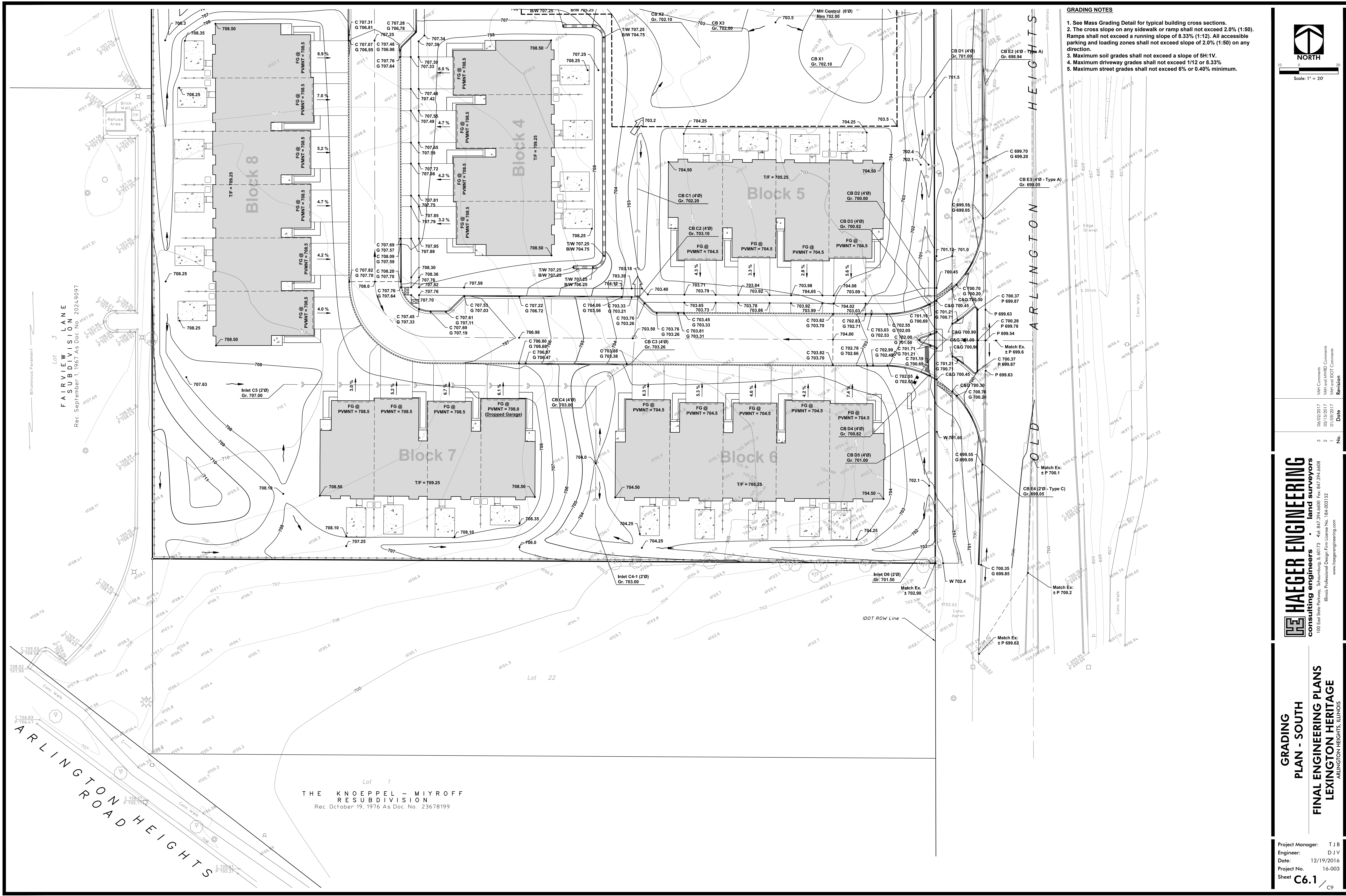


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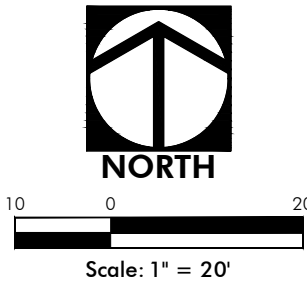
GRADING
PLAN - NORTH
FINAL ENGINEERING PLANS
LEXINGTON HERITAGE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: TJB
Engineer: DJV
Date: 12/19/2016
Project No. 16-003
Sheet **C6.0**

No.	Date	Revision
3	06/02/2017	V&H Comments
2	05/15/2017	V&H and AWRD Comments
1	01/09/2017	V&H and IDOT Comments



- GRADING NOTES**
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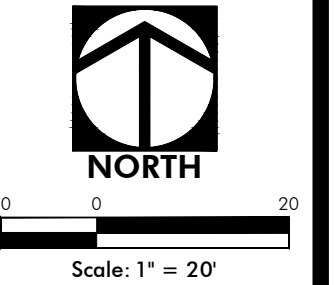


Revision	Date	No.
1	01/09/2017	1
2	05/15/2017	2
3	06/02/2017	3

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GRADING
PLAN - SOUTH
FINAL ENGINEERING PLANS
LEXINGTON HERITAGE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: TJB
Engineer: DJV
Date: 12/19/2016
Project No. 16-003
Sheet **C6.1** / C9



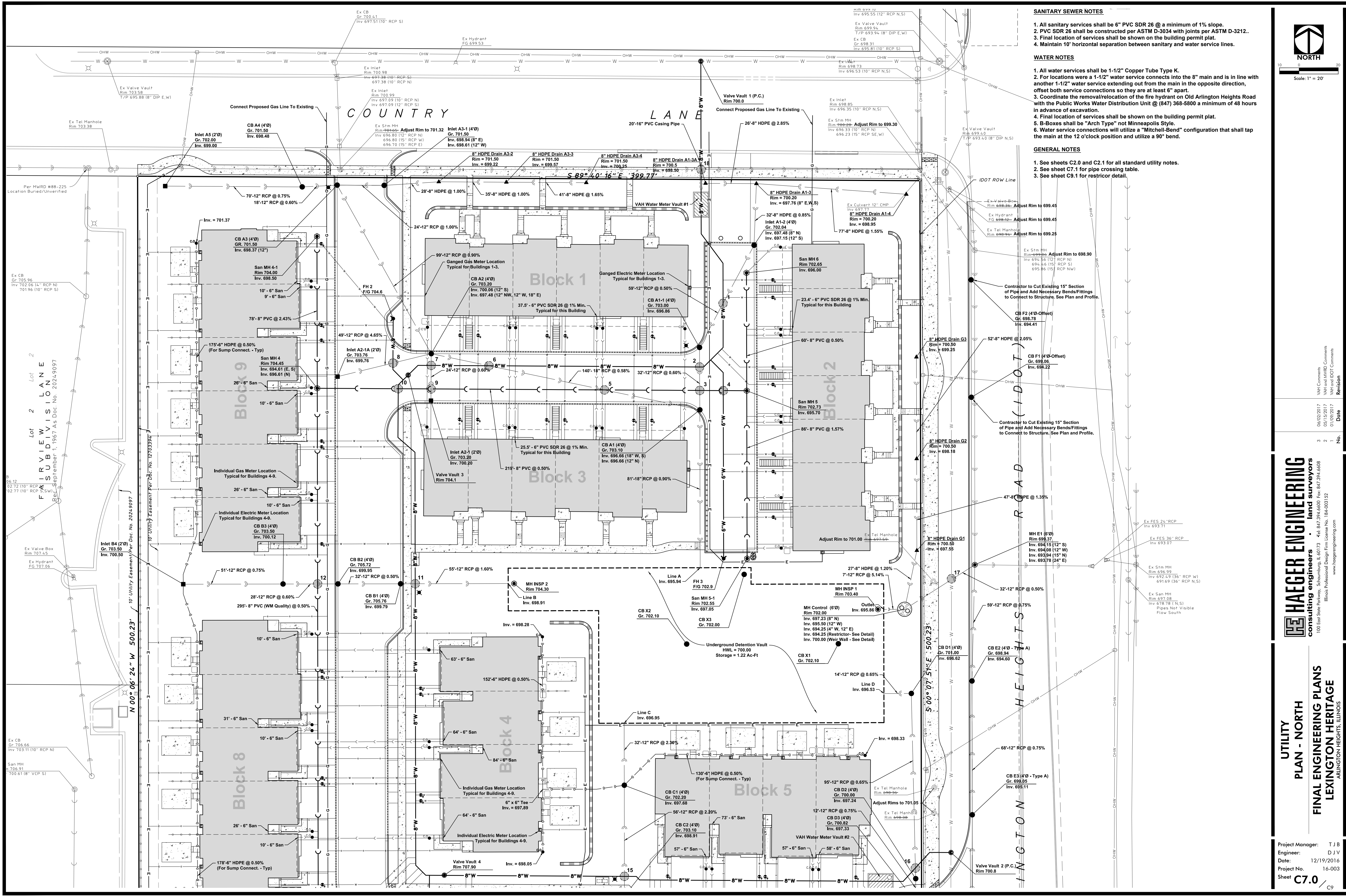
Revision	Date	No.
1	01/09/2017	1
2	05/15/2017	2
3	06/02/2017	3

VAH Comments
VAH and KWRD Comments
VAH and IDOT Comments

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GRADING PLAN
OLD ARLINGTON HEIGHTS RD
FINAL ENGINEERING PLANS
LEXINGTON HERITAGE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: TJB
Engineer: DJV
Date: 12/19/2016
Project No. 16-003
Sheet **C6.2** / C9



SANITARY SEWER NOTES

- 1. All sanitary services shall be 6" PVC SDR 26 @ a minimum of 1% slope.
- 2. PVC SDR 26 shall be constructed per ASTM D-3034 with joints per ASTM D-3212.
- 3. Final location of services shall be shown on the building permit plat.
- 4. Maintain 10' horizontal separation between sanitary and water service lines.

WATER NOTES

- 1. All water services shall be 1-1/2" Copper Tube Type K.
- 2. For locations where a 1-1/2" water service connects into the 8" main and is in line with another 1-1/2" water service extending out from the main in the opposite direction, offset both service connections so they are at least 6" apart.
- 3. Coordinate the removal/relocation of the fire hydrant on Old Arlington Heights Road with the Public Works Water Distribution Unit @ (847) 368-5800 a minimum of 48 hours in advance of excavation.
- 4. Final location of services shall be shown on the building permit plat.
- 5. B-Boxes shall be "Arch Type" not Minneapolis Style.
- 6. Water service connections will utilize a "Mitchell-Bend" configuration that shall tap the main at the 12 o'clock position and utilize a 90° bend.

GENERAL NOTES

- 1. See sheets C2.0 and C2.1 for all standard utility notes.
- 2. See sheet C7.1 for pipe crossing table.
- 3. See sheet C9.1 for restrictor detail.



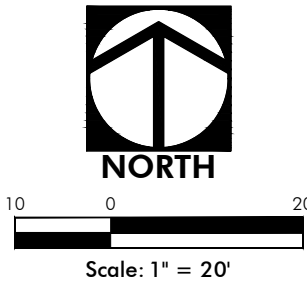
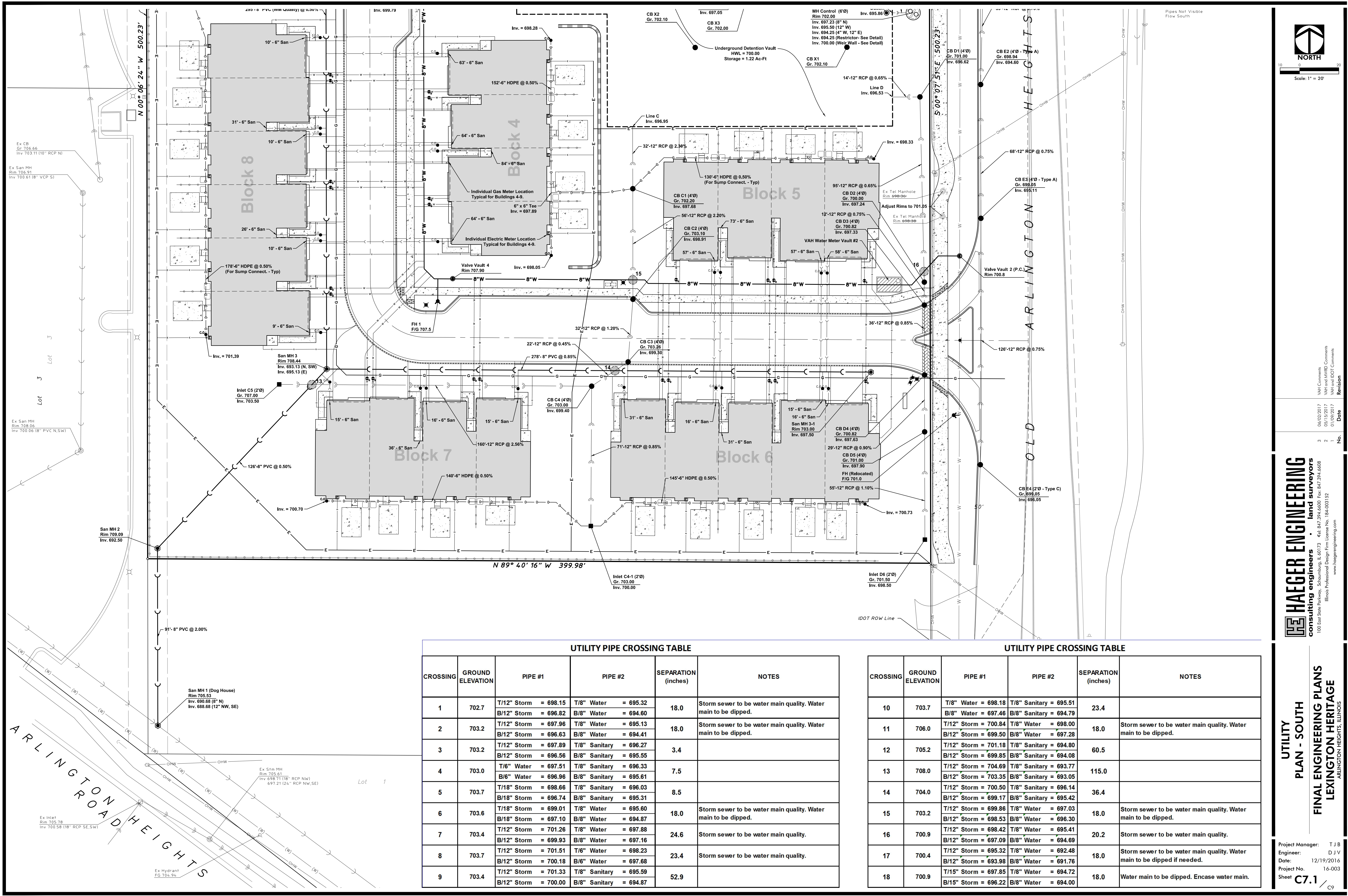
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1	01/09/2017	VAH and IDOT Comments

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UTILITY
PLAN - NORTH
FINAL ENGINEERING PLANS
LEXINGTON HERITAGE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: TJB
Engineer: DJV
Date: 12/19/2016
Project No. 16-003
Sheet C7.0



Revision	Date	By	No.
1	01/09/2017	VAH and IDOT Comments	1
2	05/15/2017	VAH and IDOT Comments	2
3	06/02/2017	VAH Comments	3

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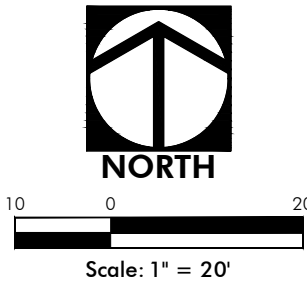
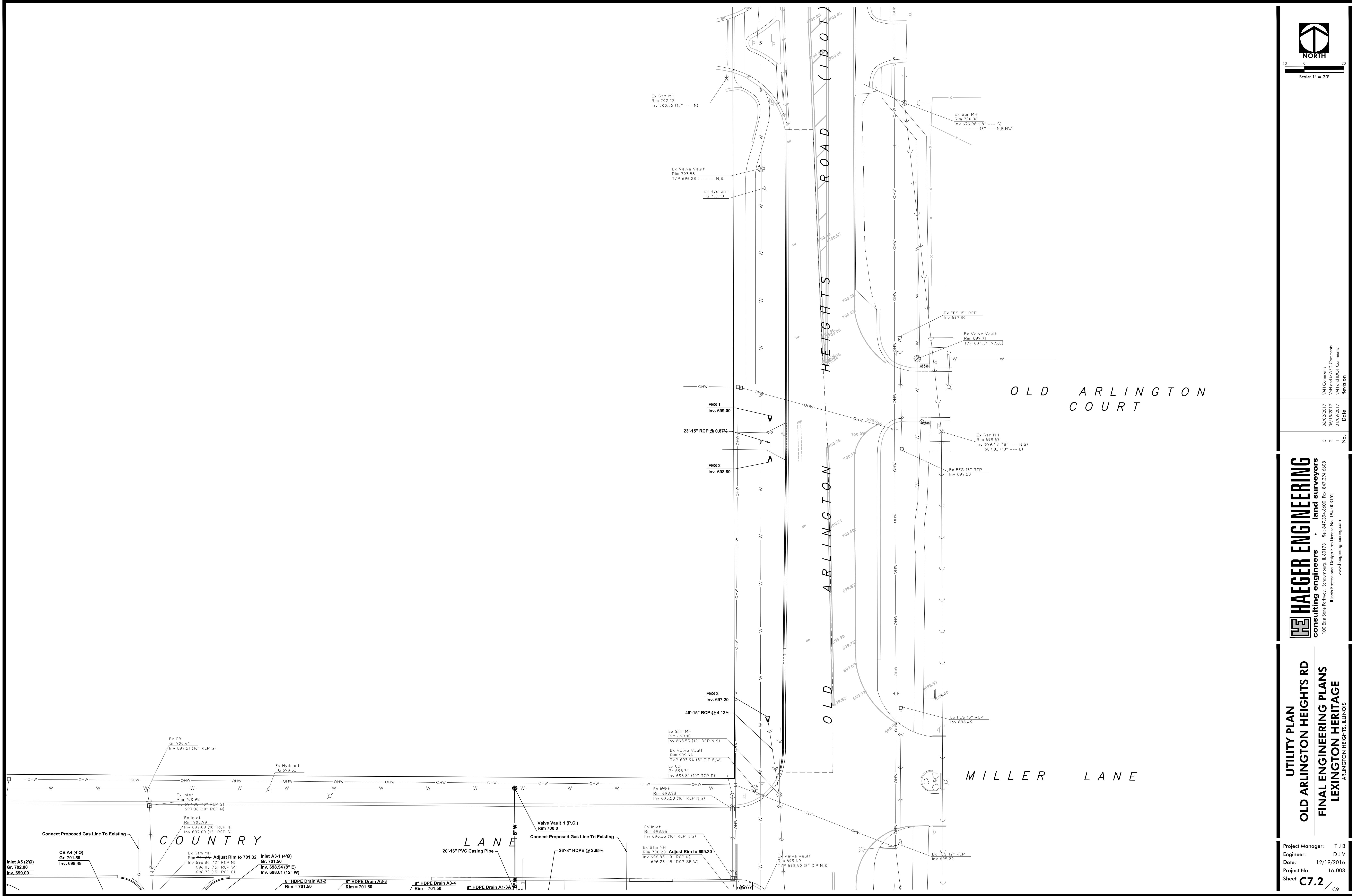
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Date: 12/19/2016
Project No. 16-003
Sheet C7.1

UTILITY PIPE CROSSING TABLE

CROSSING	GROUND ELEVATION	PIPE #1	PIPE #2	SEPARATION (inches)	NOTES
1	702.7	T/12" Storm = 698.15 B/12" Storm = 696.82	T/8" Water = 695.32 B/8" Water = 694.60	18.0	Storm sewer to be water main quality. Water main to be dipped.
2	703.2	T/12" Storm = 697.96 B/12" Storm = 696.63	T/8" Water = 695.13 B/8" Water = 694.41	18.0	Storm sewer to be water main quality. Water main to be dipped.
3	703.2	T/12" Storm = 697.89 B/12" Storm = 696.56	T/8" Sanitary = 696.27 B/8" Sanitary = 695.55	3.4	
4	703.0	T/6" Water = 697.51 B/6" Water = 696.96	T/8" Sanitary = 696.33 B/8" Sanitary = 695.61	7.5	
5	703.7	T/18" Storm = 698.66 B/18" Storm = 696.74	T/8" Sanitary = 696.03 B/8" Sanitary = 695.31	8.5	
6	703.6	T/18" Storm = 699.01 B/18" Storm = 697.10	T/8" Water = 695.60 B/8" Water = 694.87	18.0	Storm sewer to be water main quality. Water main to be dipped.
7	703.4	T/12" Storm = 701.26 B/12" Storm = 699.93	T/8" Water = 697.88 B/8" Water = 697.16	24.6	Storm sewer to be water main quality.
8	703.7	T/12" Storm = 701.51 B/12" Storm = 700.18	T/6" Water = 698.23 B/6" Water = 697.68	23.4	Storm sewer to be water main quality.
9	703.4	T/12" Storm = 701.33 B/12" Storm = 700.00	T/8" Sanitary = 695.59 B/8" Sanitary = 694.87	52.9	

UTILITY PIPE CROSSING TABLE

CROSSING	GROUND ELEVATION	PIPE #1	PIPE #2	SEPARATION (inches)	NOTES
10	703.7	T/8" Water = 698.18 B/8" Water = 697.46	T/8" Sanitary = 695.51 B/8" Sanitary = 694.79	23.4	
11	706.0	T/12" Storm = 700.84 B/12" Storm = 699.50	T/8" Water = 698.00 B/8" Water = 697.28	18.0	Storm sewer to be water main quality. Water main to be dipped.
12	705.2	T/12" Storm = 701.18 B/12" Storm = 699.85	T/8" Sanitary = 694.80 B/8" Sanitary = 694.08	60.5	
13	708.0	T/12" Storm = 704.69 B/12" Storm = 703.35	T/8" Sanitary = 693.77 B/8" Sanitary = 693.05	115.0	
14	704.0	T/12" Storm = 700.50 B/12" Storm = 699.17	T/8" Sanitary = 696.14 B/8" Sanitary = 695.42	36.4	
15	703.2	T/12" Storm = 699.86 B/12" Storm = 698.53	T/8" Water = 697.03 B/8" Water = 696.30	18.0	Storm sewer to be water main quality. Water main to be dipped.
16	700.9	T/12" Storm = 698.42 B/12" Storm = 697.09	T/8" Water = 695.41 B/8" Water = 694.69	20.2	Storm sewer to be water main quality.
17	700.4	T/12" Storm = 695.32 B/12" Storm = 693.98	T/8" Water = 692.48 B/8" Water = 691.76	18.0	Storm sewer to be water main quality. Water main to be dipped if needed.
18	700.9	T/15" Storm = 697.85 B/15" Storm = 696.22	T/8" Water = 694.72 B/8" Water = 694.00	18.0	Water main to be dipped. Encase water main.

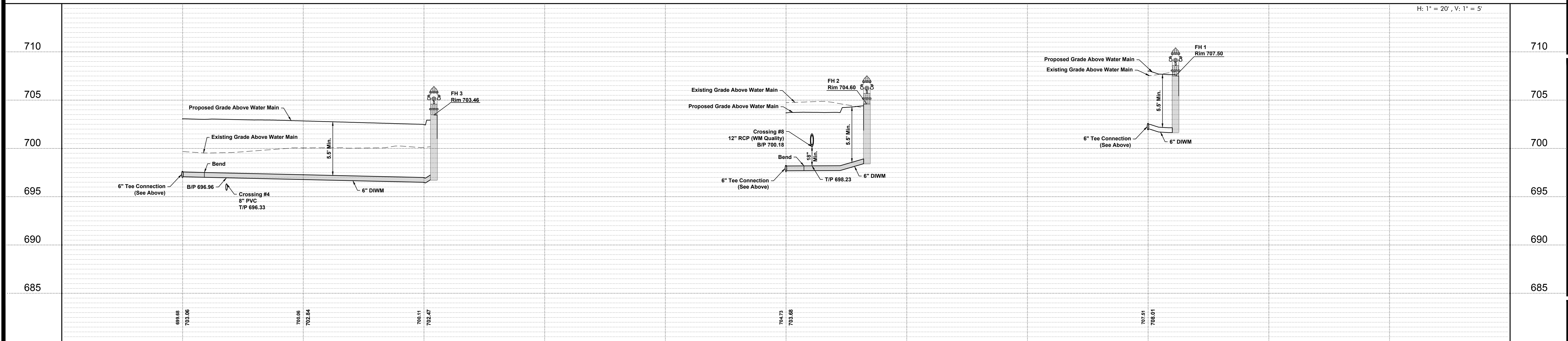
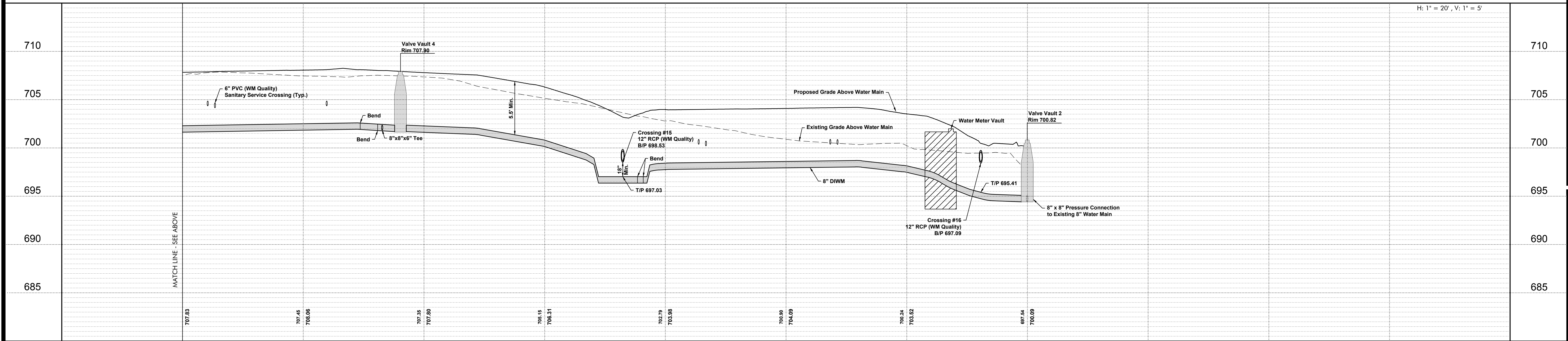
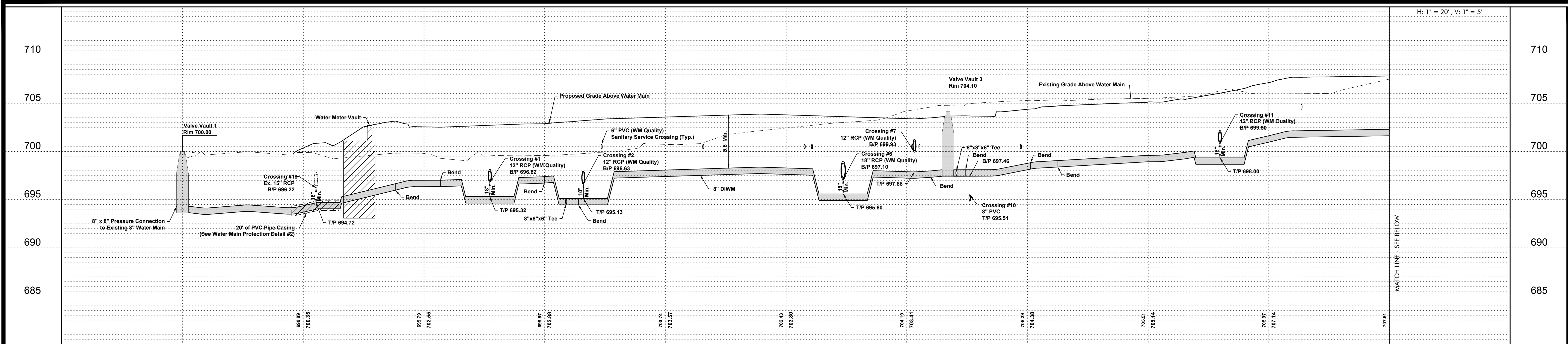


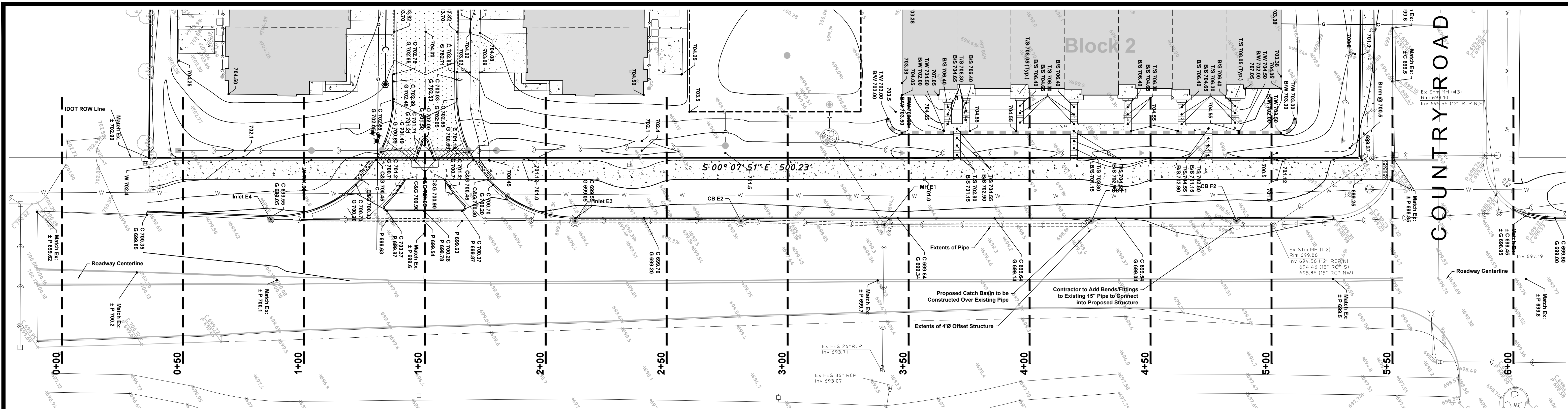
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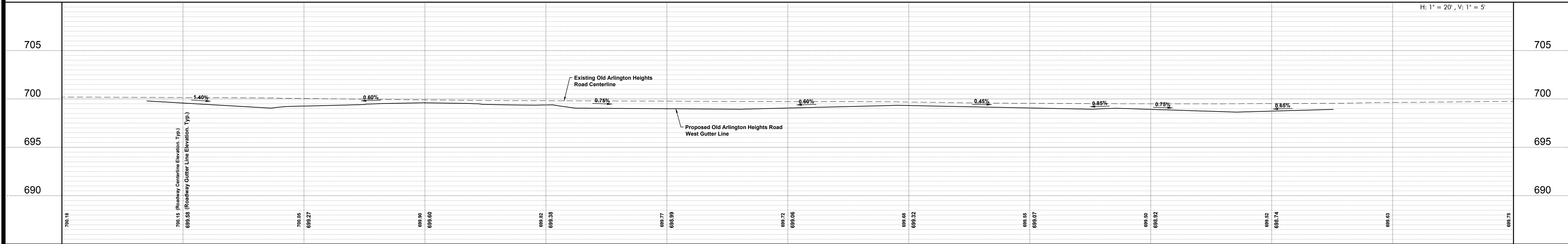
UTILITY PLAN
OLD ARLINGTON HEIGHTS RD
FINAL ENGINEERING PLANS
LEXINGTON HERITAGE
ARLINGTON HEIGHTS, ILLINOIS

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Engineer:	DJV
Date:	12/19/2016
Project No.	16-003
Sheet	C7.2 / C9

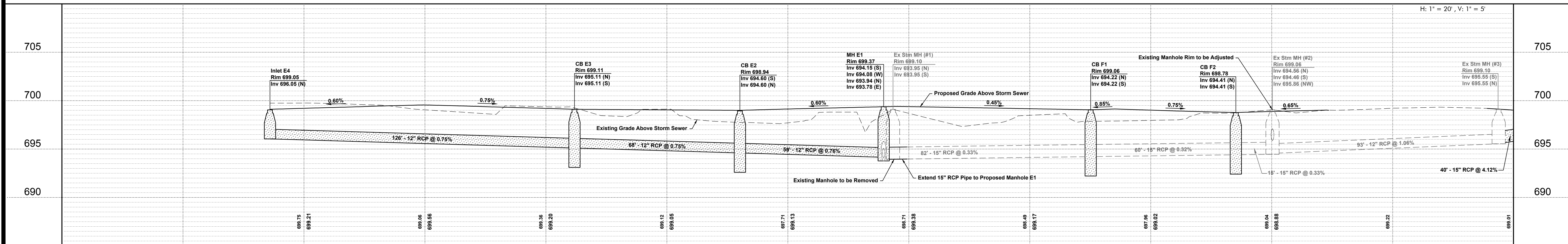




OLD ARLINGTON HEIGHTS ROAD - PLAN VIEW



OLD ARLINGTON HEIGHTS ROAD
GUTTER & ROADWAY CENTERLINE PROFILE



STORM SEWER PROFILE

06/02/2017

05/15/2017

01/09/2017

3

2

1

06/02/2017

05/15/2017

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STORM SEWER, GUTTER &
ROADWAY CENTERLINE PROFILES

FINAL ENGINEERING PLANS
LEXINGTON HERITAGE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: TJB

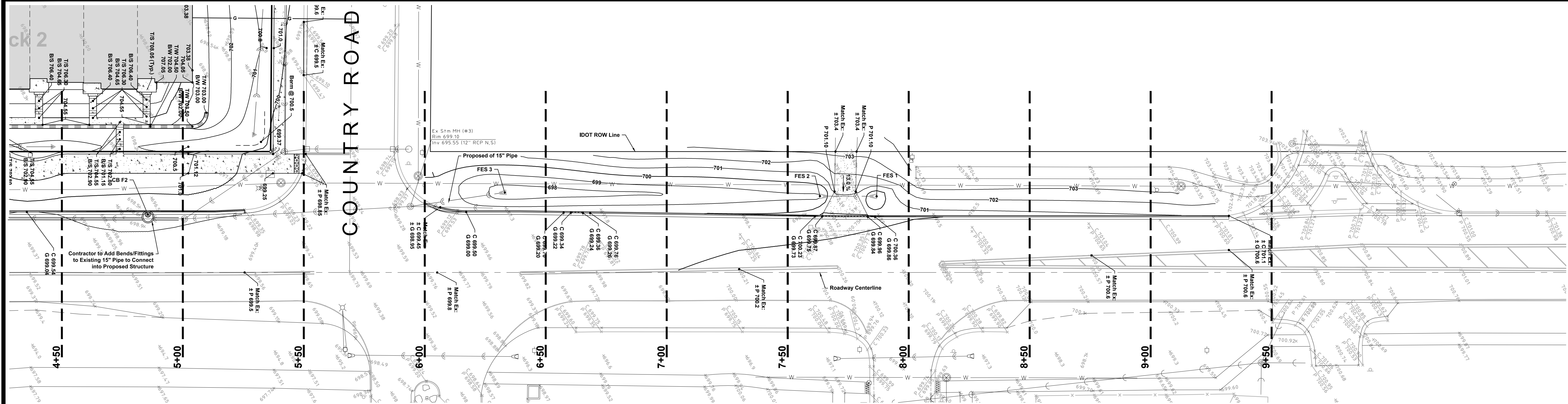
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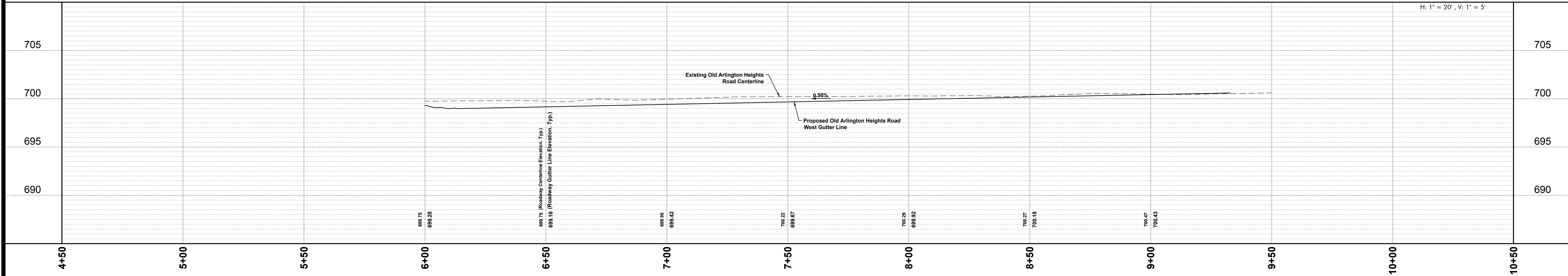
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Sheet **C8.2** / C9

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OLD ARLINGTON HEIGHTS ROAD - PLAN VIEW



OLD ARLINGTON HEIGHTS ROAD
GUTTER & ROADWAY CENTERLINE PROFILE



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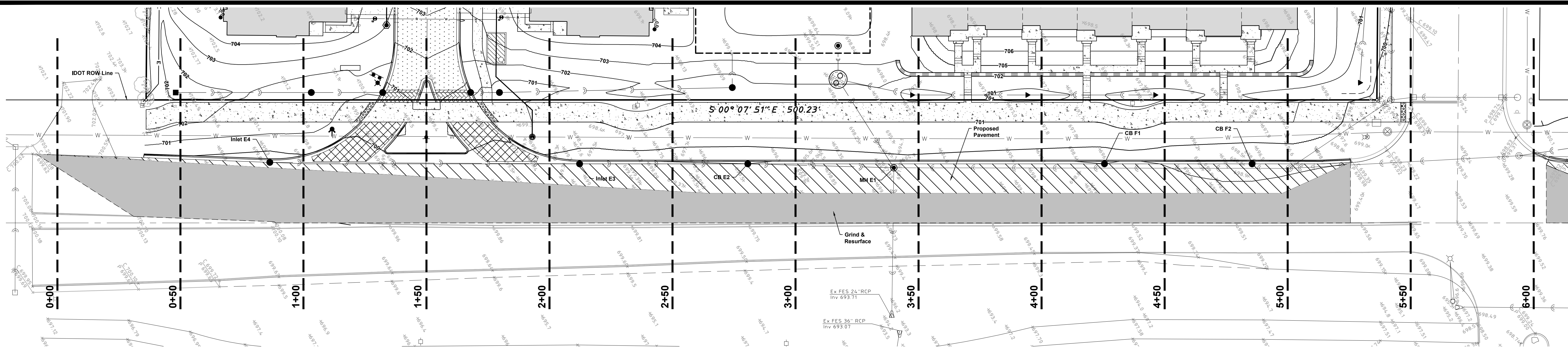
**GUTTER & ROADWAY
CENTERLINE PROFILES**

FINAL ENGINEERING PLANS
LEXINGTON HERITAGE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: TJB
Engineer: DJV
Date: 12/19/2016
Project No. 16-003
Sheet **C8.3**

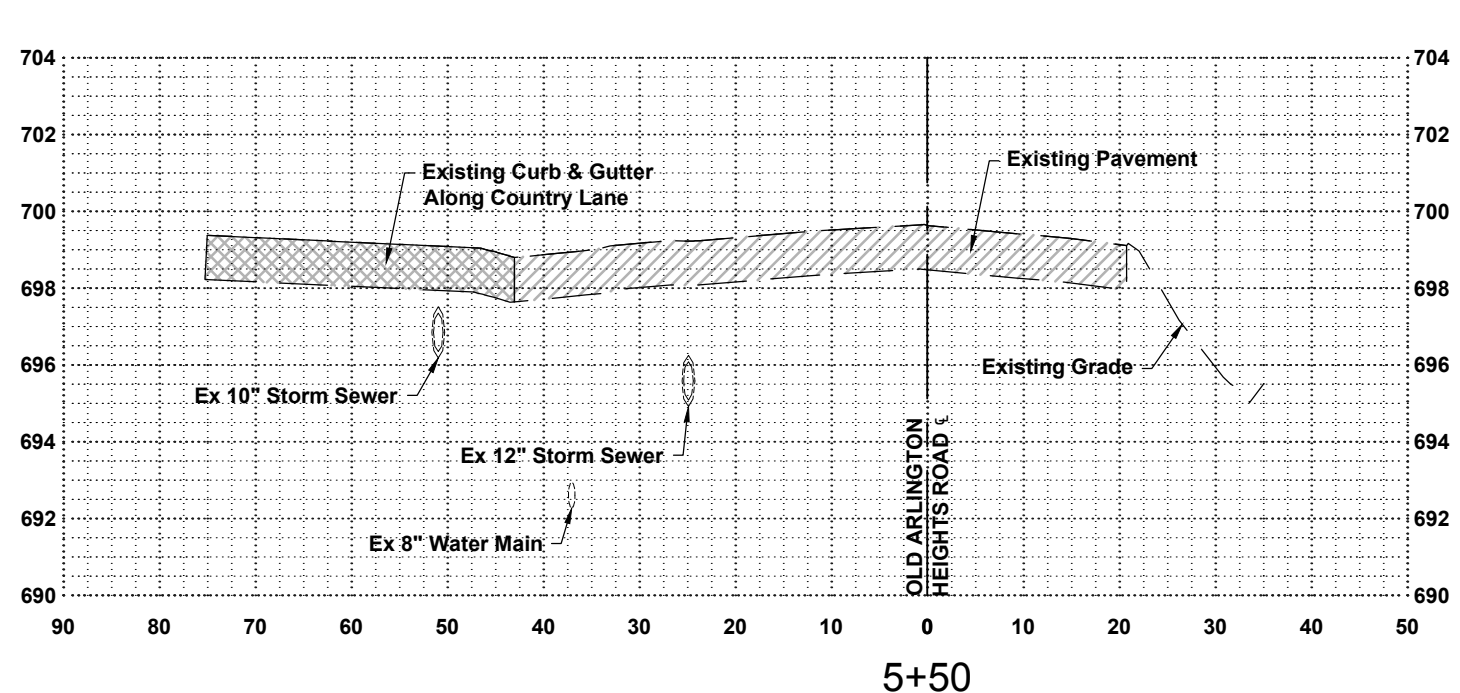
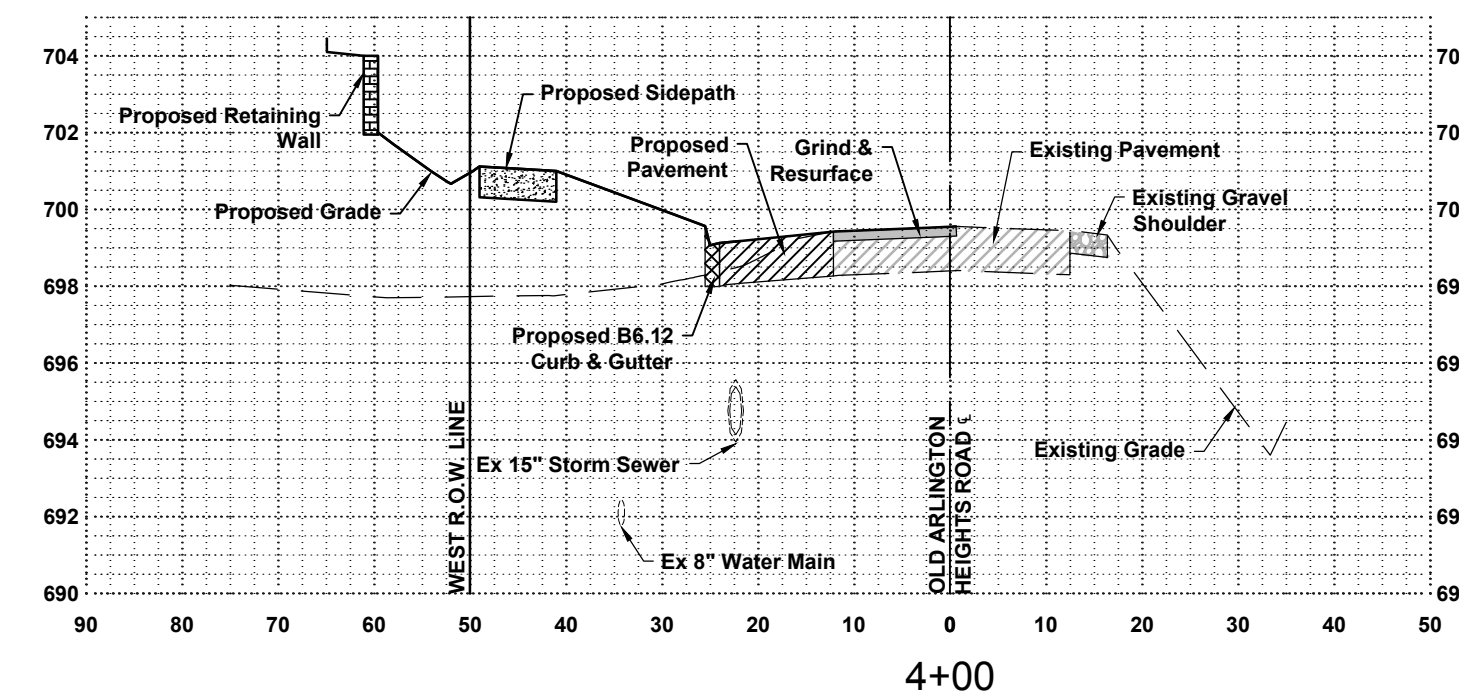
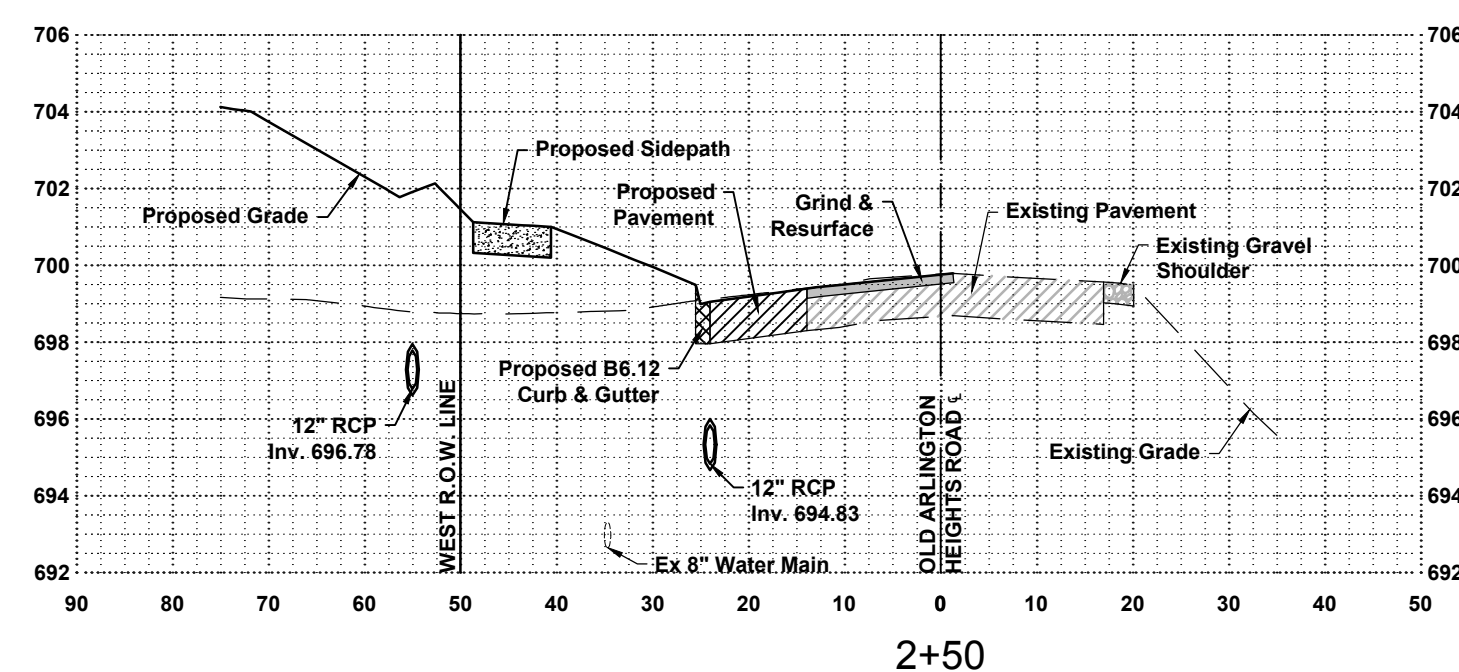
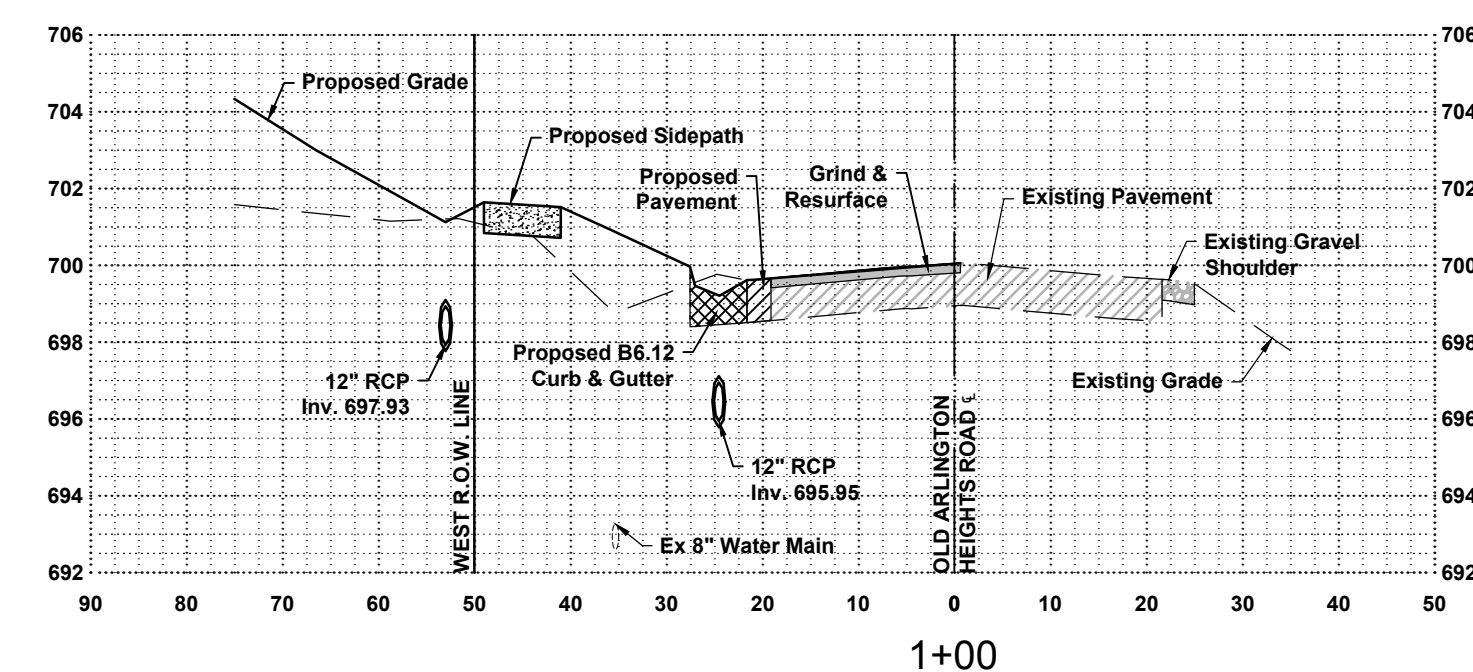
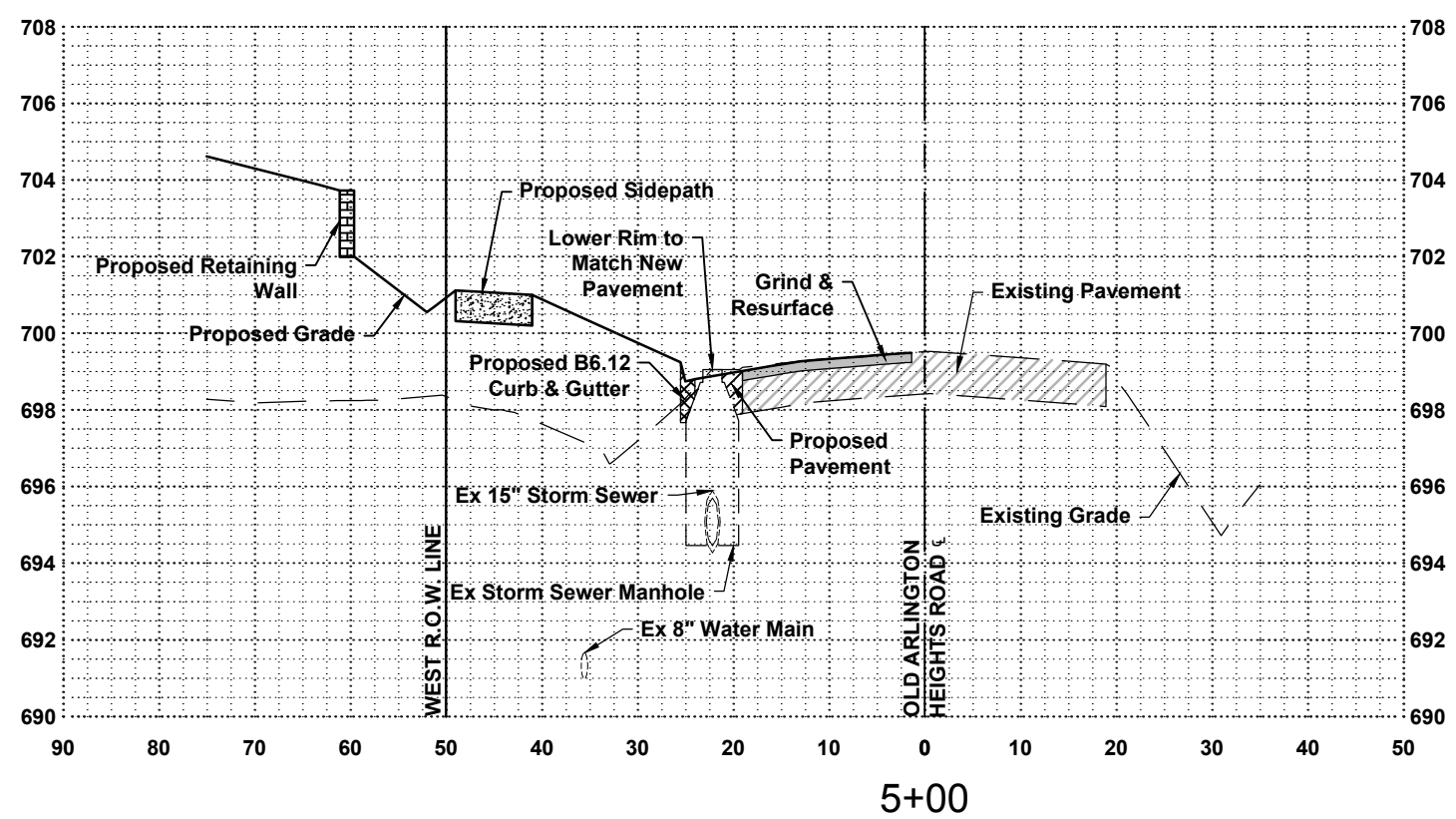
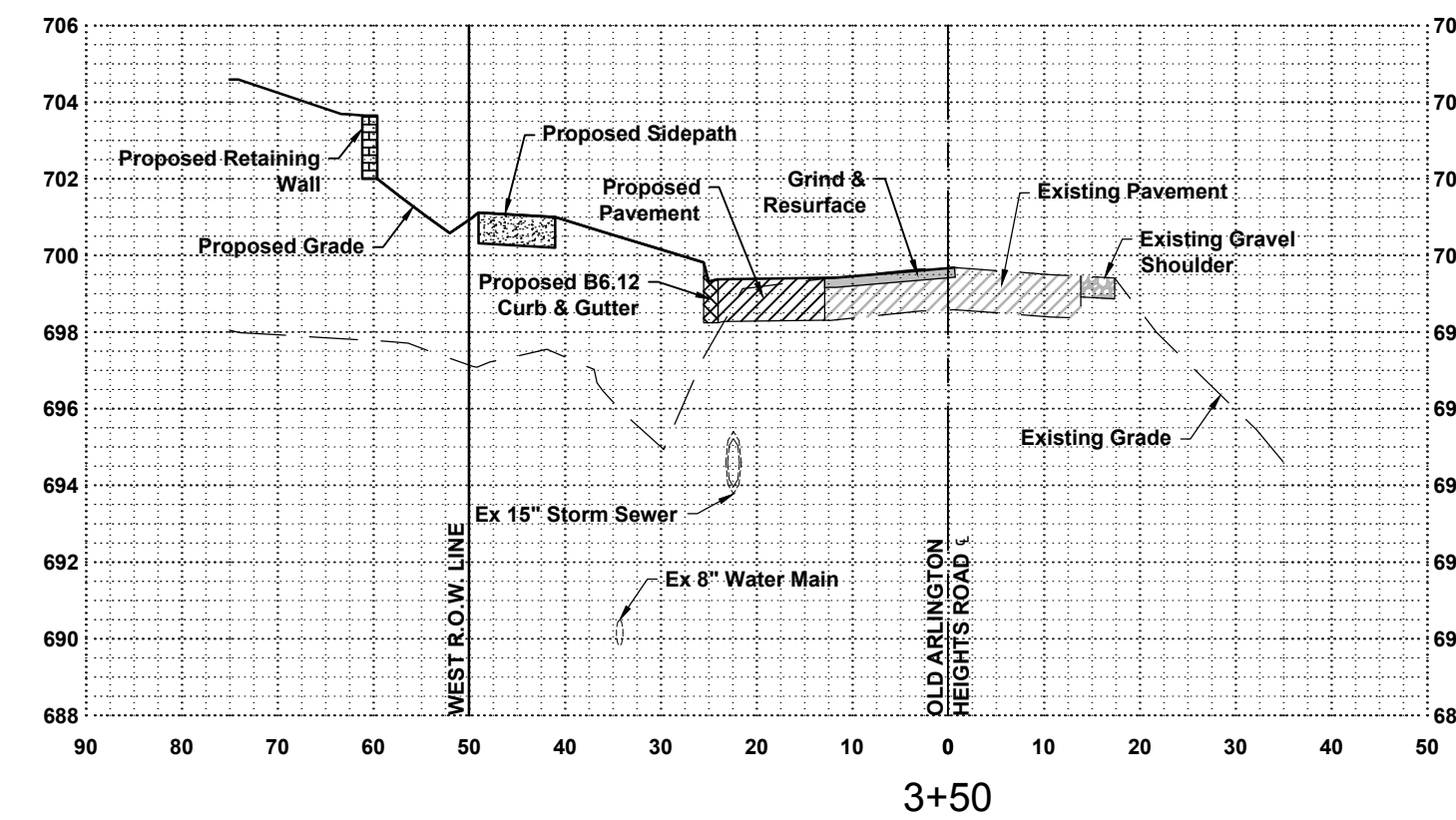
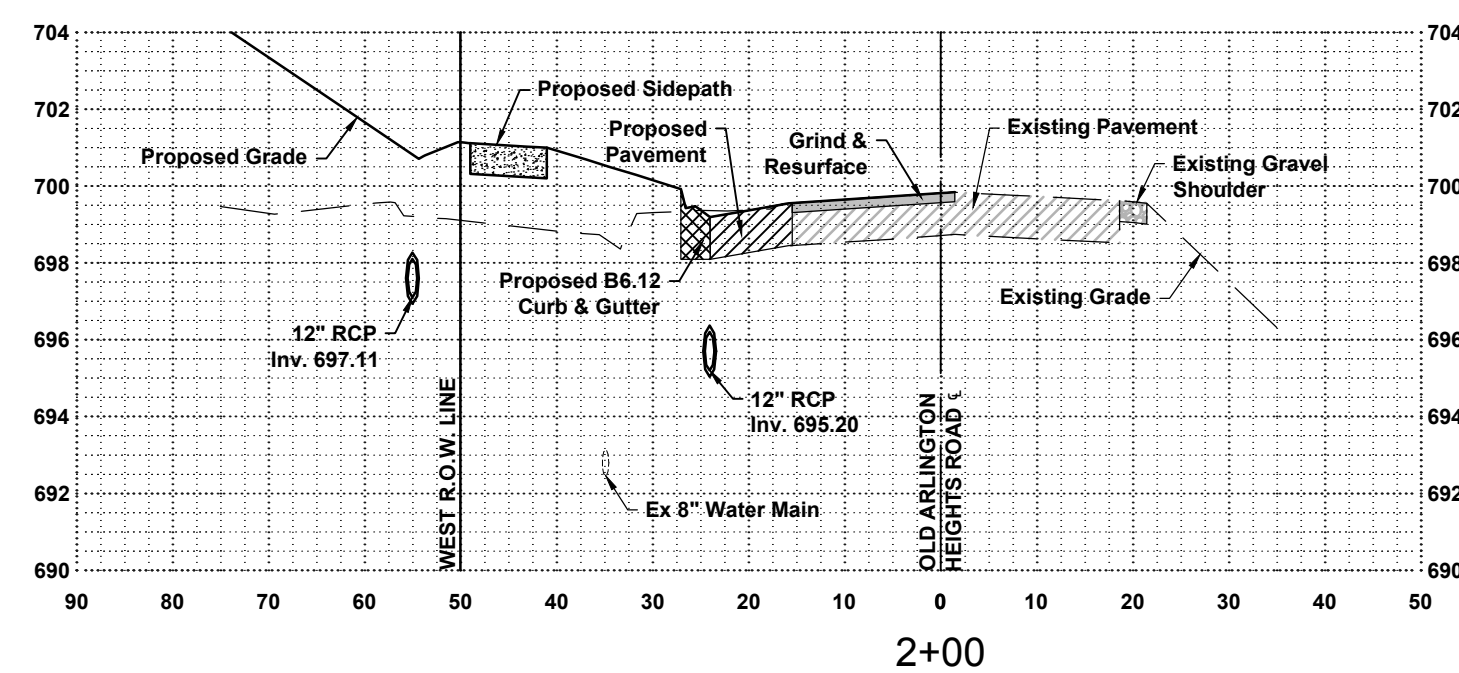
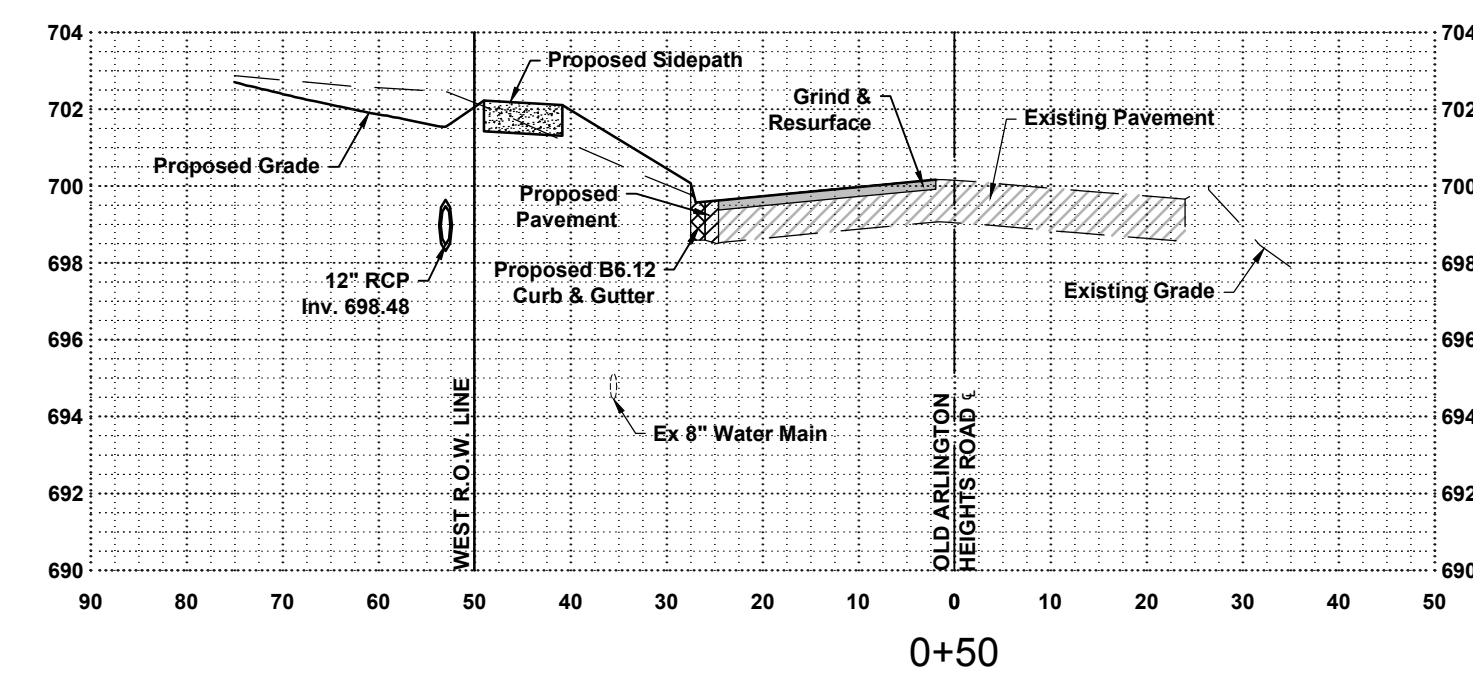
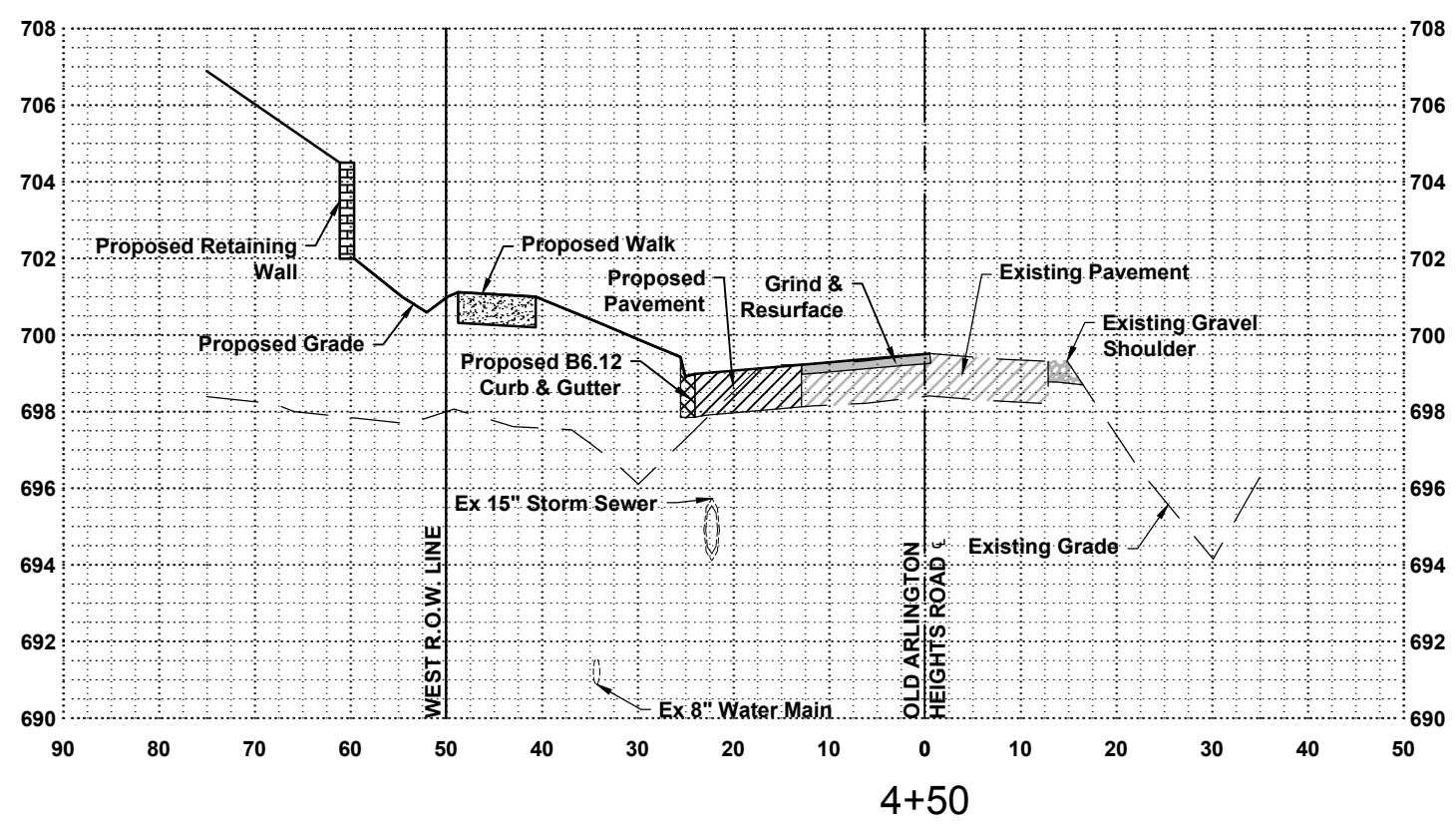
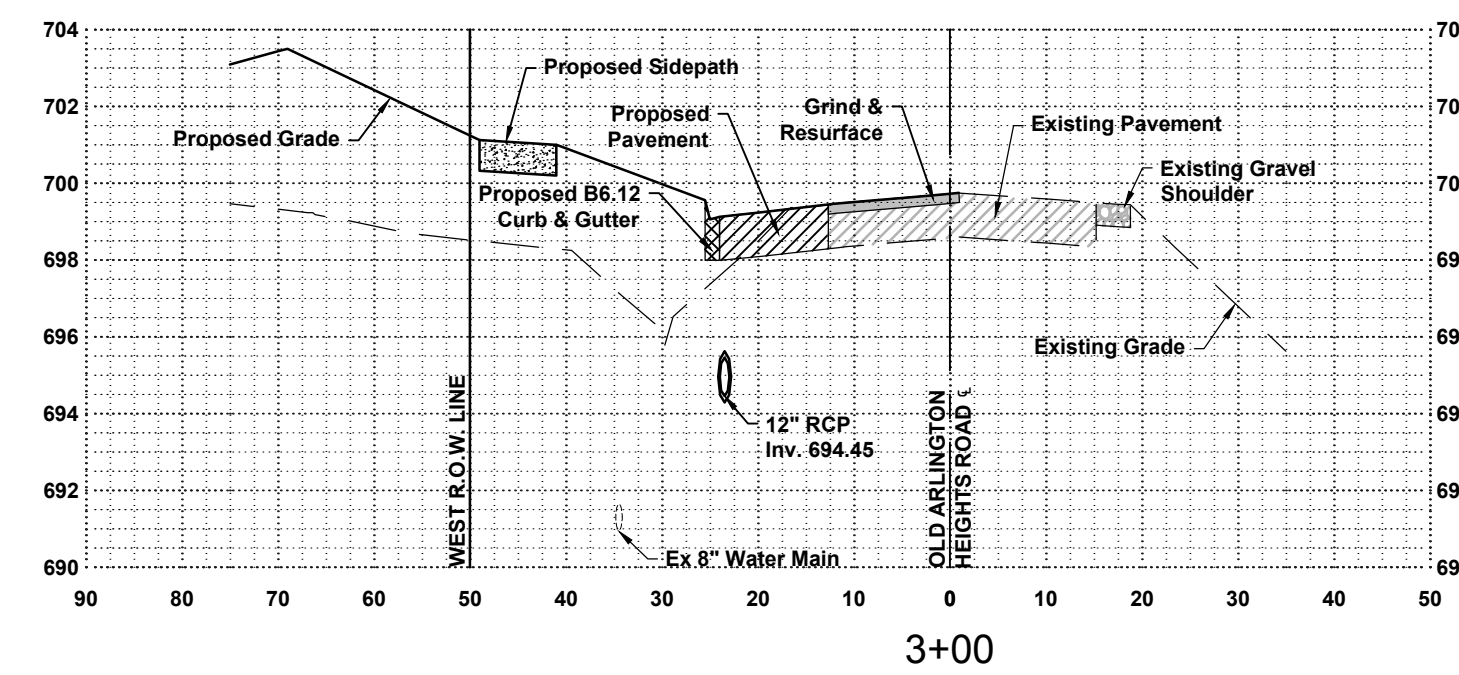
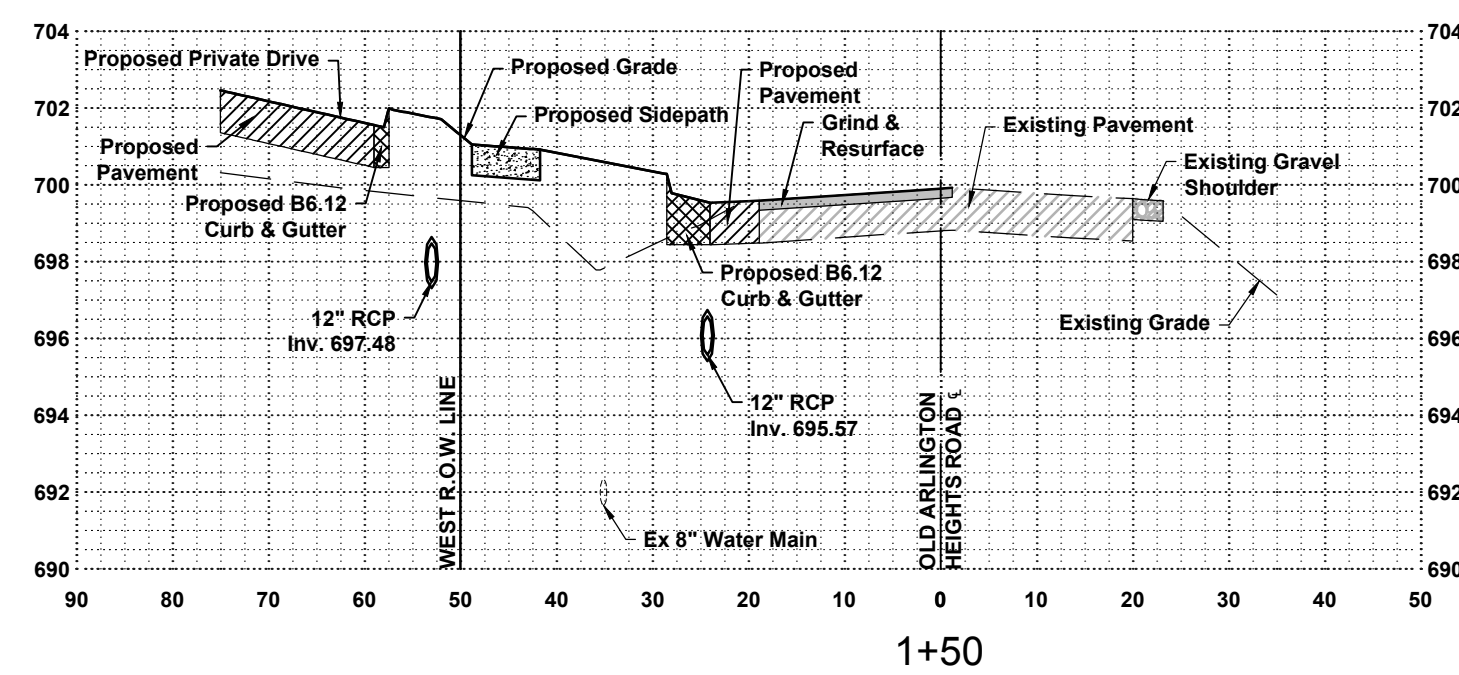
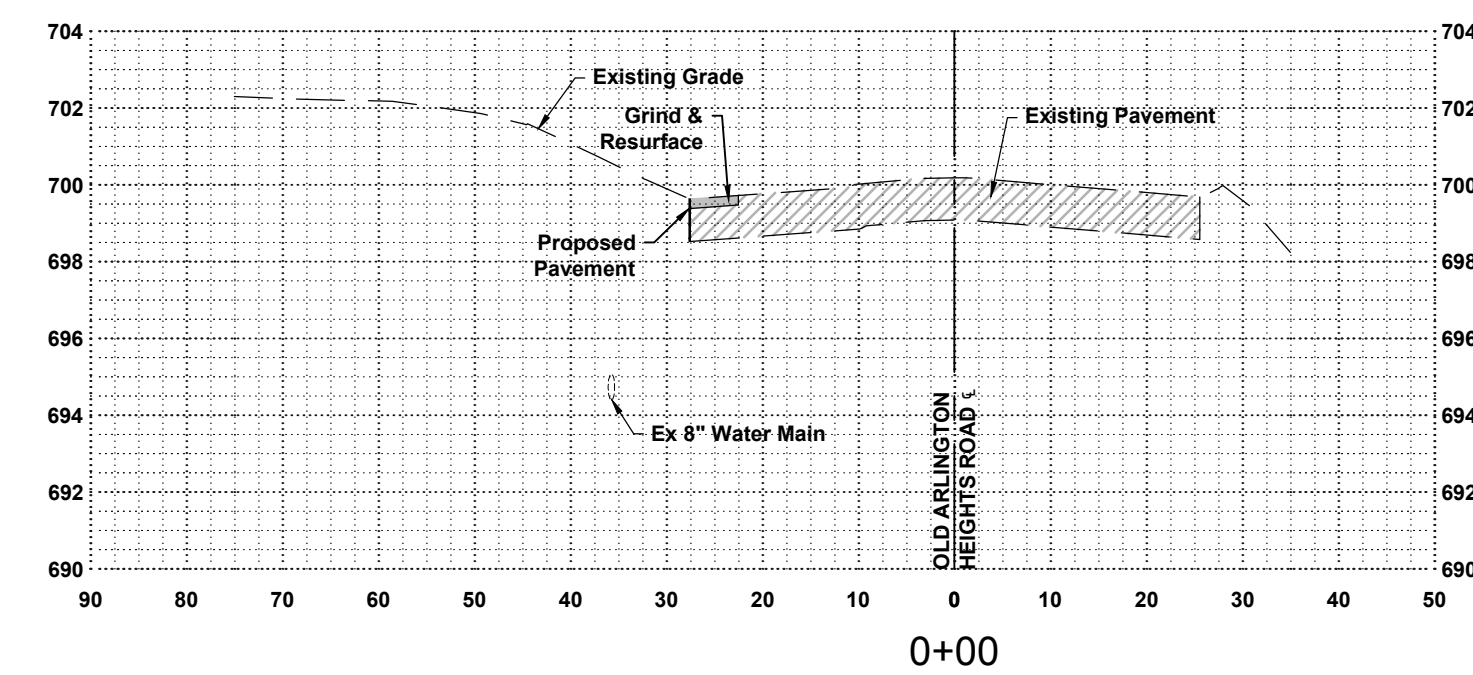
No.	Date	Revision
3	06/02/2017	VAH Comments
2	05/15/2017	VAH and AWRD Comments
1	01/09/2017	VAH and IDOT Comments

Plot Date: Jun 02, 2017 - 1:56pm Plotted By: itm-b
File Name: P:\2016\16003\Drawings\Final Engineering\16003-Plan Set.dwg



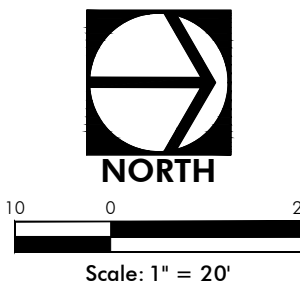
OLD ARLINGTON HEIGHTS ROAD - PLAN VIEW

1.5% Walk Slope - 1.5% Min Road Cross Slope - 0.5% Min Gutter Slope



OLD ARLINGTON HEIGHTS ROAD CROSS SECTIONS

H: 1" = 20', V: 1" = 5'



06/02/2017
05/15/2017
01/09/2017

VAH Comments
VAH and AWRD Comments
VAH and IDOT Comments

Revision

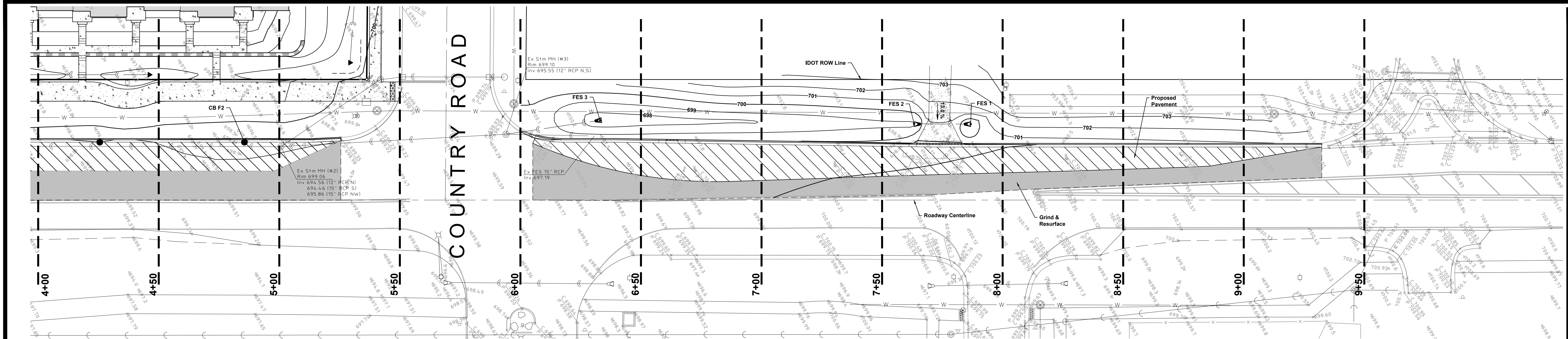
Date

No.

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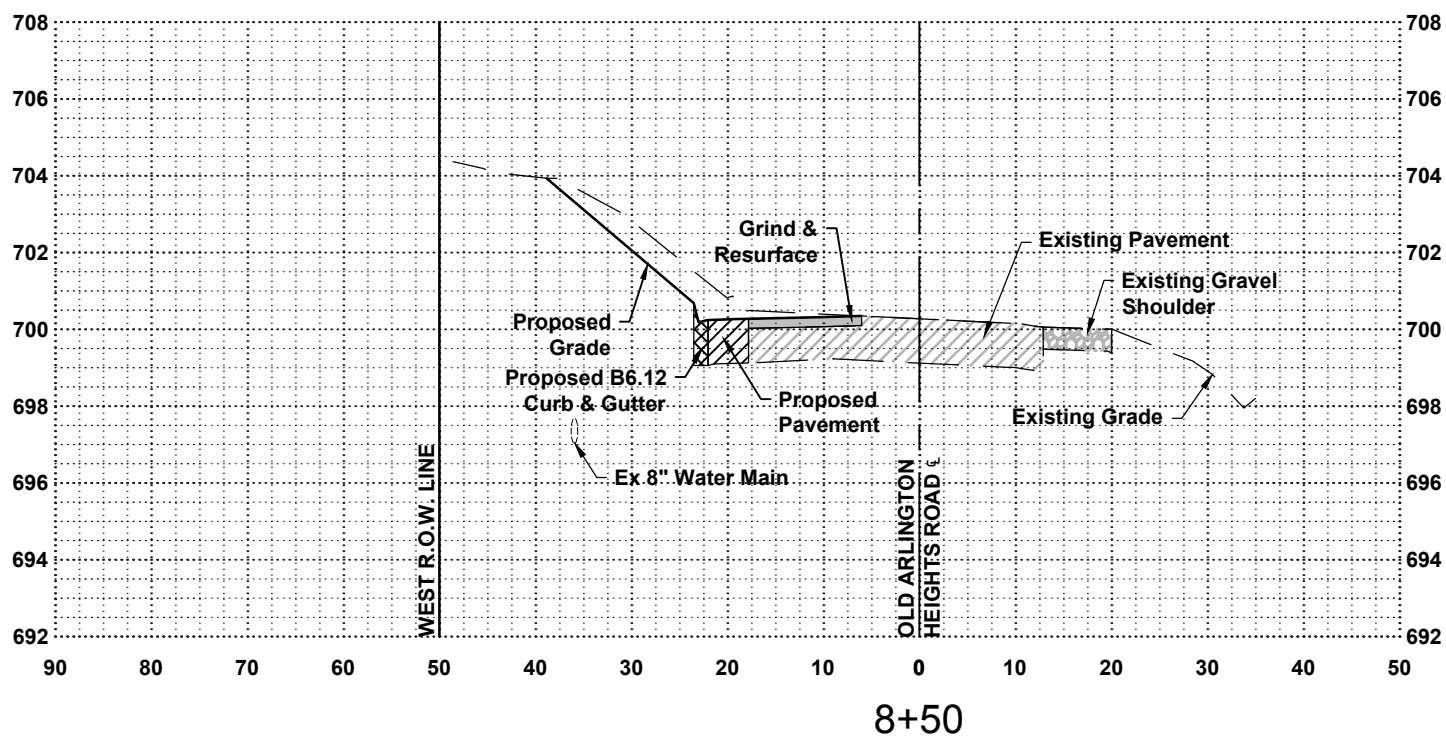
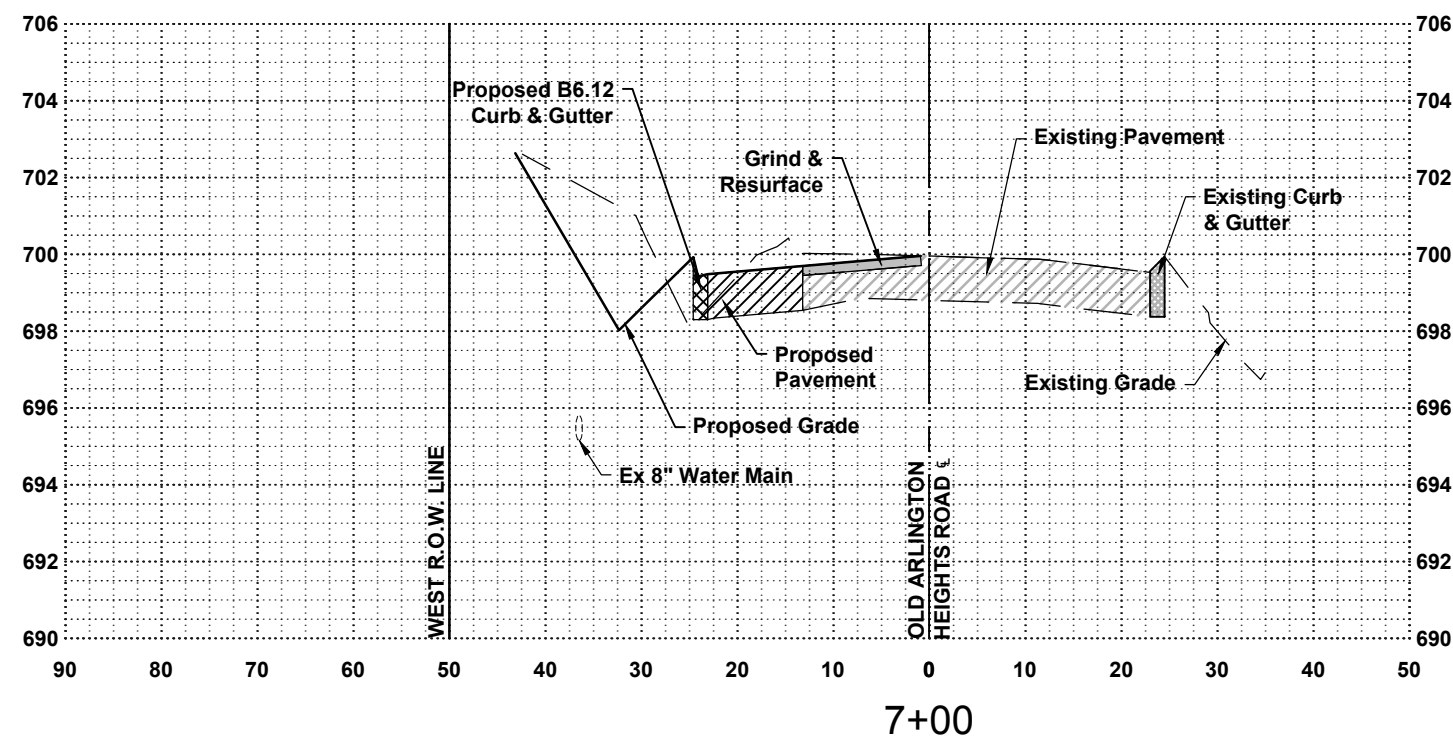
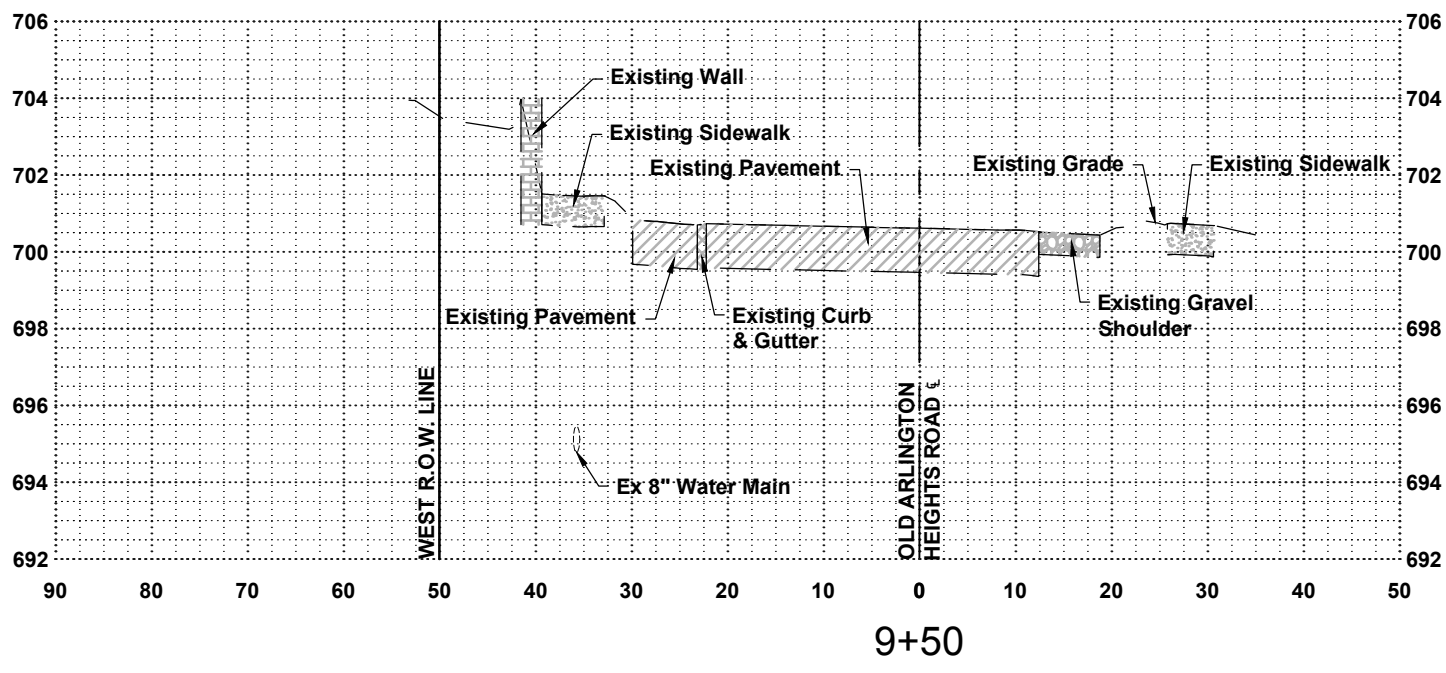
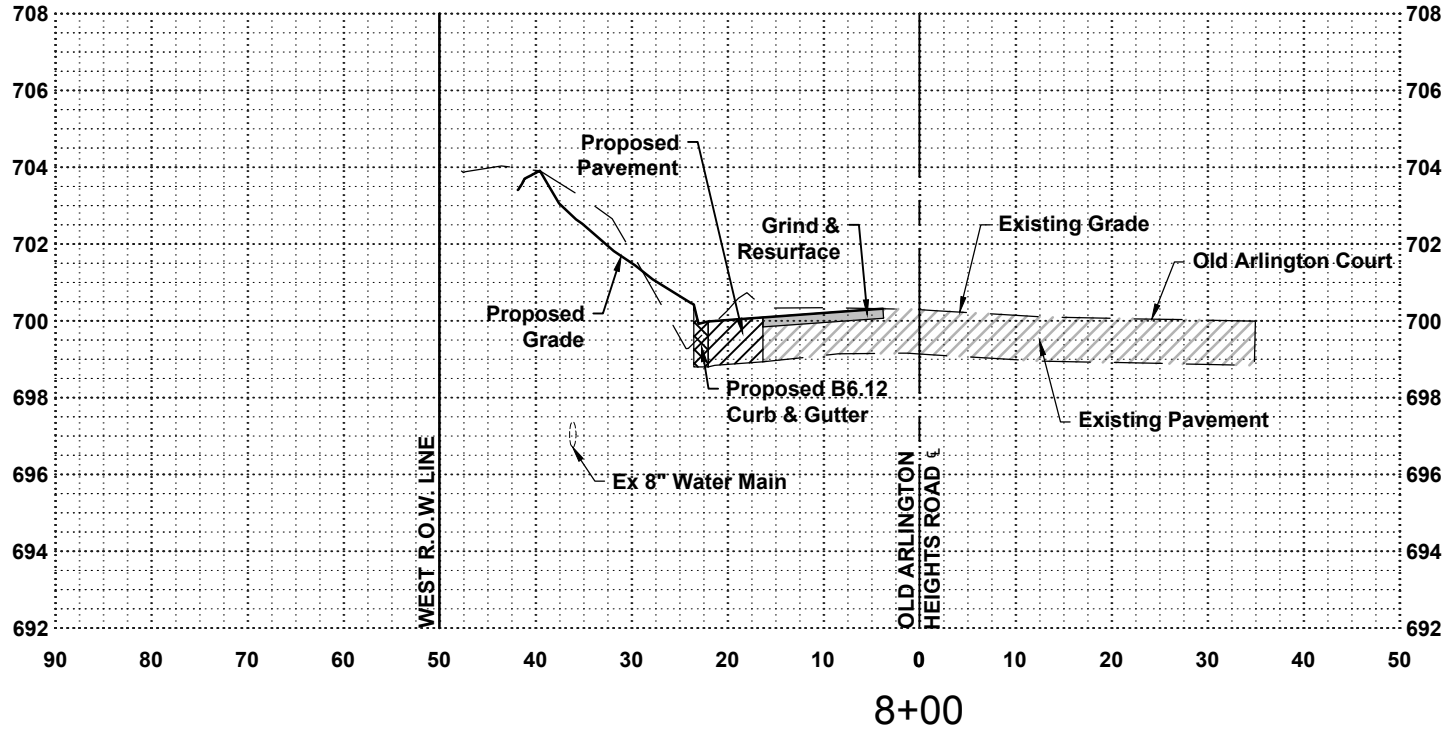
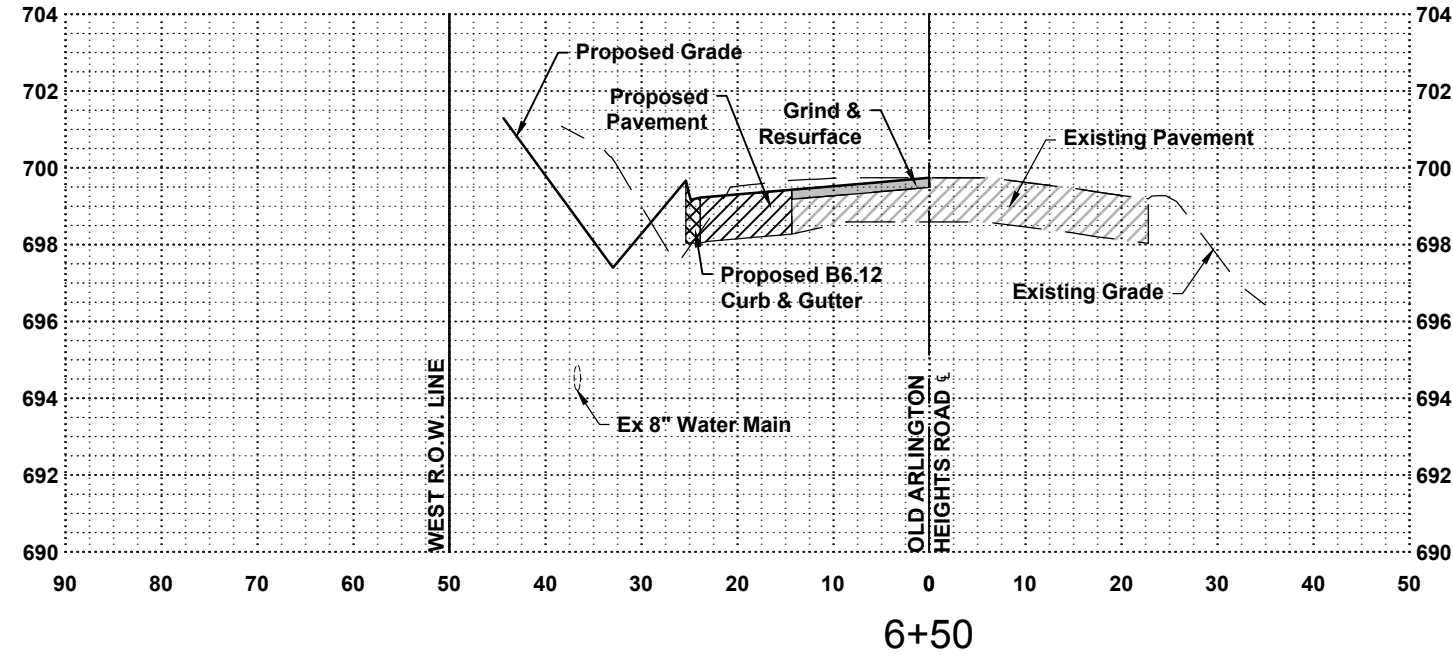
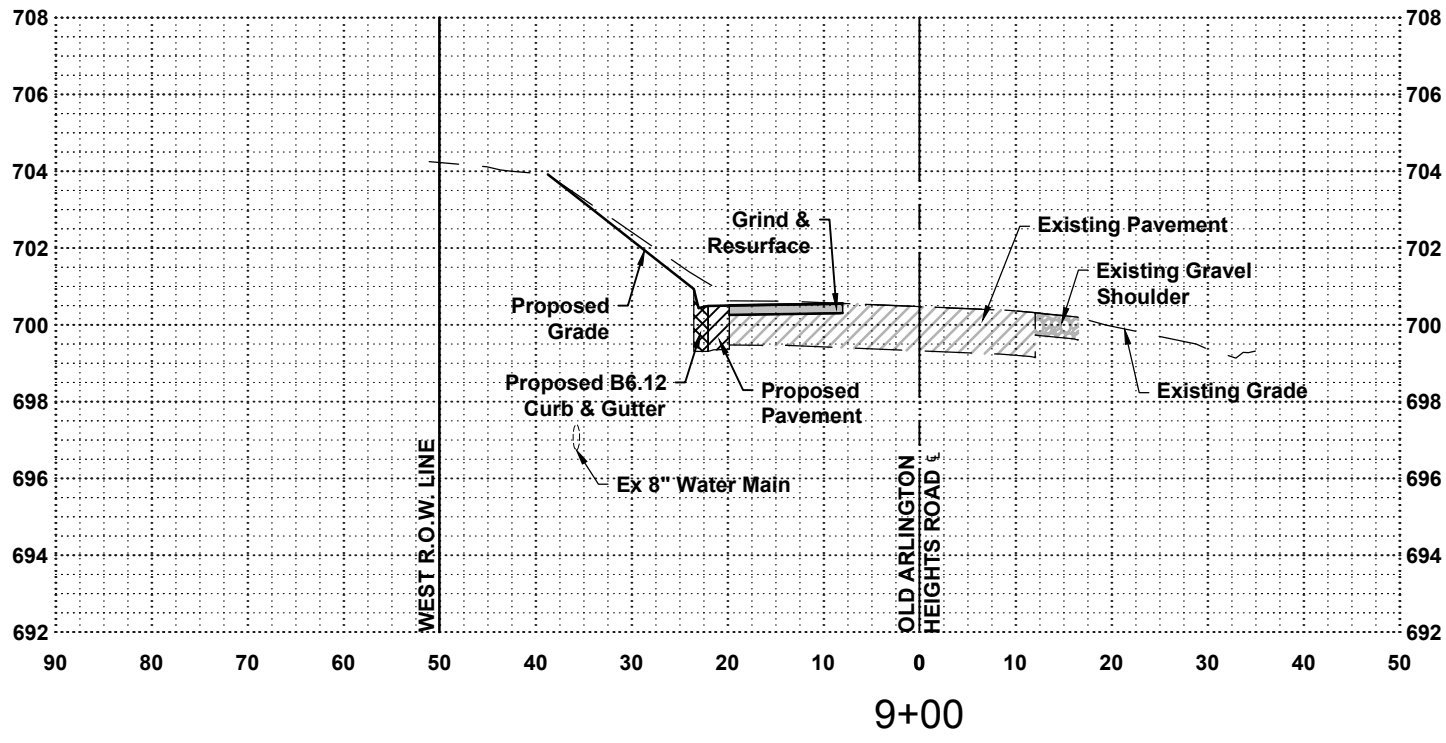
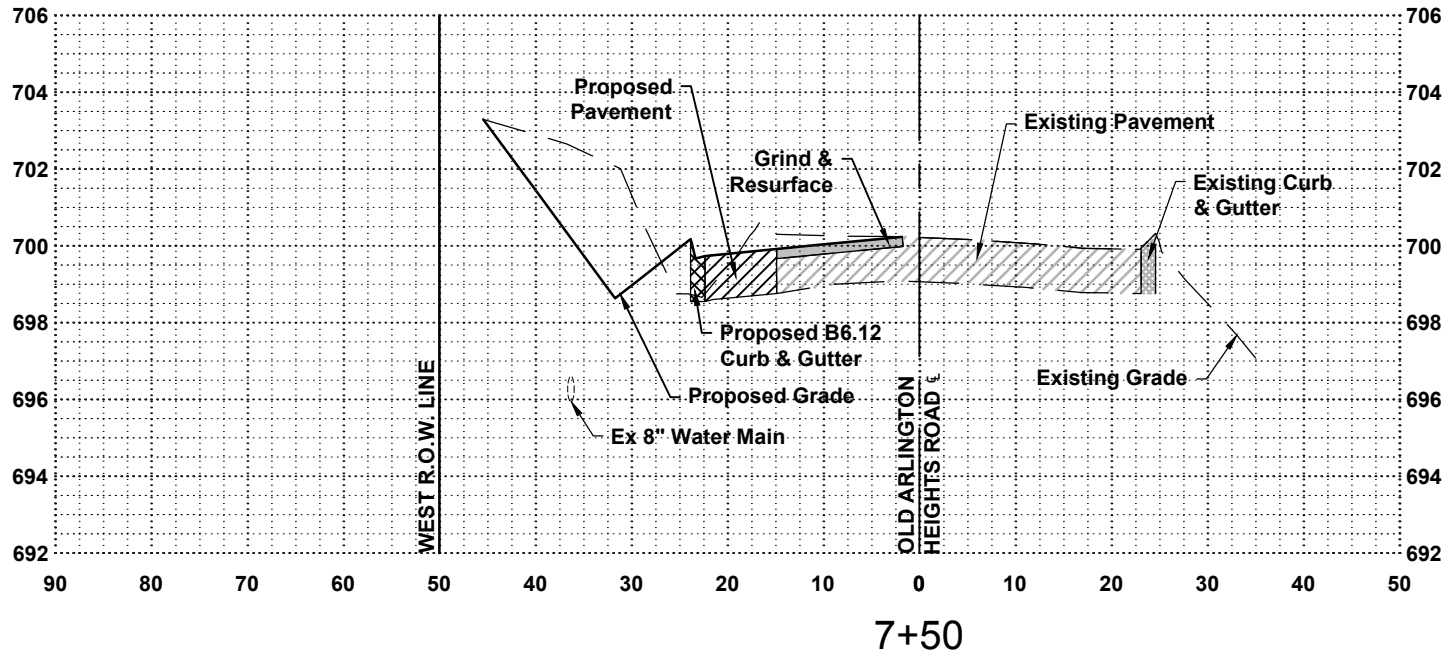
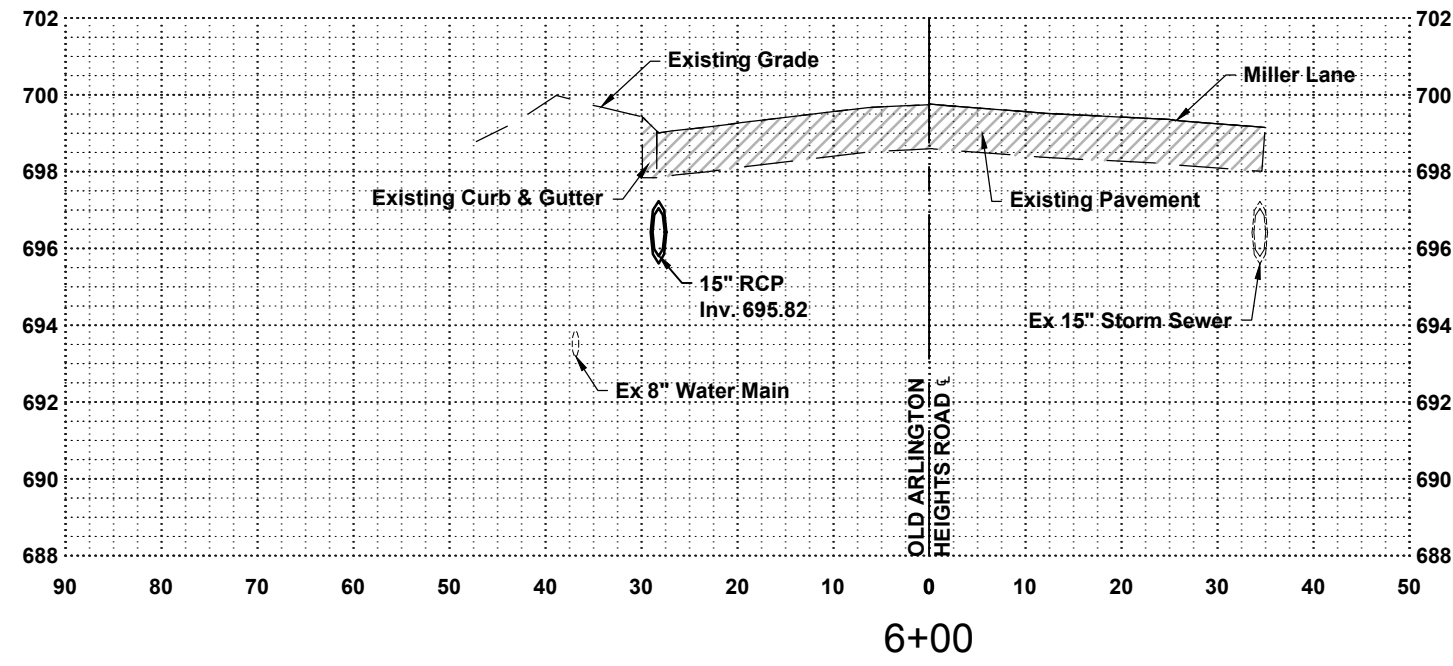
OLD ARLINGTON HEIGHTS ROAD
CROSS SECTIONS
FINAL ENGINEERING PLANS
LEXINGTON HERITAGE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: TJB
Engineer: DJV
Date: 12/19/2016
Project No. 16-003
Sheet **C8.4**



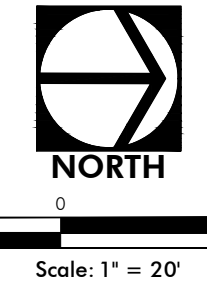
OLD ARLINGTON HEIGHTS ROAD - PLAN VIEW

1.5% Walk Slope - 1.5% Min Road Cross Slope - 0.5% Min Gutter Slope



OLD ARLINGTON HEIGHTS ROAD CROSS SECTIONS

H: 1" = 20' , V: 1" = 5'



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OLD ARLINGTON HEIGHTS ROAD

CROSS SECTIONS

FINAL ENGINEERING PLANS

LEXINGTON HERITAGE

ARLINGTON HEIGHTS, ILLINOIS

Project Manager: T J B

Engineer: D J V

Date: 12/19/2016

Project No. 16-003

Sheet **C8.5**

06/02/2017

05/15/2017

01/09/2017

3

2

1

No.

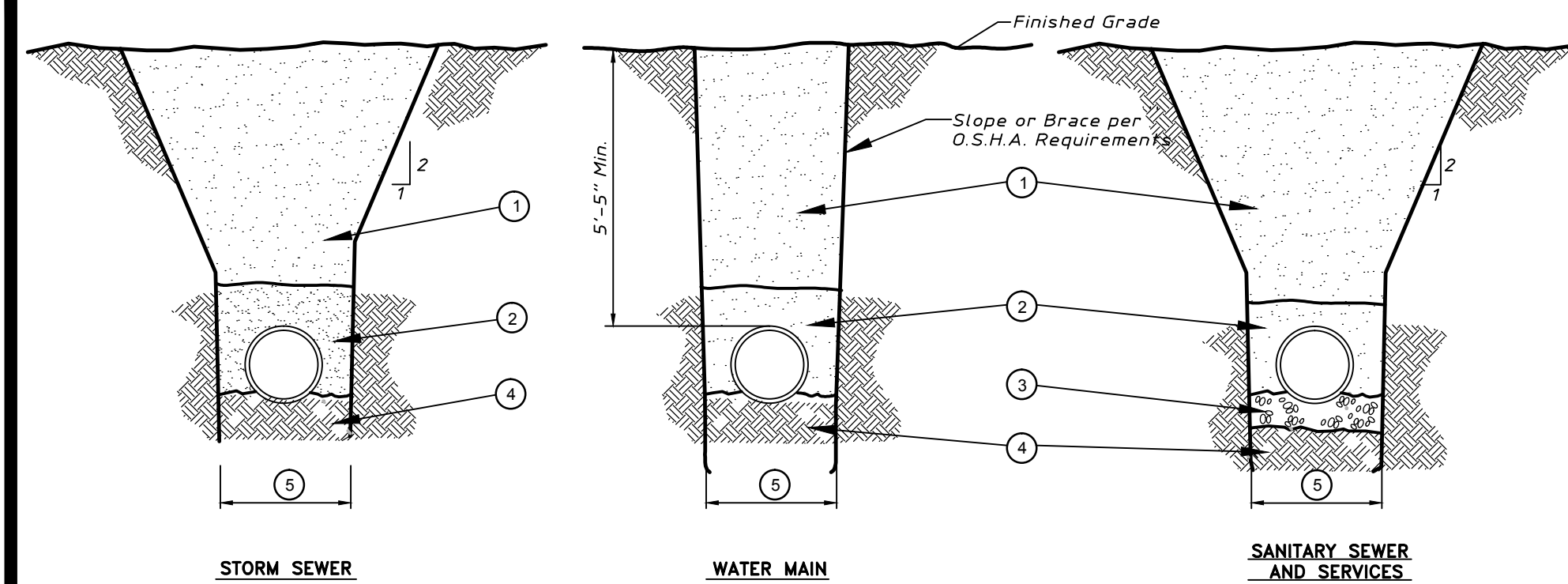
Date

Revision

VAH Comments

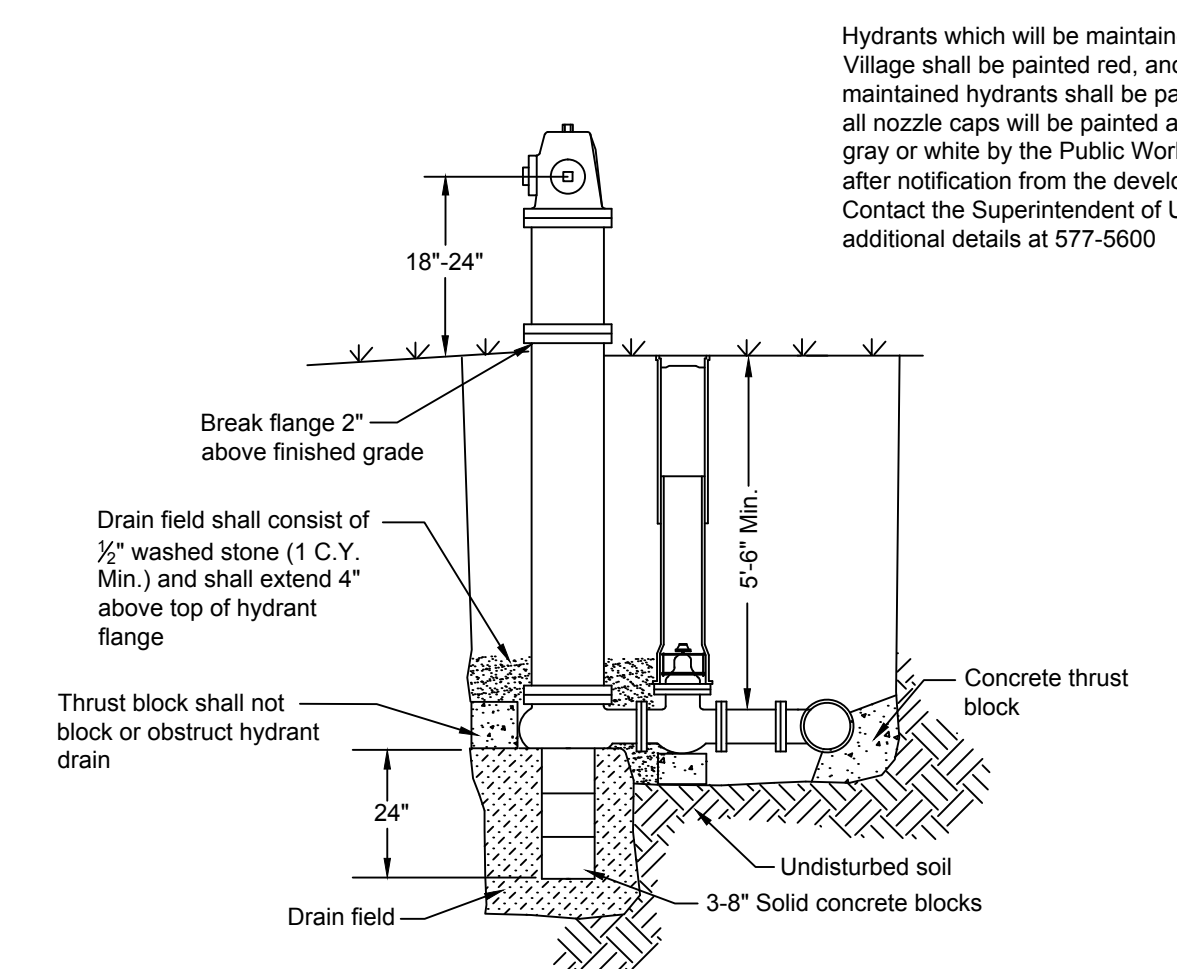
VAH and KWRD Comments

VAH and IDOT Comments



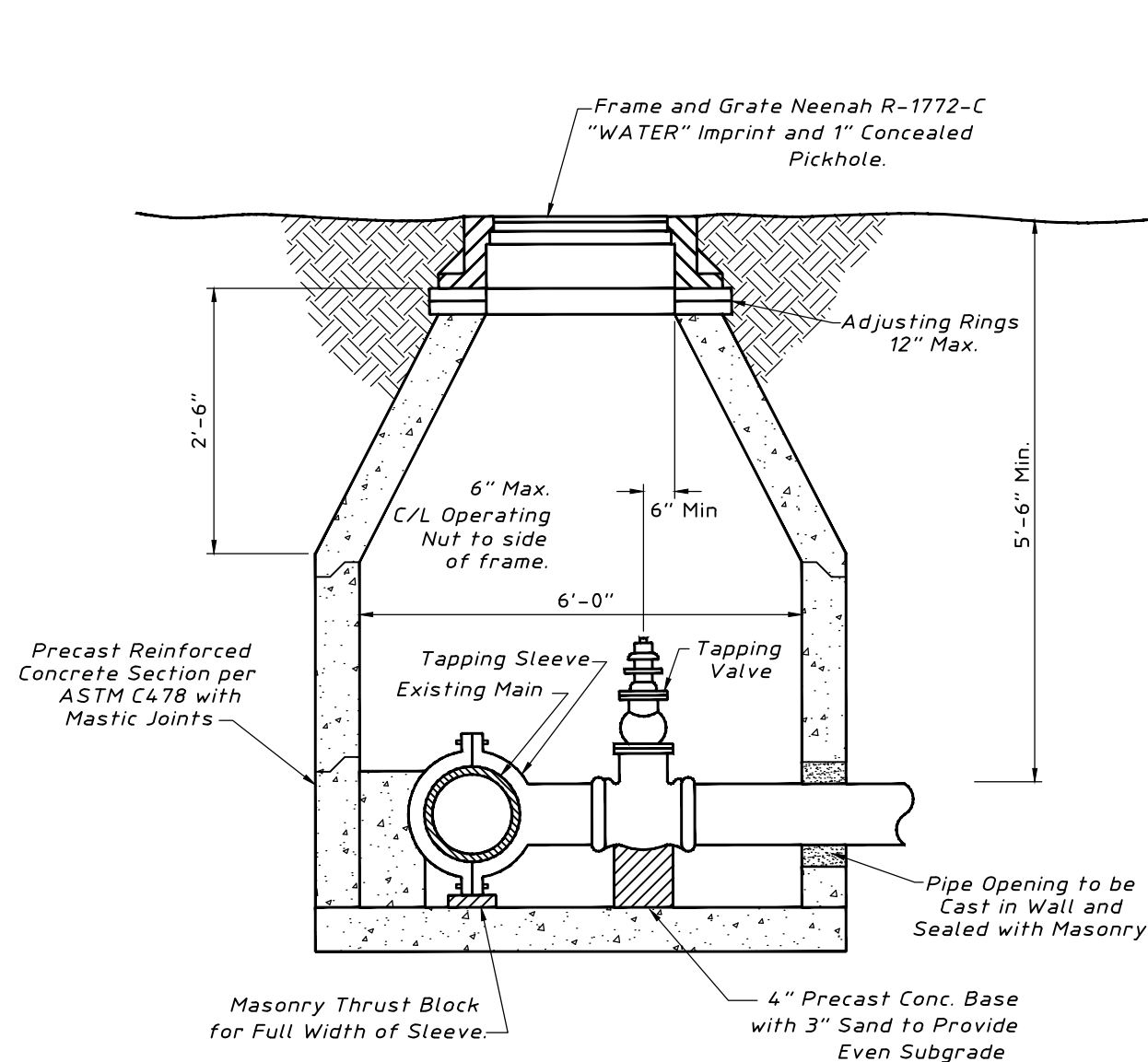
- STORM SEWER**
- CA-6 trench backfill under pavement, curb and gutter as indicated in road subgrades and within 2 feet of any proposed curb and gutter or sidewalk. Mechanically compacted backfill of excavated materials in other locations if approved by the Village Engineer. Refer to note 3 below for materials and compaction requirements.
 - SANITARY SEWER (PVC DUCTILE IRON)**
Compacted granular material CA 11 or CA 13 to 12" above top of pipe (Bedding Material = 1/4" to 1" (also see note 1 below). Compact to 95% (ASTM D-1557) 8" lifts max.
 - WATER MAIN**
Compacted granular material CA 6 to 12" above top of pipe (Bedding Material = 1/4" to 1" (also see note 1 below). Compact to 95% (ASTM D-1557) 8" lifts max.
 - STORM SEWER**
Compacted granular material CA 11 or CA 13 to 12" above top of pipe (Bedding Material = 1/4" to 1" (also see note 1 below). Compact to 95% (ASTM D-1557) 8" lifts max.
 - 4" Compacted granular bedding material. CA 11 or CA 13 gradation. 8" lifts max. (Loose measure). Compact to 95% (ASTM D-1557). Bedding Material to be 1/4" to 1" (also see note 1 below).
 - Unsuitable material to be removed where directed by Engineer and replaced with suitable material and compacted.
 - Trench Width - Pipe O.D. + 24" Minimum
Refer to Standard Specifications for Water and Sewer Main Construction in Illinois, Current Edition, for Trench Widths.
- Notes**
- PVC pipe conforming to the SDR specified in the plans shall be installed to the latest revised specification requirements of ASTM D-2241 using either compacted granular material CA 11 or CA 13 for bedding, haunching and initial backfill of 12" over the top of pipe to provide the necessary support for the pipe so that the maximum deflection does not exceed 5% of the pipes original internal diameter.
 - All CA 6, CA 11 and CA 13 to be IDOT approved.
 - Under or within 2 feet of pavement, curbs and walks use trench backfill and compact to 95% Mod. Proctor density (ASTM D-1557) 8" lifts maximum. (Loose Measure). In all other areas use excavated materials (unless noted otherwise) and compact to 90% (ASTM D-1557) 12" lifts maximum. (Loose measure).

TYPICAL TRENCH CROSS SECTION

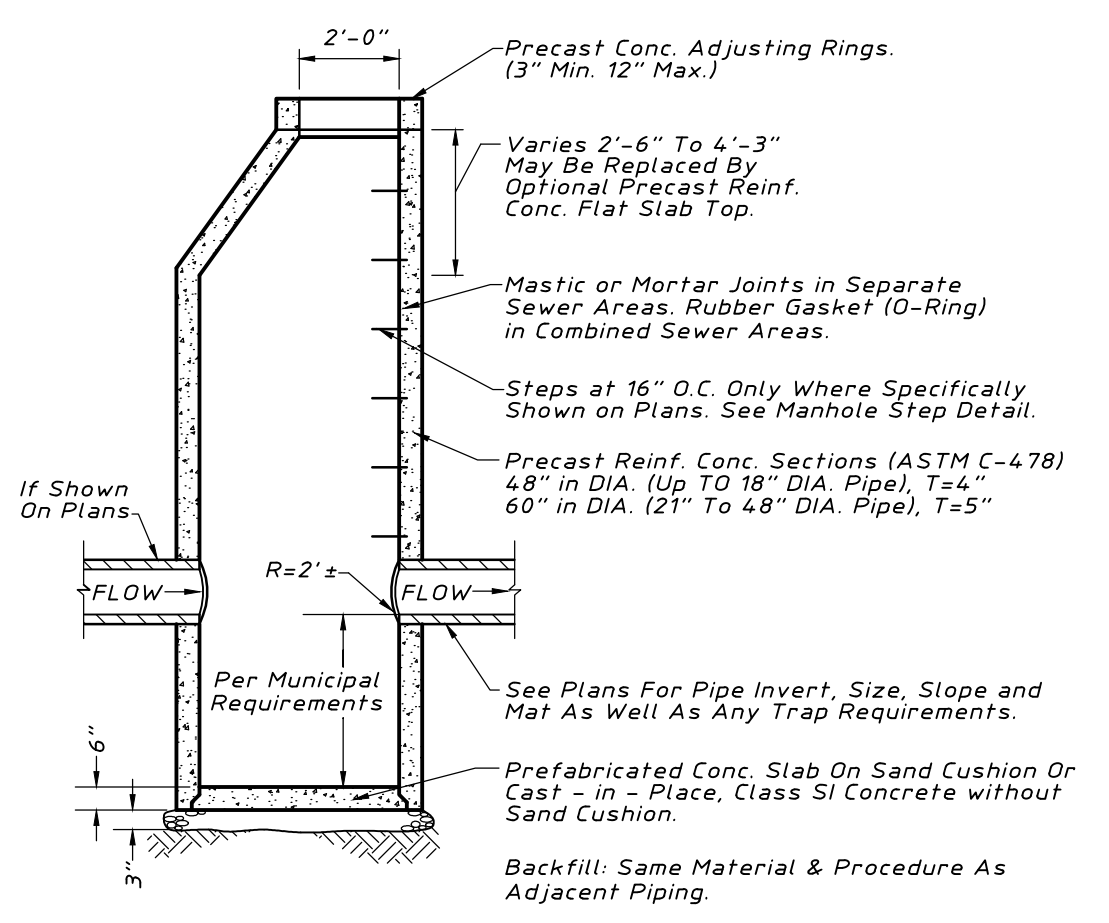


FIRE HYDRANT

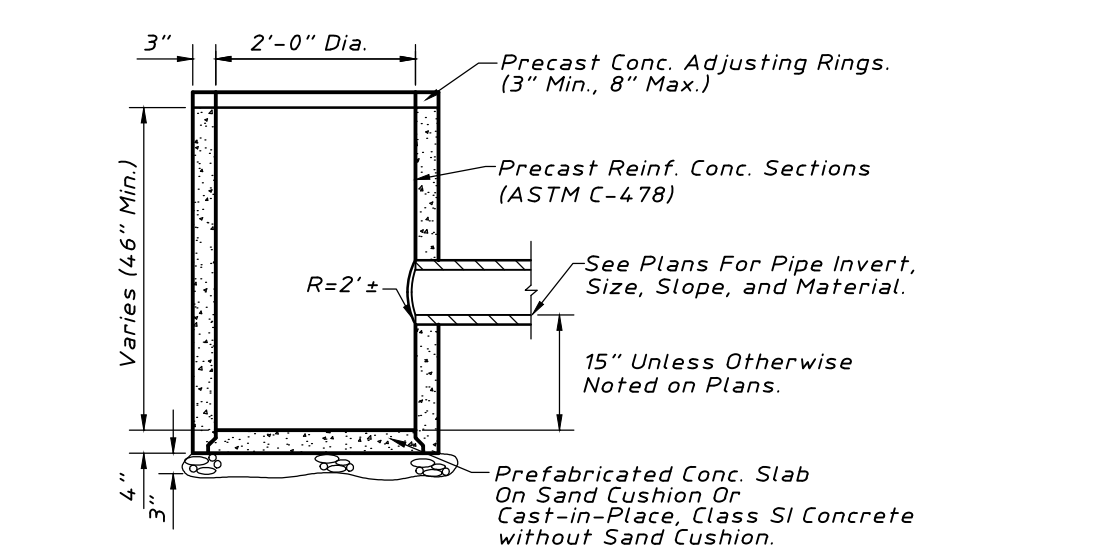
Fire hydrants shall meet AWWA C-502 and be Traverse City Iron Works, East Jordan 5 br, or approved equal with one 5 1/4" valve opening, two 2 1/2" hose nozzles and one 5" pumper nozzle. Threads shall conform with national standard specifications. Each hydrant shall be equipped with an auxiliary resilient seal gate valve complete with roadway box, Tyler 6850 series, Item 6850-S. Fire hydrants must have their discharge at least 18" but not more than 24" from the surface of the adjacent ground, hydrants shall be installed no closer than 3 feet and no more than 8 feet from the back of curb or edge of pavement to the 5" steamer nut. No barriers, trees, bushes, walls or other obstacles which may hide or impede the use of a fire hydrant shall be installed, maintained, constructed, or enlarged, within 48" of a fire hydrant.



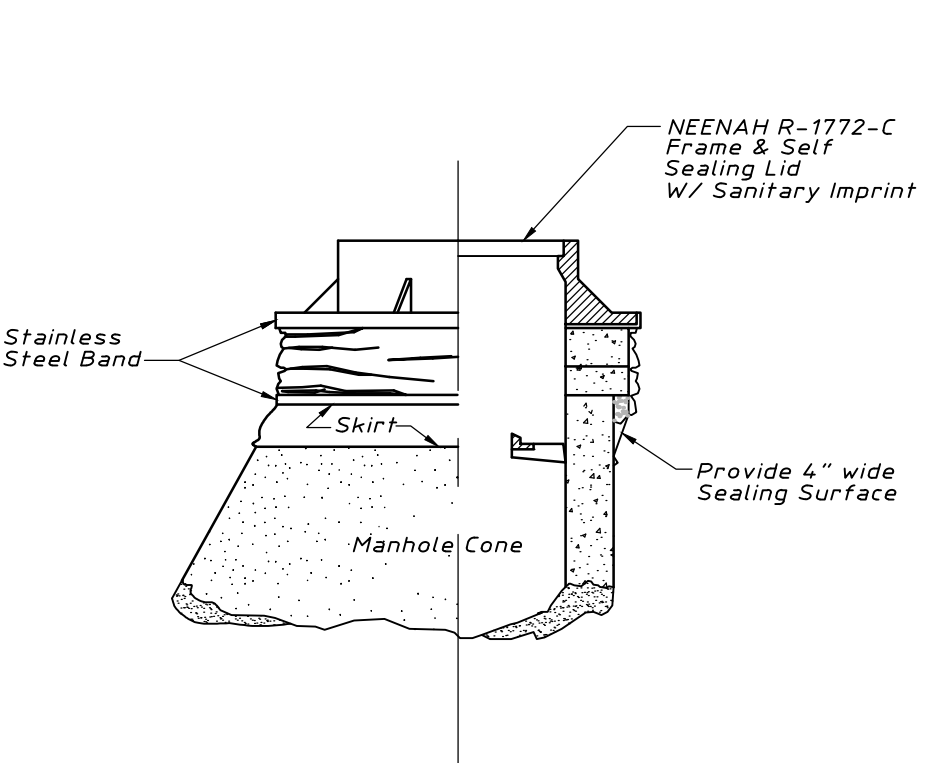
PRESSURE CONNECTION VAULT



CATCH BASIN - TYPE A

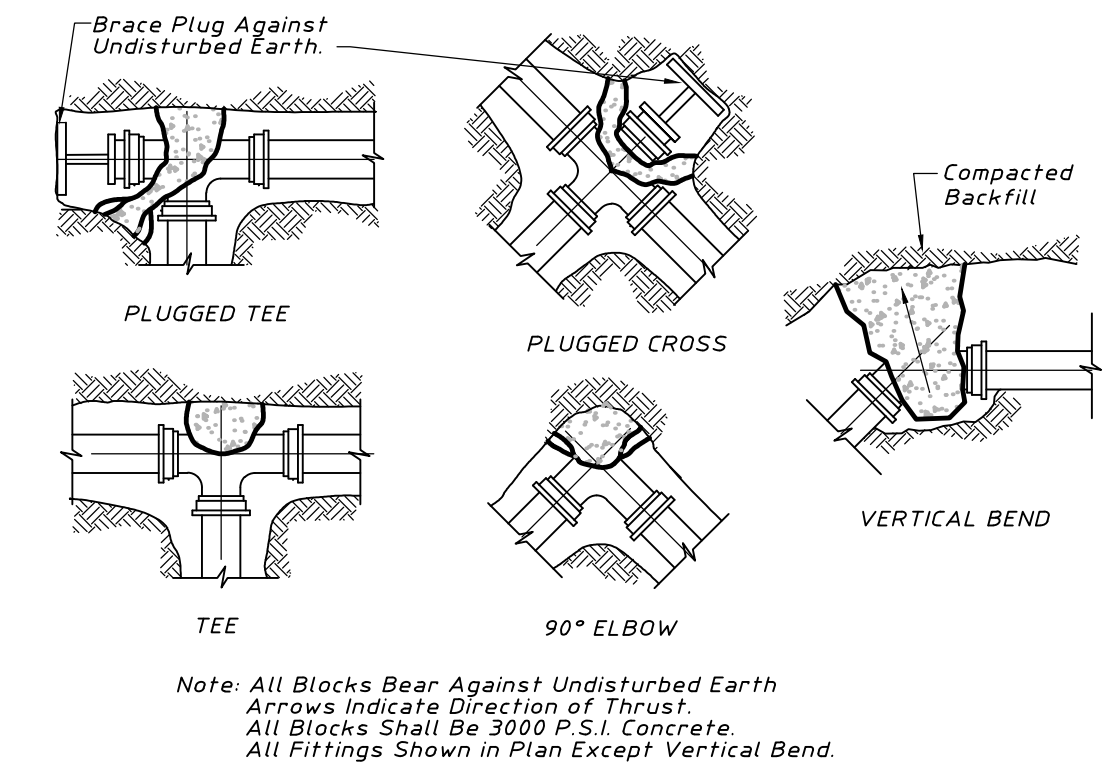


CATCH BASIN - TYPE C

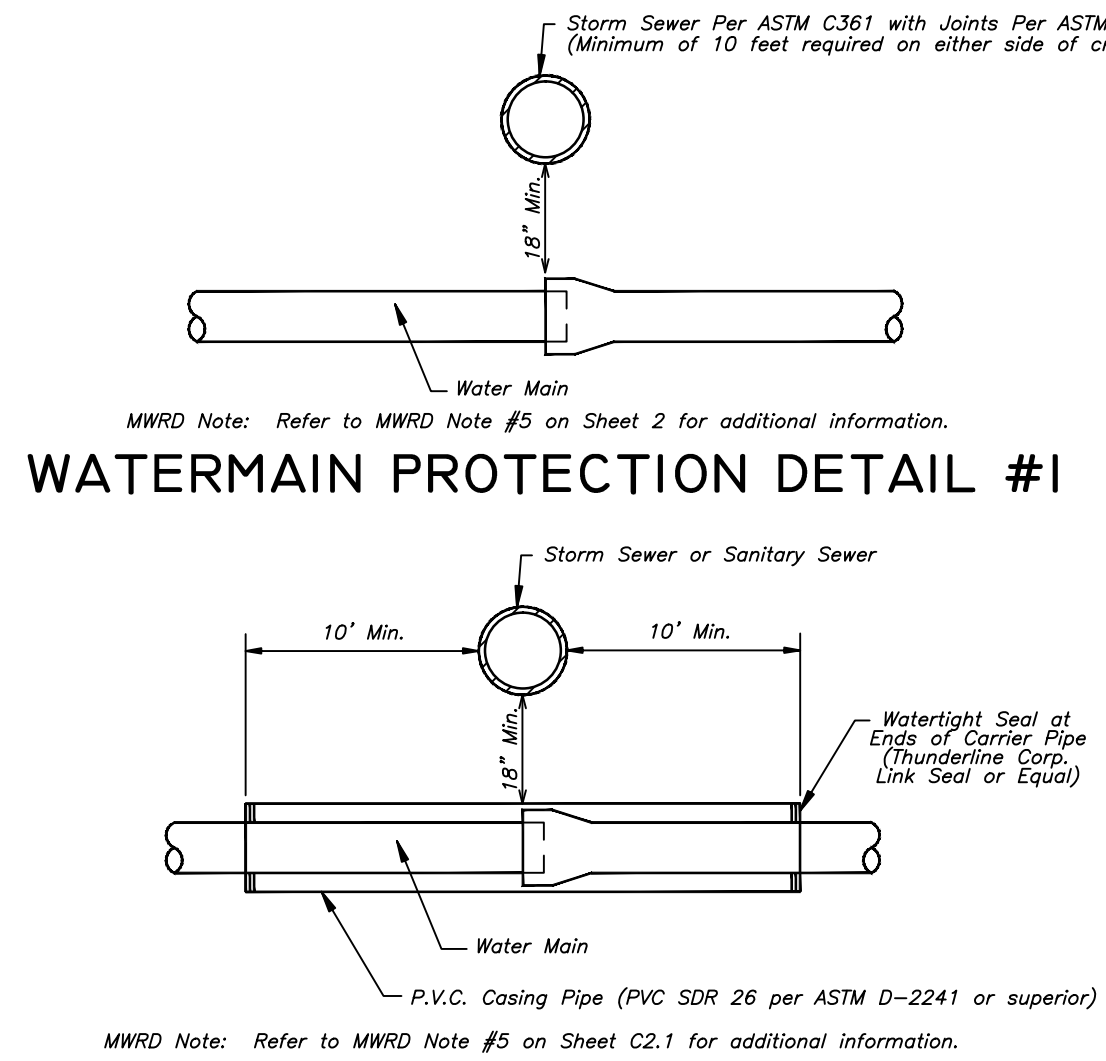


- NOTES:**
- Chimney Seals shall be installed on all Sanitary Sewerage System Manholes.
 - "CRETEX" External Seals are required. Other products or other design solutions shall require the approval of the Village Engineer.
 - Chimney Seals shall be installed in accordance with the manufacturer's instructions.

TYPICAL SANITARY MANHOLE

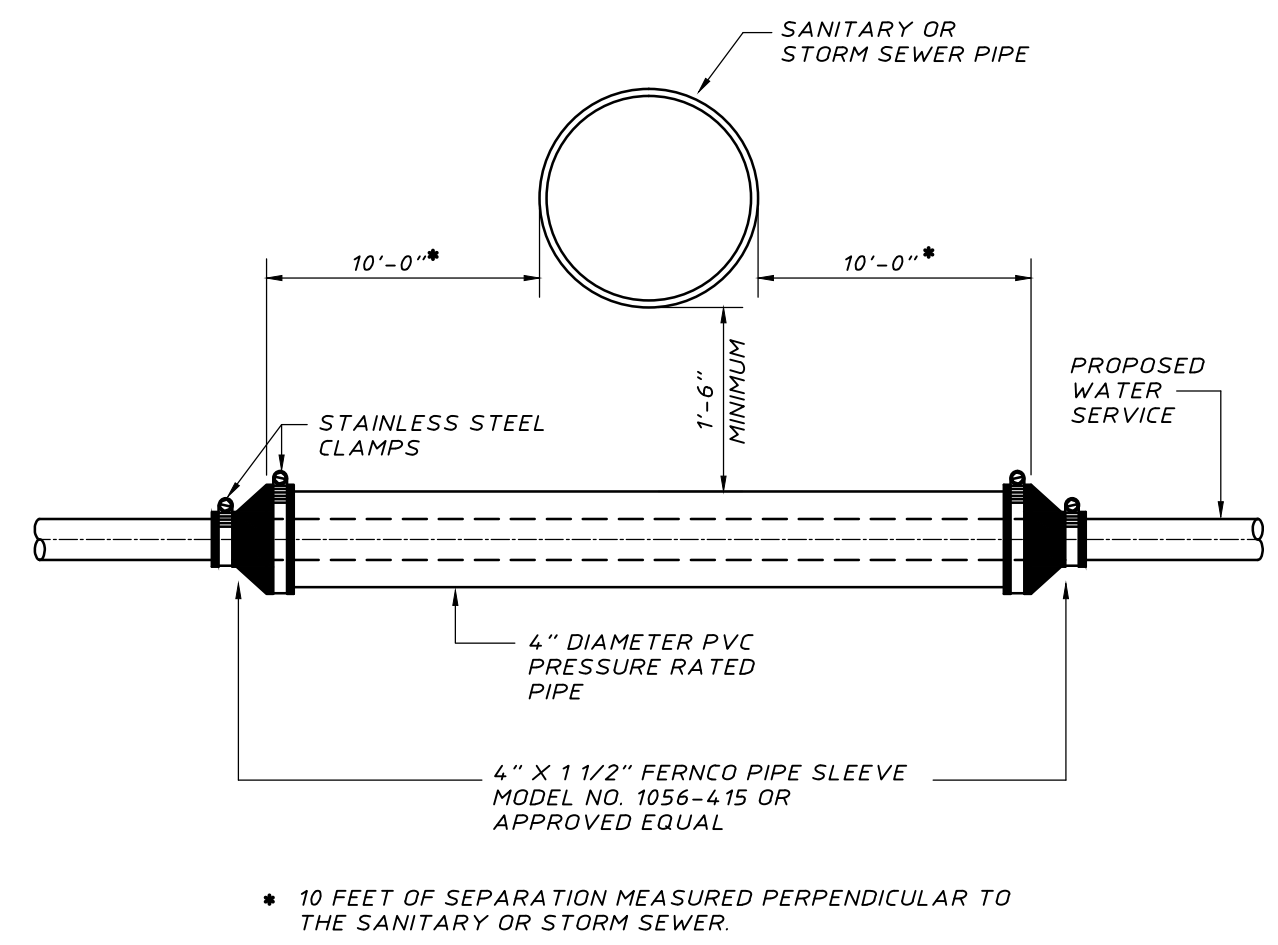


THRUST BLOCKING

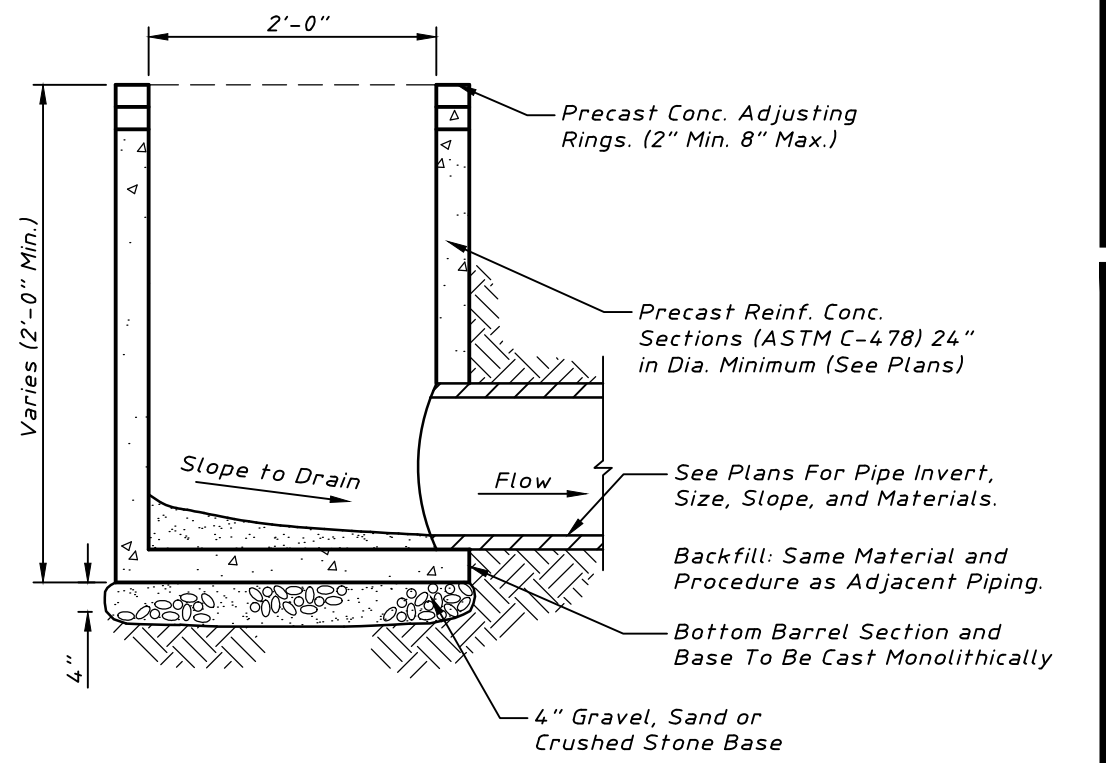


WATERMAIN PROTECTION DETAIL #1

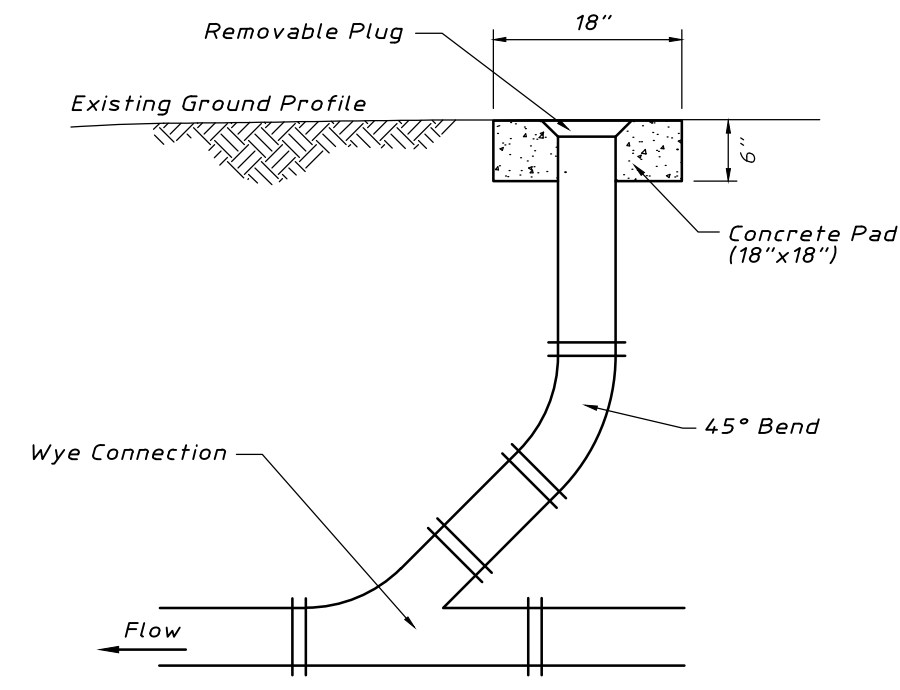
WATERMAIN PROTECTION DETAIL #2



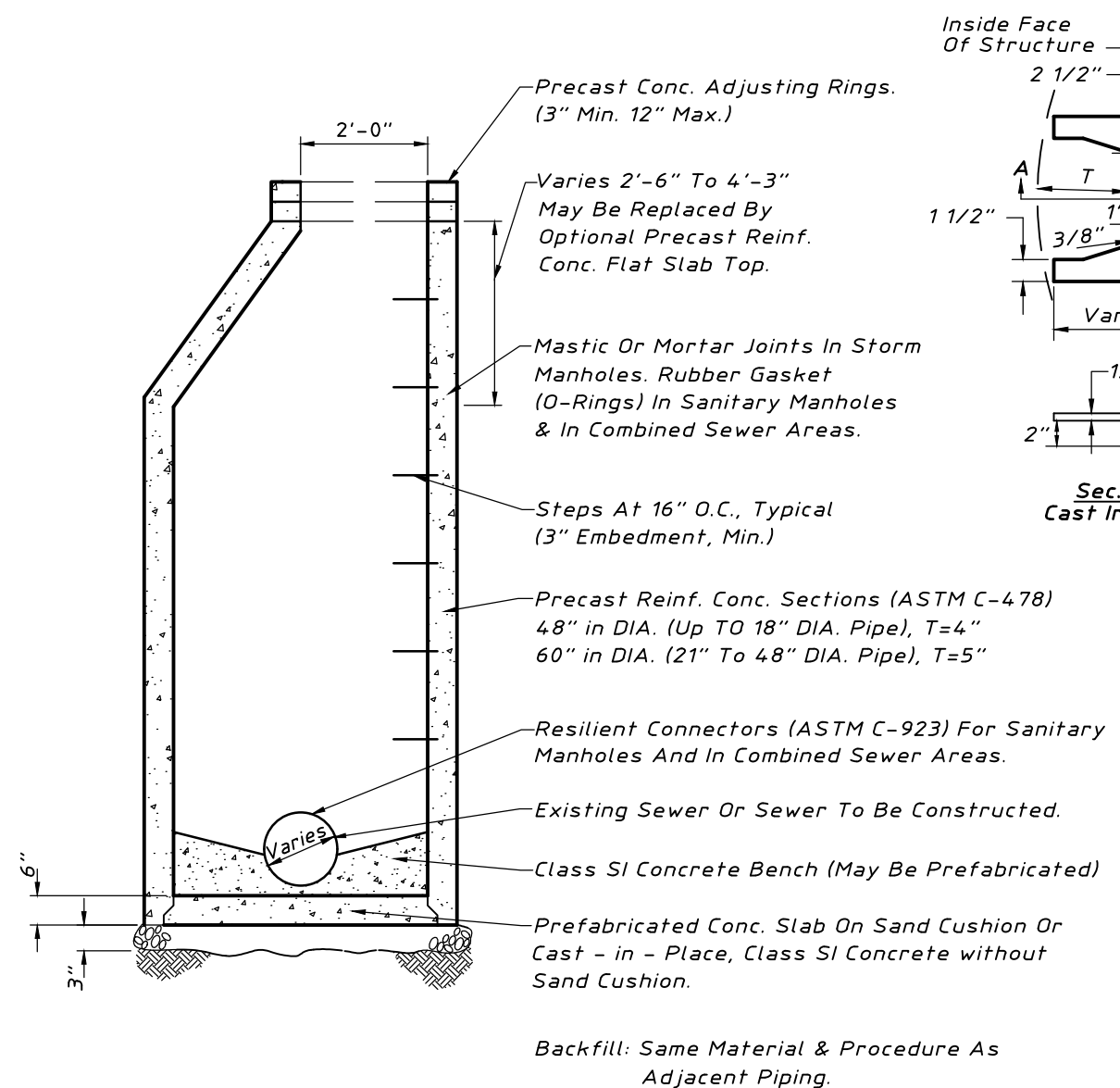
PROPOSED WATER SERVICE BELOW SANITARY OR STORM SEWER PIPE



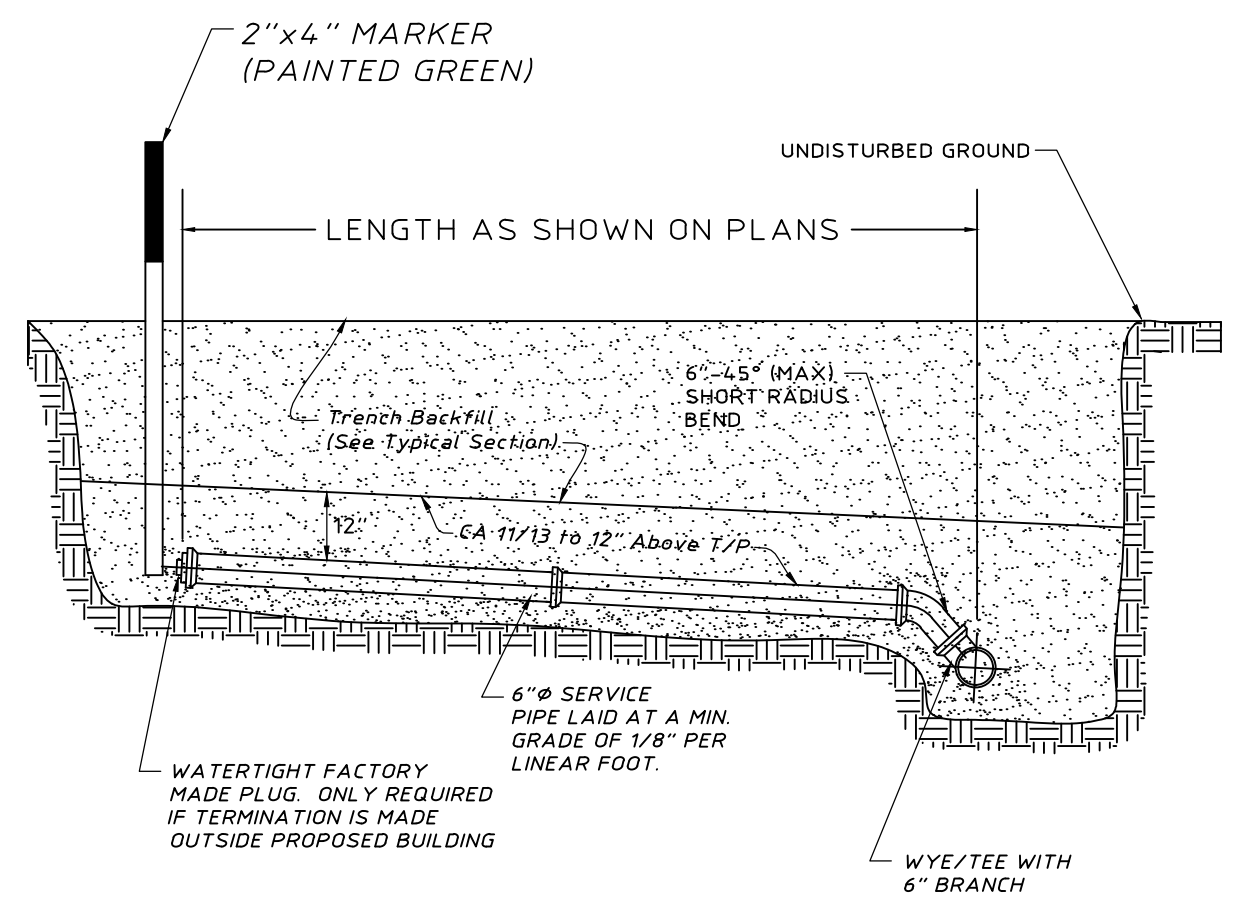
INLET - TYPE A



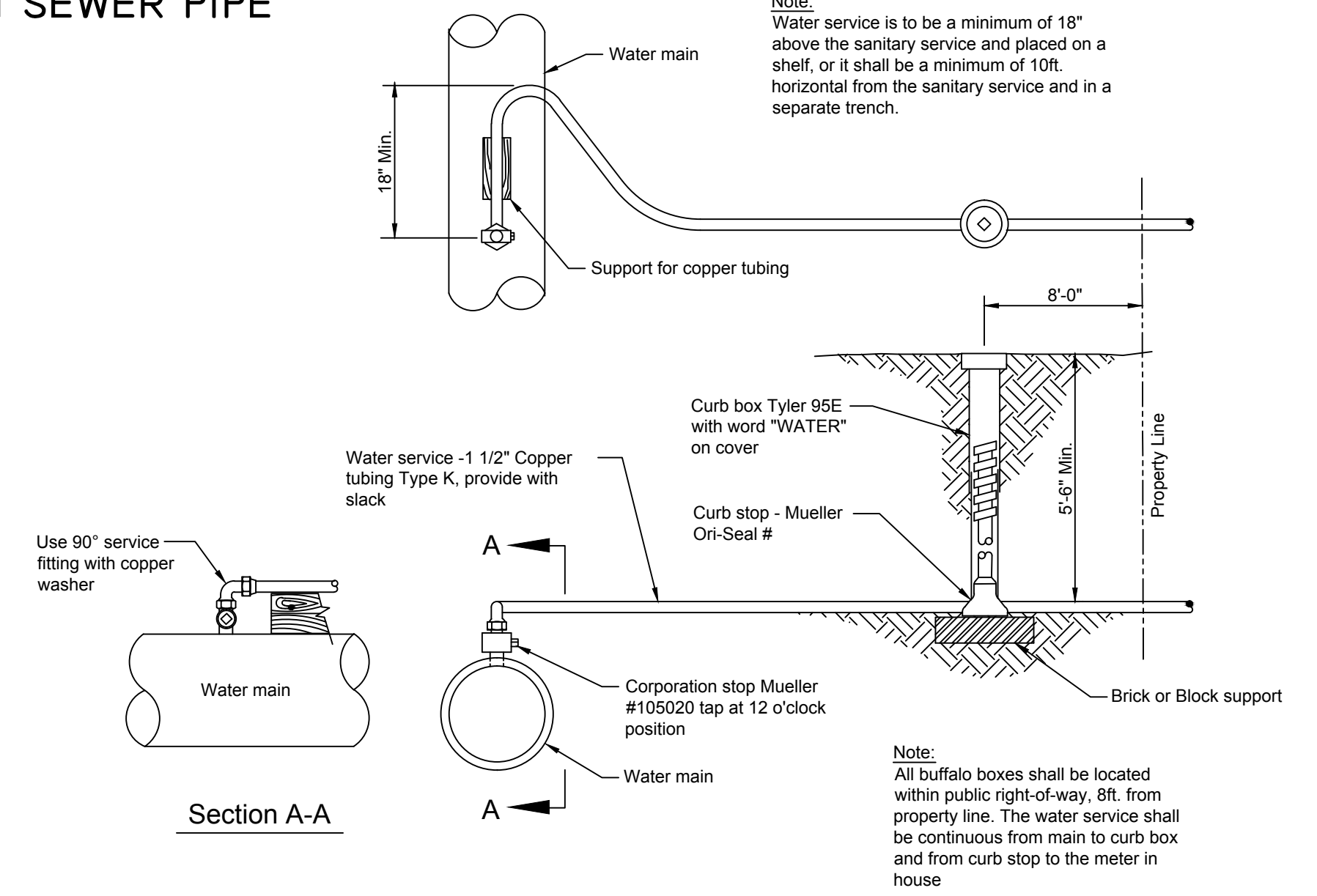
CLEANOUT DETAIL



MANHOLE - TYPE A



SANITARY SEWER SERVICE CONNECTION



TYPICAL 1-1/2" DOMESTIC WATER SERVICE

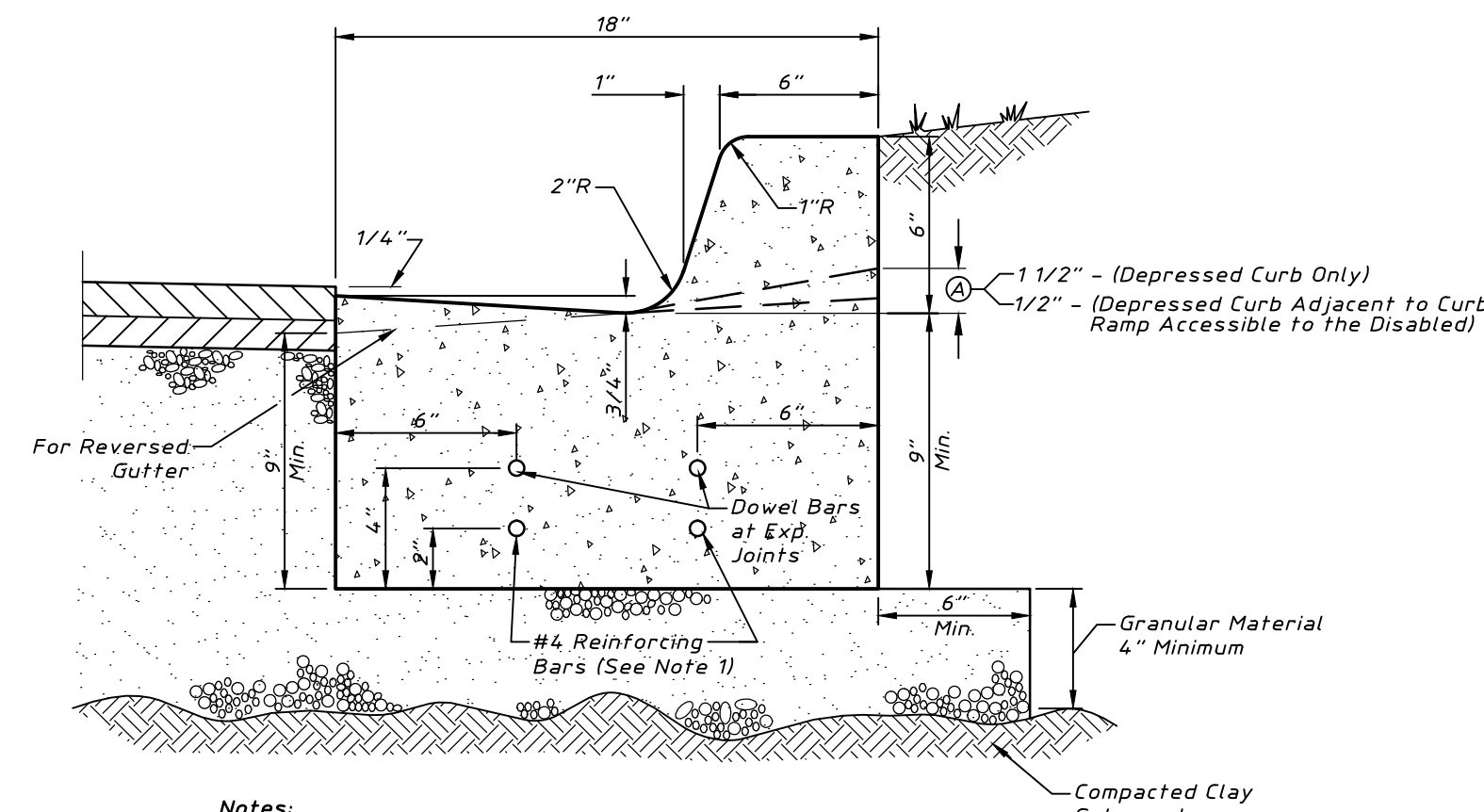
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TYPICAL DETAILS

FINAL ENGINEERING PLANS
LEXINGTON HERITAGE
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: TJB
Engineer: DJV
Date: 12/19/2016
Project No. 16-003
Sheet **C9.0**



1. Use two #4 rebars for 10 feet on either side of all utility trenches.
2. A 1" expansion joint shall be installed at all points of curvature for short radius (under 45°) curves. Maximum expansion joint spacing is 60'. Expansion joints shall be constructed with 1" thick preformed expansion joint material. Expansion joints shall be galvanized steel and shall be provided with two, 1-1/4" Ø, 18" long coated smooth dowel bar. The dowel bar shall be fitted with a cap with a pinched stop which provides a minimum of 1" expansion space.
3. Maximum continuous length of expansion joint shall be 20'.
4. Floor thickness shall match proposed driveway or 9" minimum.
5. See plan set to determine where Standard, Reversed, Depressed, or Depressed Adjacent to ADA Accessible Ramp Curbs are proposed.

Notes:

- Existing Sanitary or Combined Sewer must be 15" diameter or larger for "dog house" manhole use.
- Integral pour for base and bench. (No precast base).
- All poured-in-place concrete must be 4000 psi non-shrink mix.
- External drop connection must be provided if invert of connecting sewer is 24" or more above the invert of outlet. (See separate MWRD Standard Drop detail.)
- Manhole diameter minimum 60" - increases based on the existing sewer diameter.
- Concrete bonding agent must be applied to all interfaces of precast concrete surfaces with poured-in-place concrete.
- A curved internal arch form must be used during collar concrete fill. No brick, mortar, or debris is to be used in place of consolidated concrete.
- Debris must not be allowed to enter the sewer system at any time during construction. All dimensions noted are minimum allowed.
- The structure must not be backfilled for a minimum of 24 hours after construction.
- Pumping in lieu of "dog house" manhole upon Engineer and Inspector approval.

"DOG HOUSE" MANHOLE
ALTERNATIVE FOR NEW MH CONSTRUCTION ON / CONNECTION TO EXISTING LIVE SEWERS

INSTRUMENTED INTER-DEPARTMENT DISTRICT OF CHICAGO
REGULATORY DEPARTMENT
 04-26 SOCIAL SERVICES *any/any*

- 1) Concrete shall have a compressive strength of 3,000 psi @ 28 days, contain 4 min. - 6% max. air entrainment, and be placed with a 3.50 - 4.50 slump in accordance with ACI 301.
- 2) Reinforcing steel rods shall conform to ASTM A615, Grade 60.
- 3) Anchor bolts shall conform to ASTM A193, Grade B8, Type 316 stainless steel.
- 4) A 3 CBU configuration is depicted under "Multiple Unit". A 2 or 4 CBU configuration may be used as long as they are arranged in groups such that the overall dimension of the concrete base does not exceed 192 inches.

Existing bases built to MMO-018-92 specifications may be used if the concrete base is undamaged. The concrete base depth has been decreased from the 12 inches required in MMO-018-92 to the current requirement of 8 inches. All other concrete bases must meet the minimum specifications provided below.

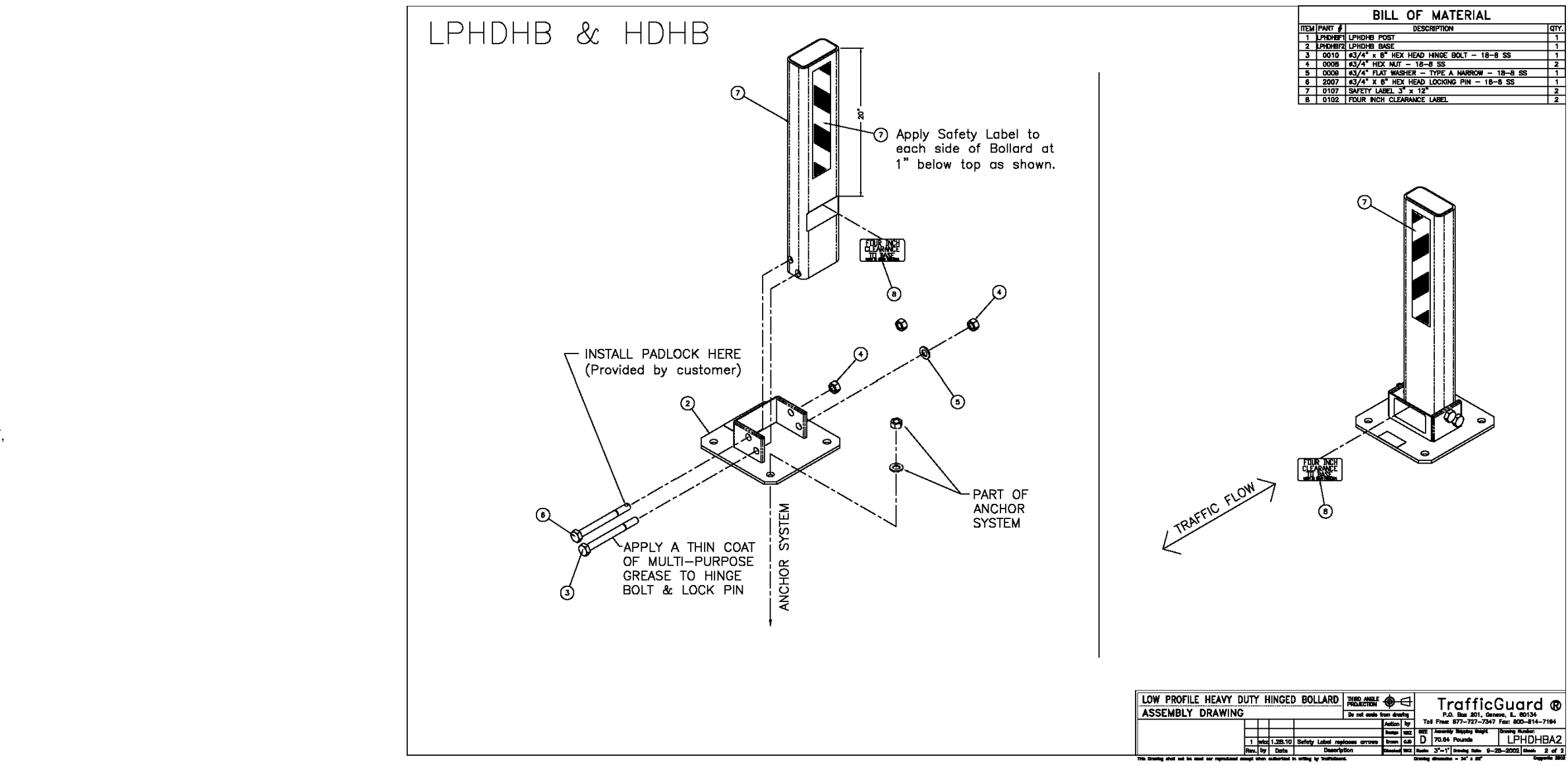
- WARNING:** Any unused, existing anchor bolts must be cut flush to the level of the concrete surface.

WARNING: Any unused, existing anchor bolts must be cut flush to the level of the concrete surface.

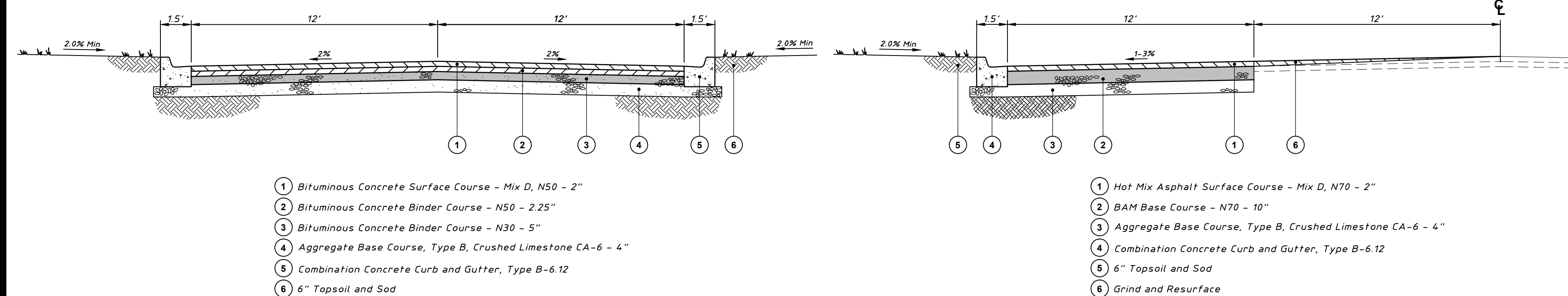
- Expansion anchor bolts must be installed in accordance with the manufacturer's instructions. Replace the concrete if it is less than 6-1/2 inches thick.*

Recommended replacement expansion anchor bolts are as follows:

- a) Hilti Kwik Bolt (www.us.hilti.com) - 1/2 inch diameter x 5-1/2 inches overall length
Galvanized, catalog number: 000-453-696
RB II-52-512, stainless steel, catalog number: 000-454-744
Ensure that the minimum embedment in concrete is at least 3-1/2 inches.
 - b) ITW Ramset Redhead TruBolt (www.ramset-redhead.com)
1/2 inch diameter, 1/2 inch diameter x 7 inches overall length, catalog number: WS-1270S
Ensure that the minimum embedment in concrete is at least 4-1/8 inches.
 - c) Rawl Stud (www.rawl.com)
Galvanized, 1/2 inch diameter x 5-1/2 inches overall length, catalog number: 7724
Ensure that the minimum embedment in concrete is at least 4 inches.
- 3.) If the concrete is damaged, replacement of the foundation pad is required.



(NOT TO SCALE)



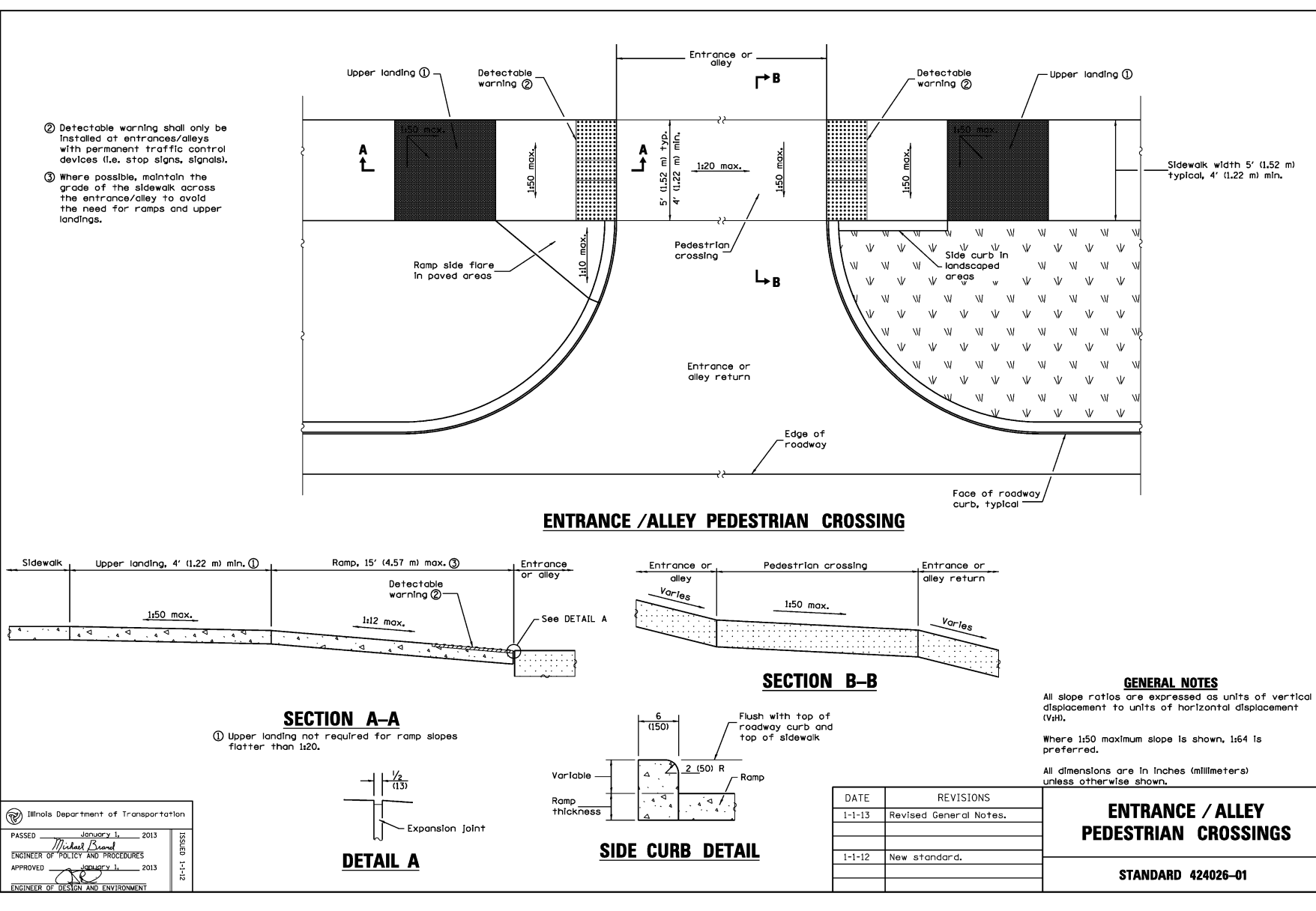
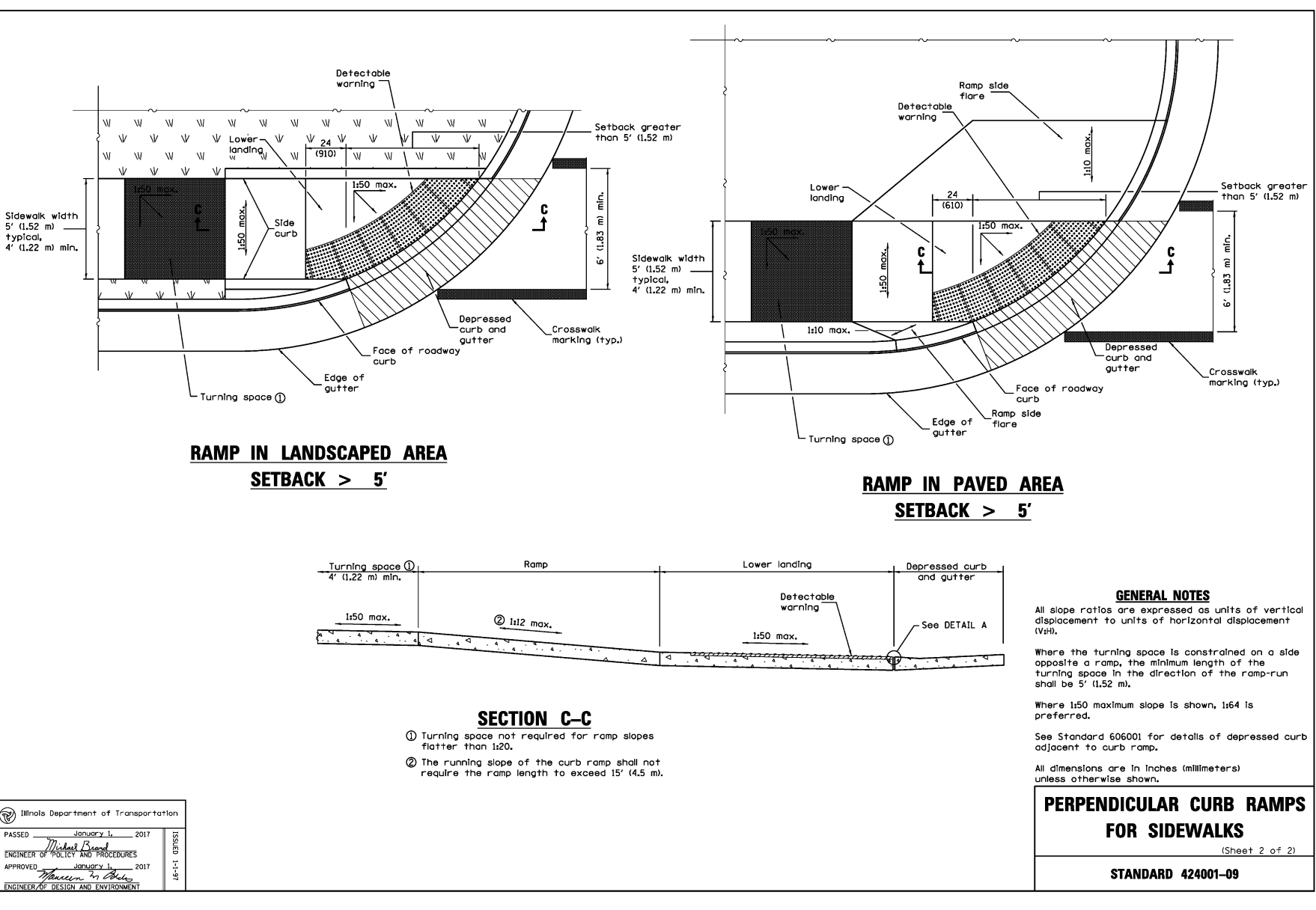
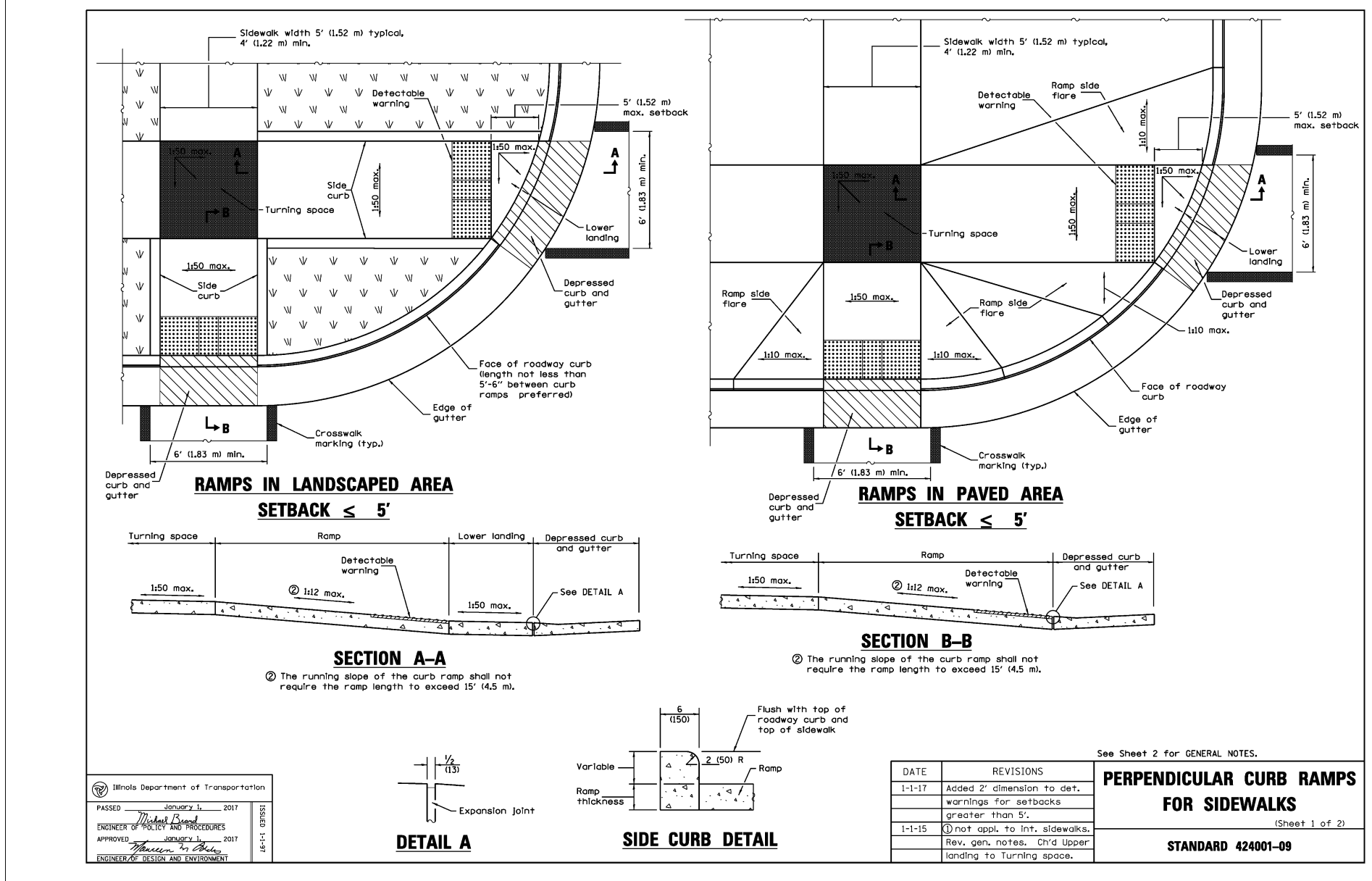
OLD ARLINGTON HEIGHTS RD
CROSS SECTION - B6.12

PORTLAND CEMENT CONC.
SIDEWALK / SIDEPATH

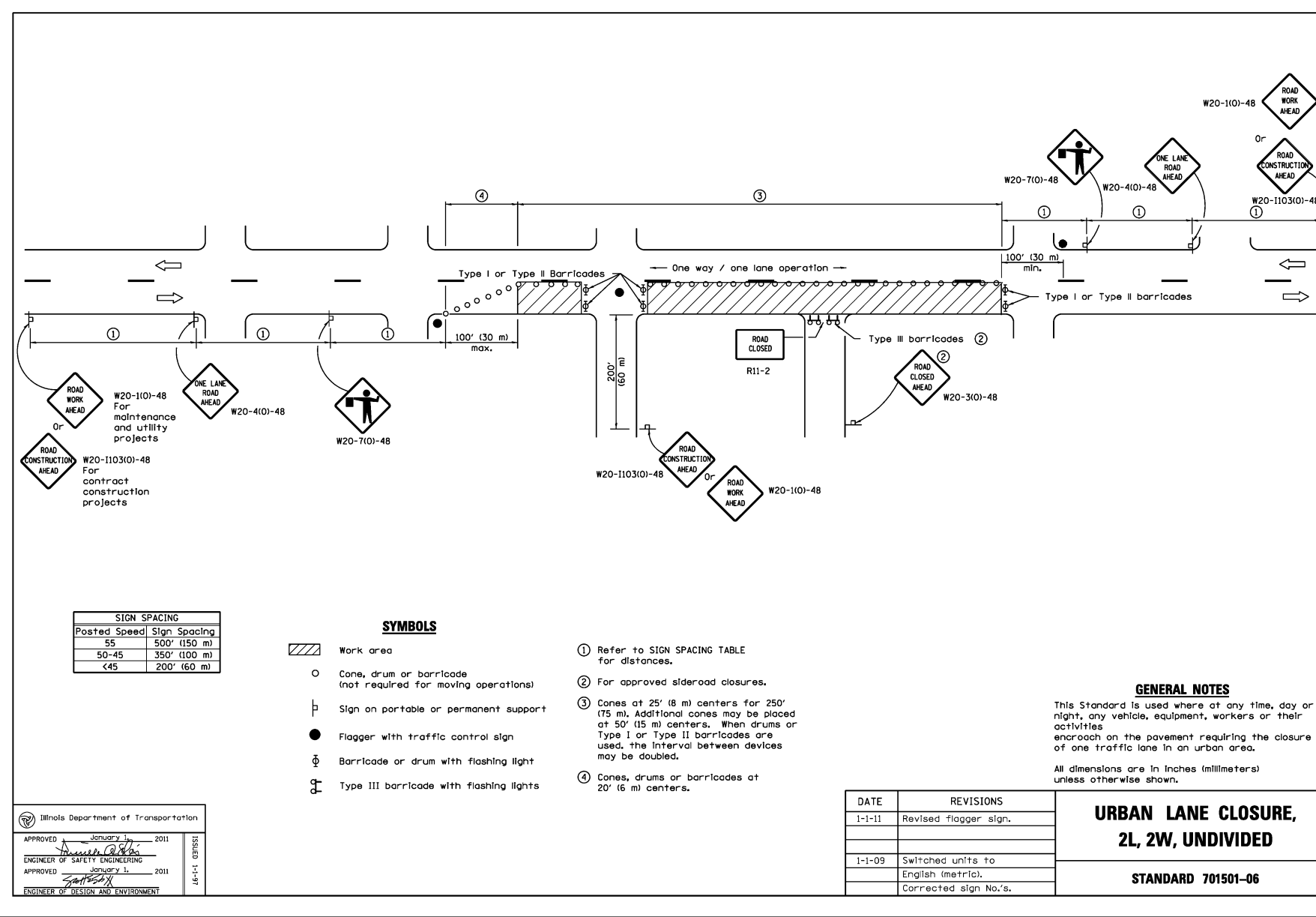
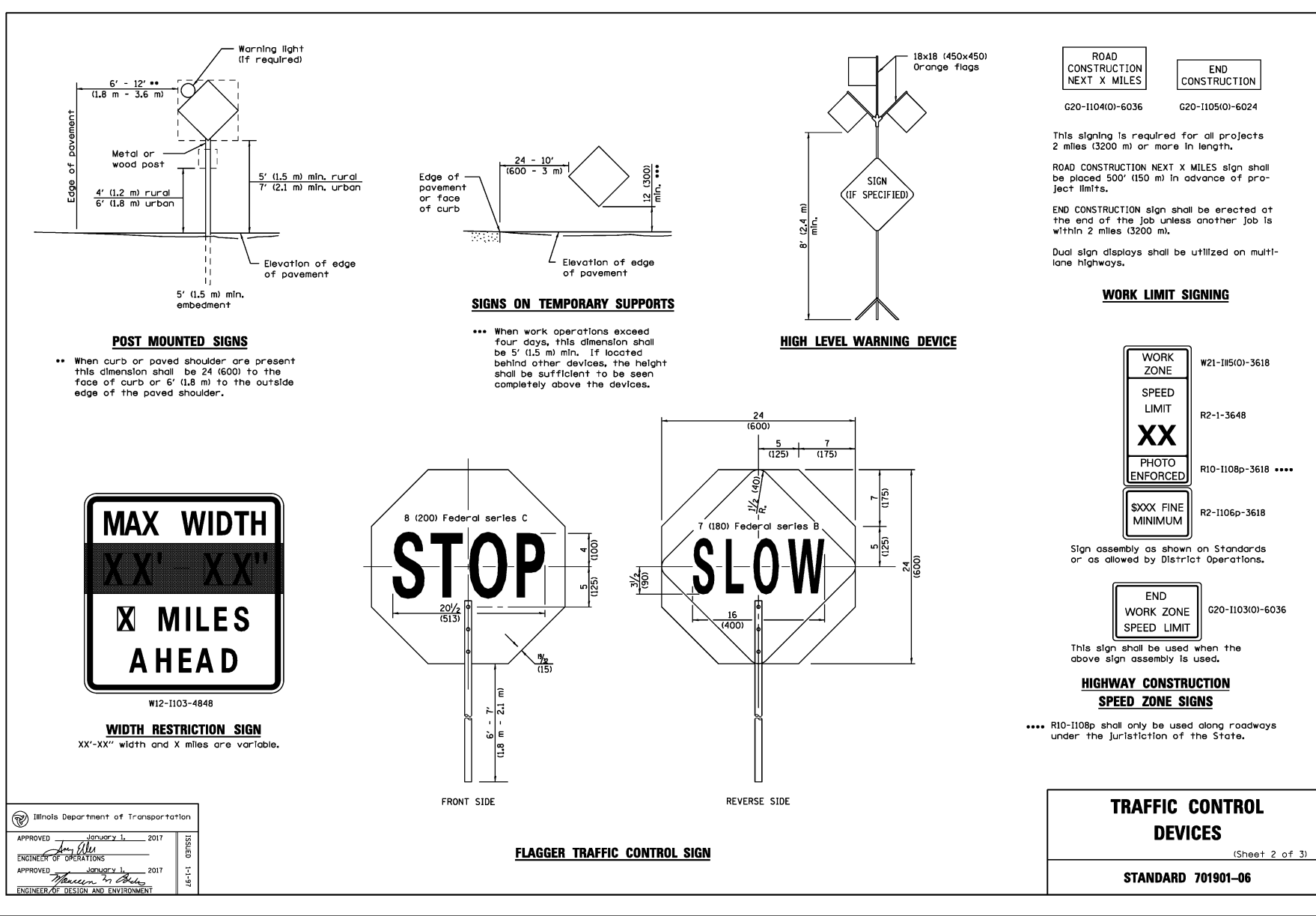
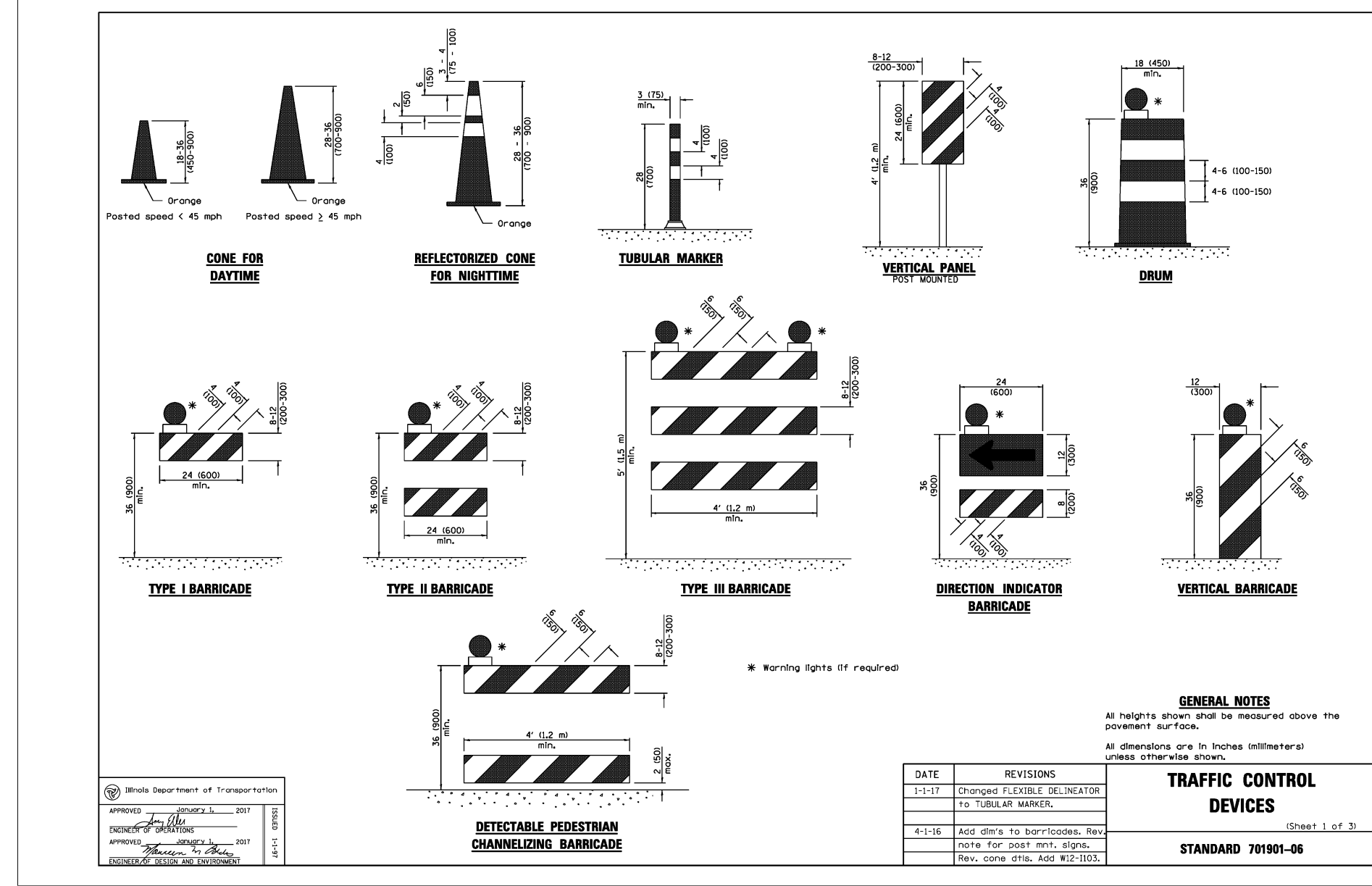
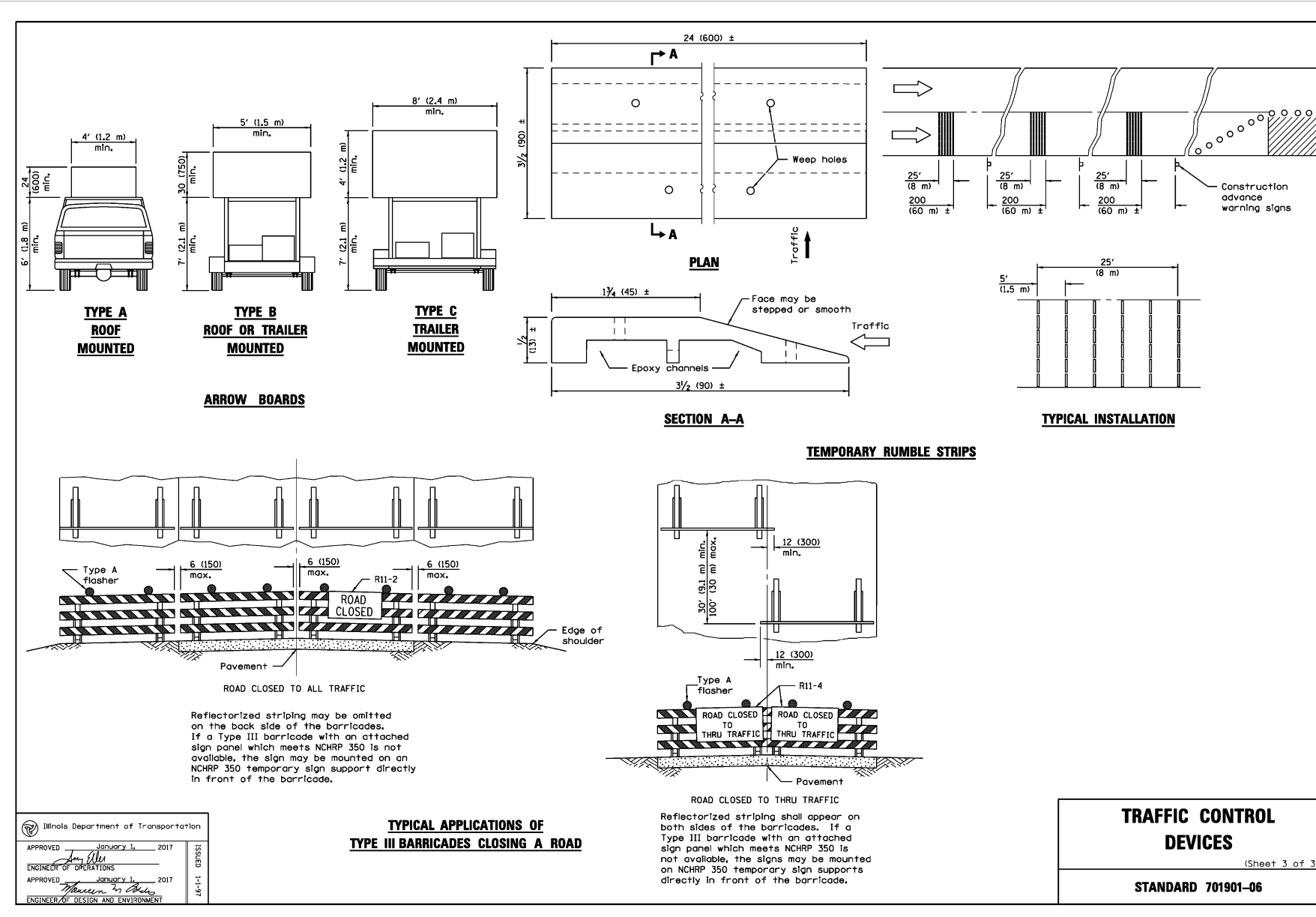
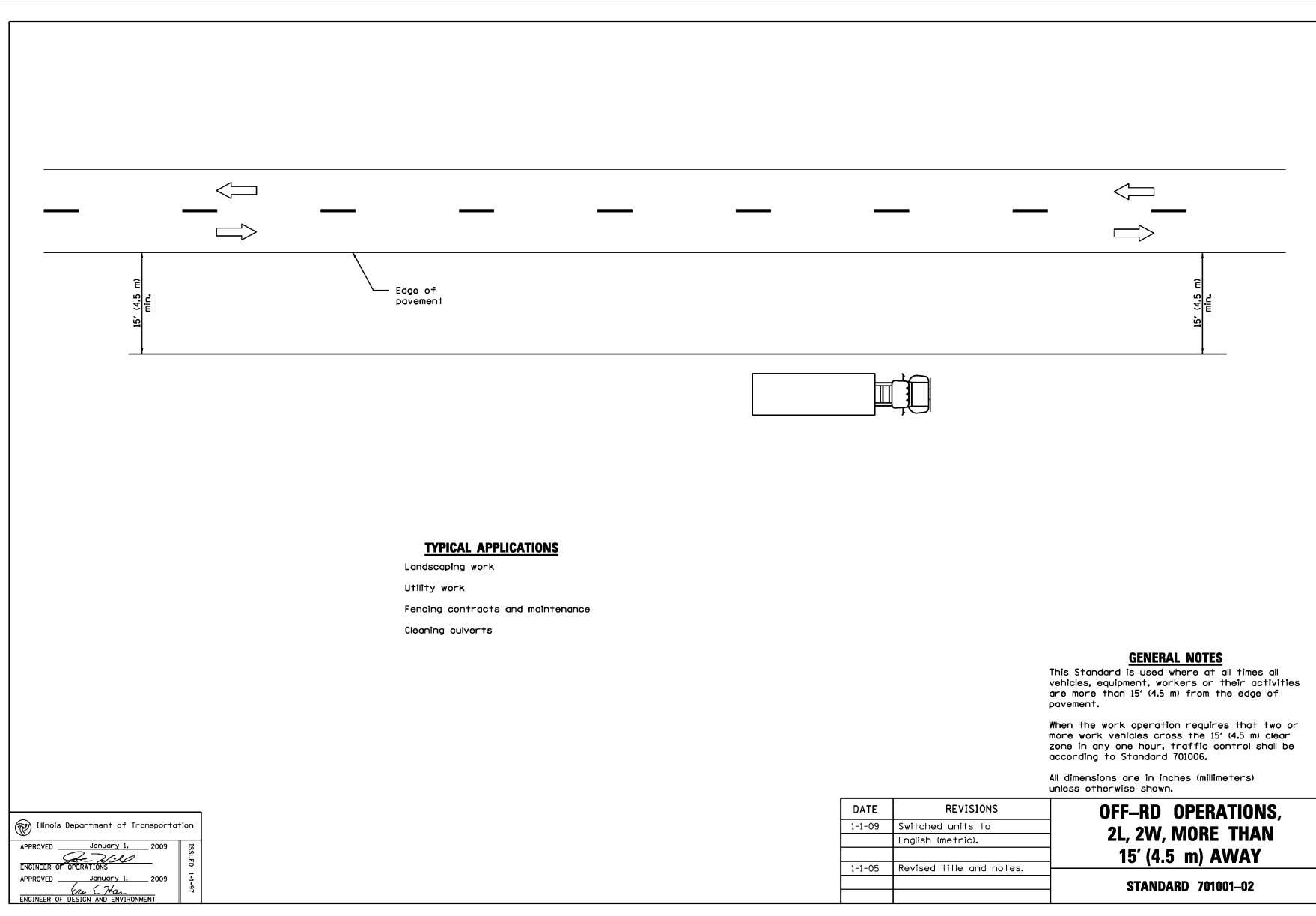
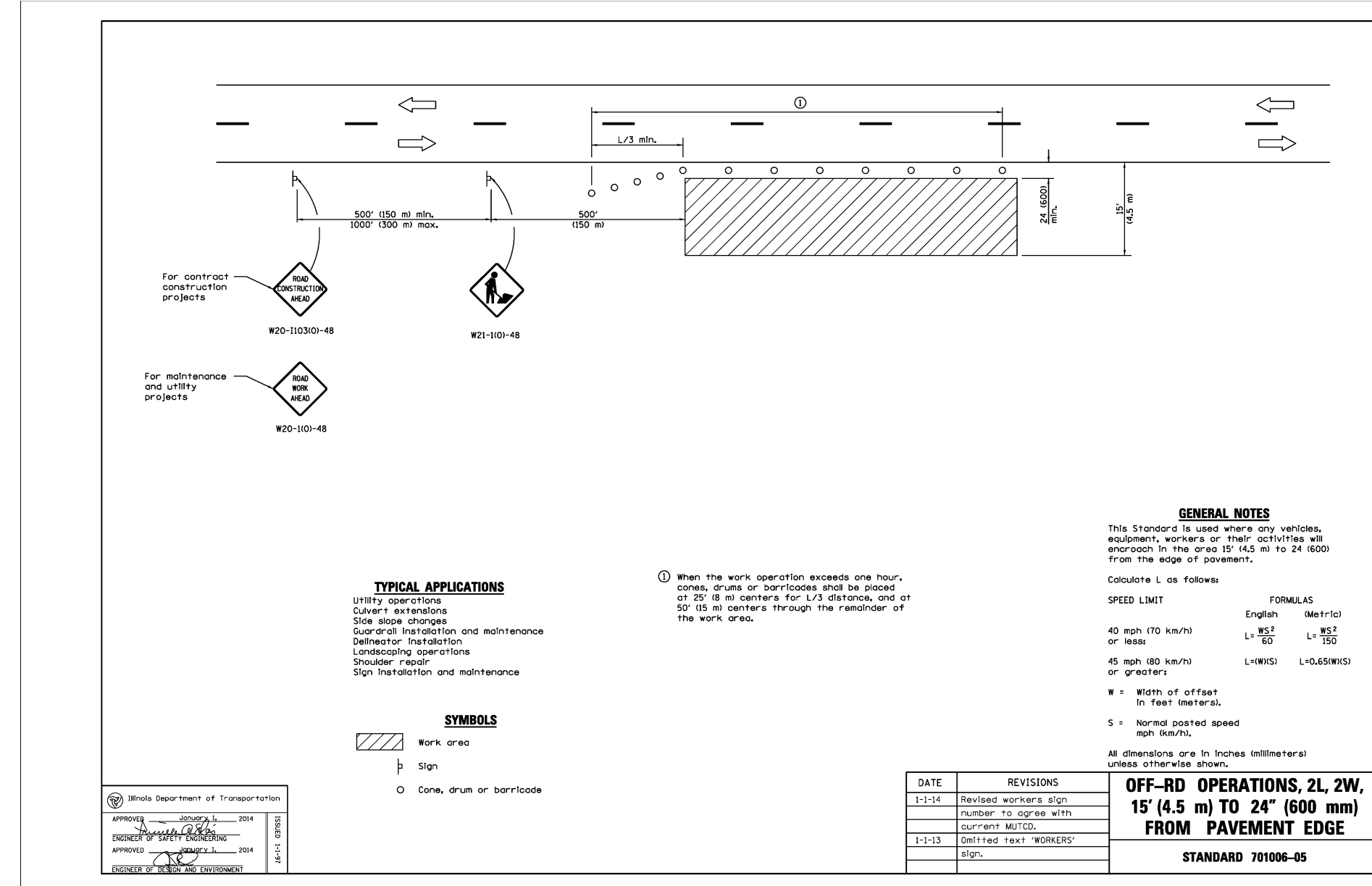
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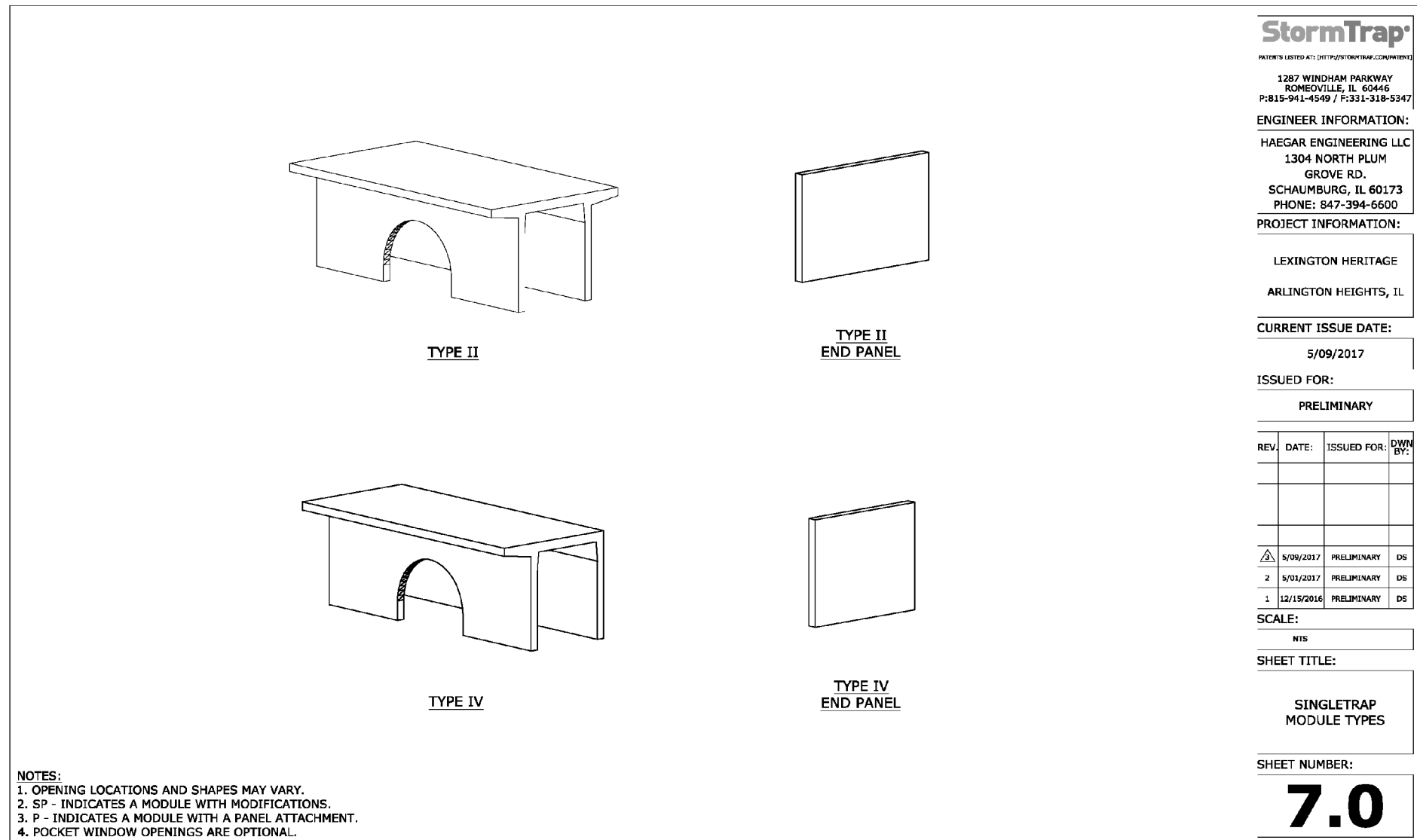
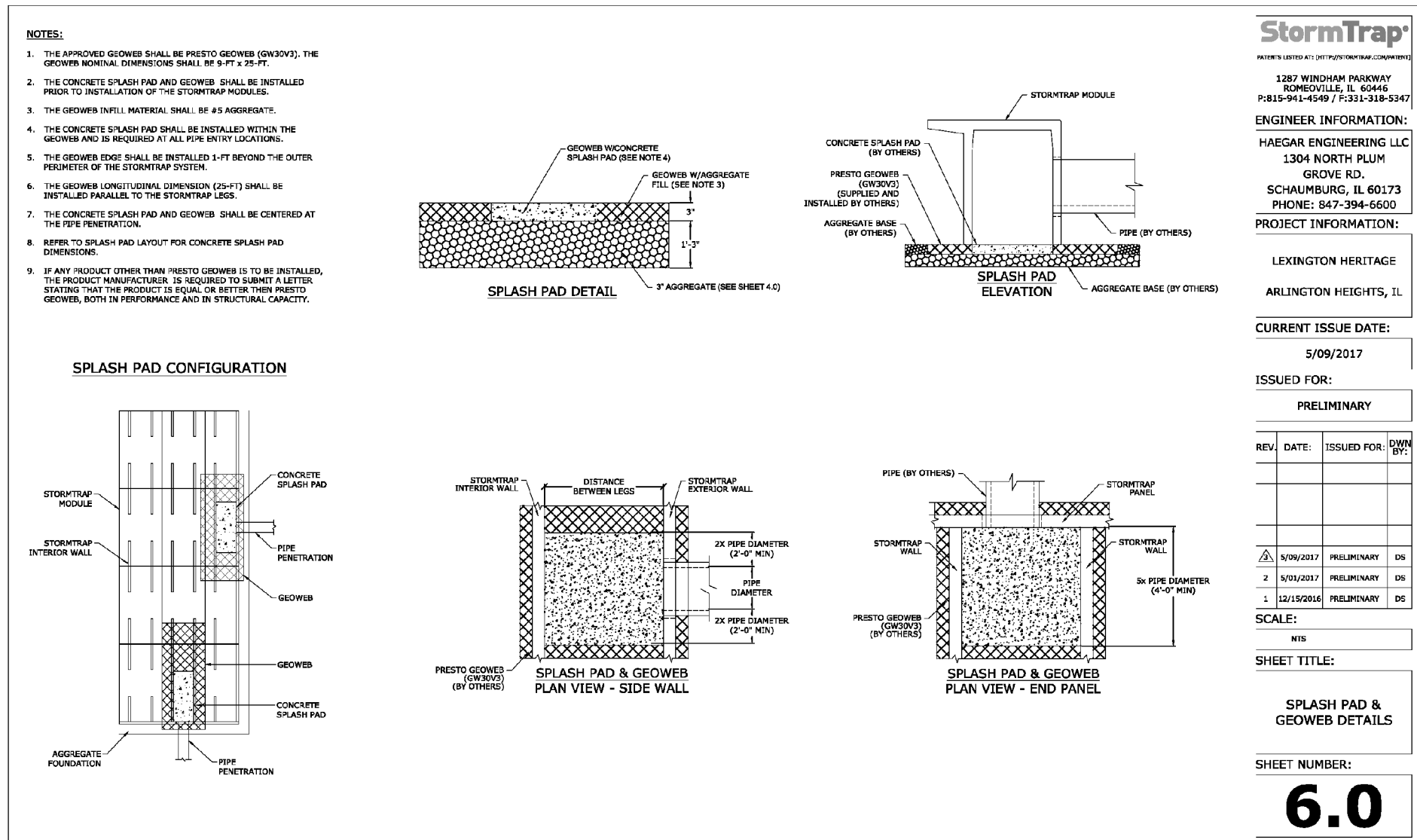
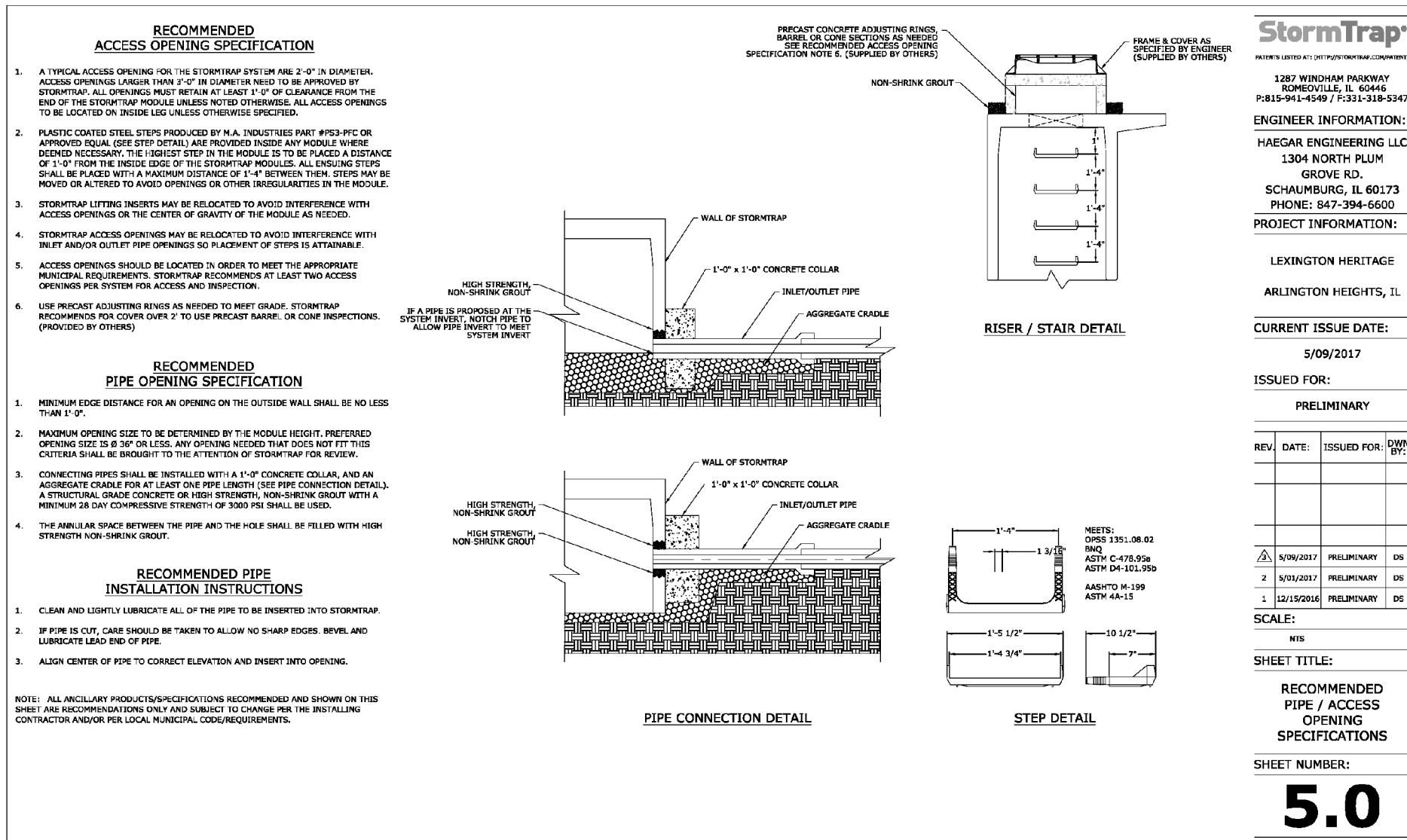
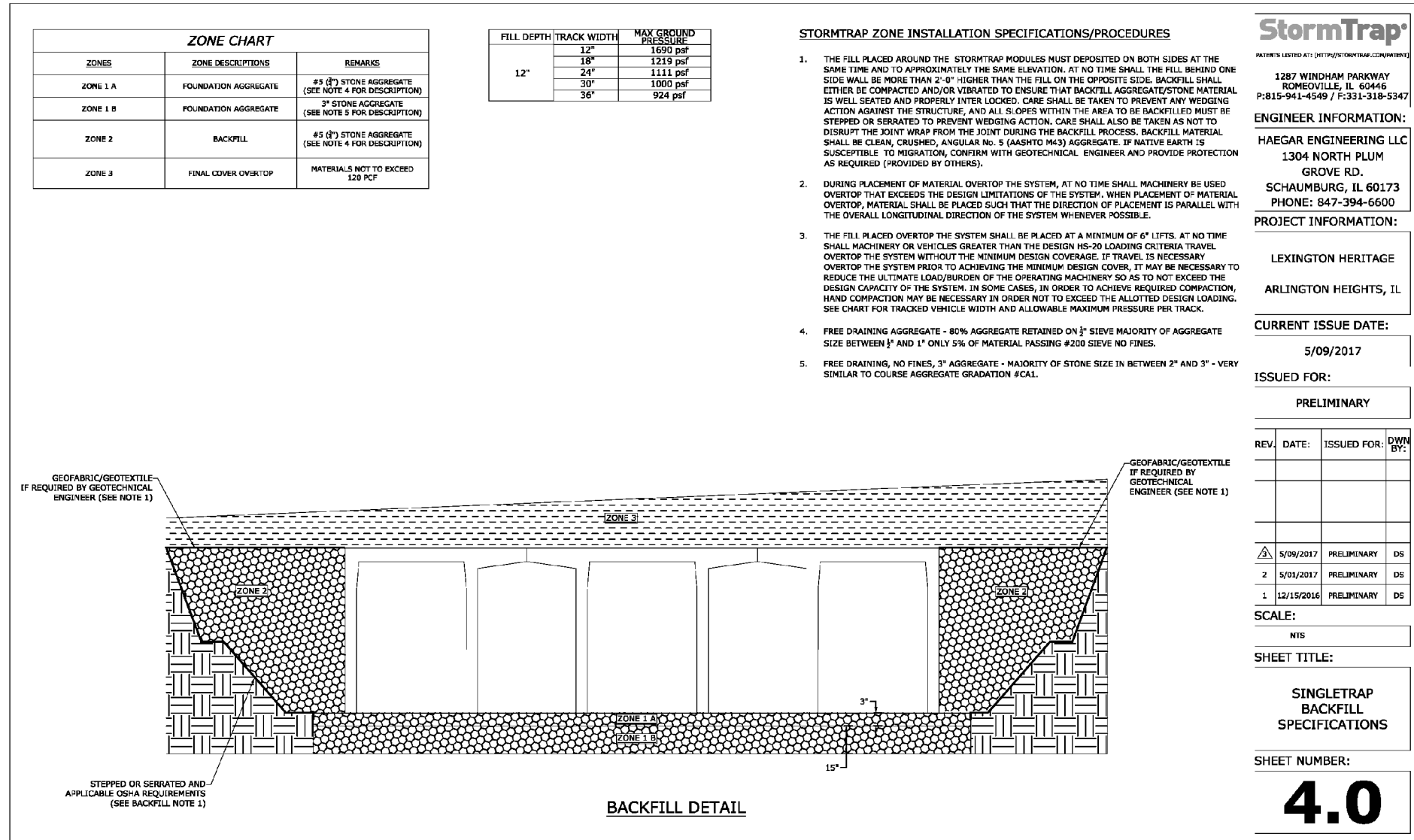
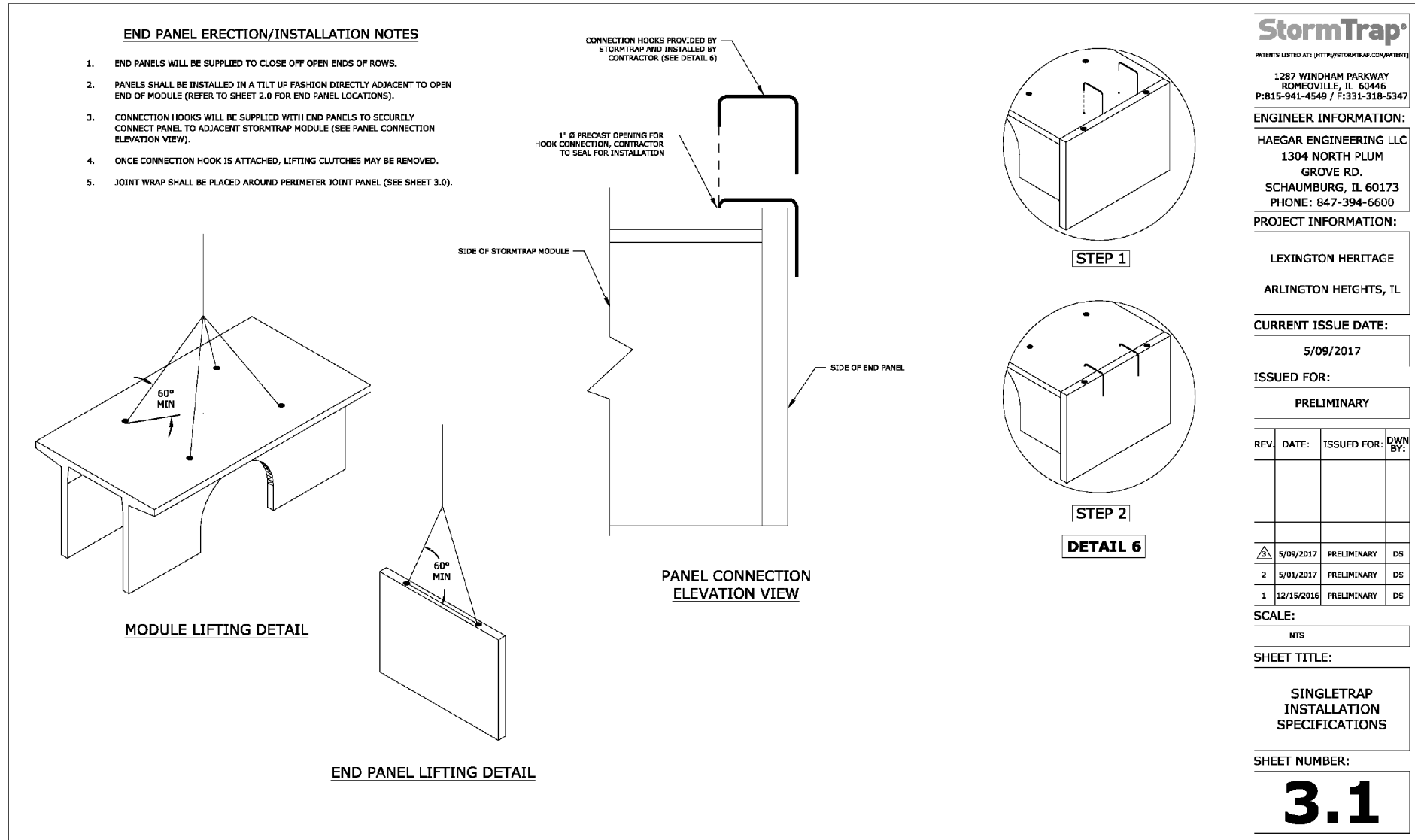
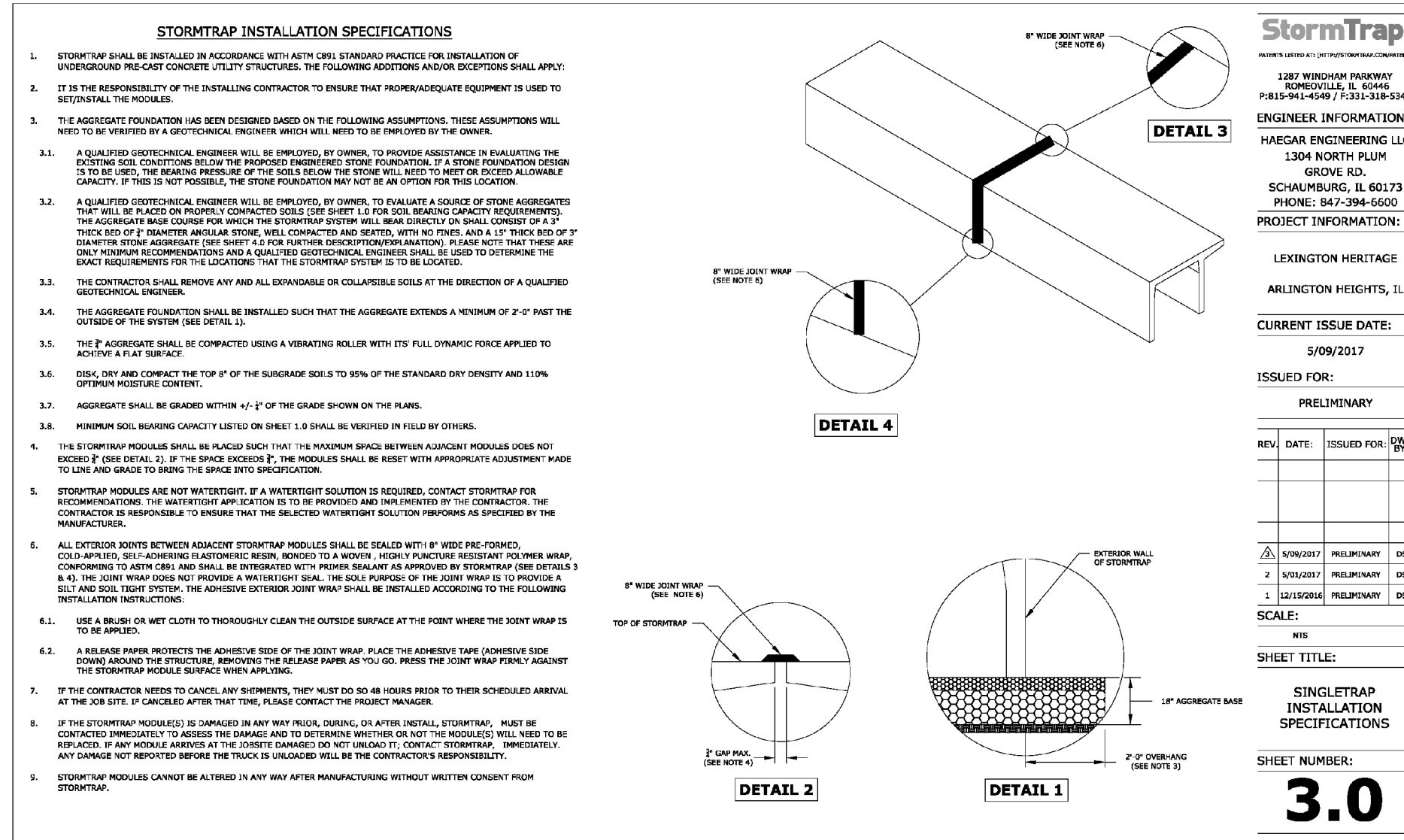
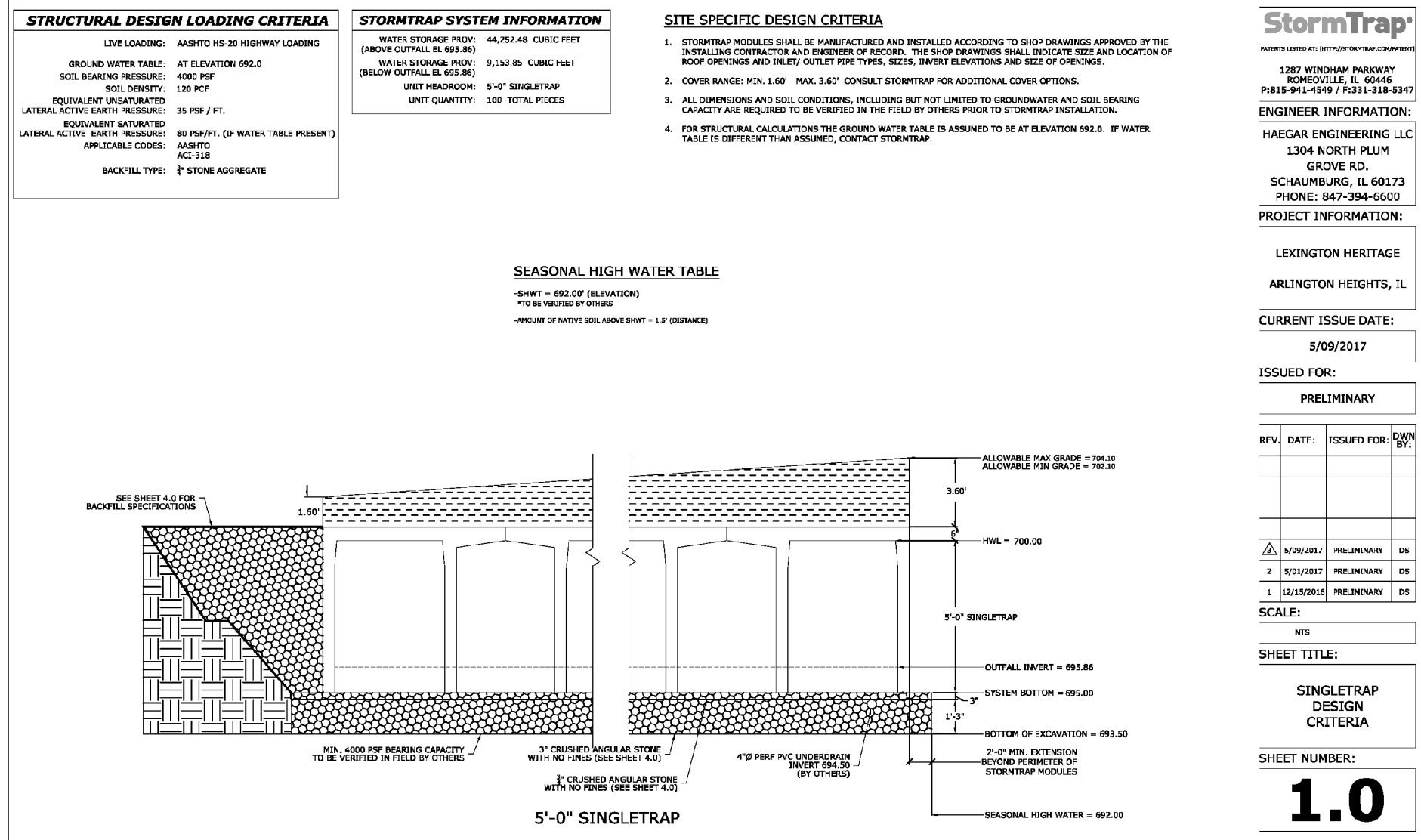
**TYPICAL
DETAILS**

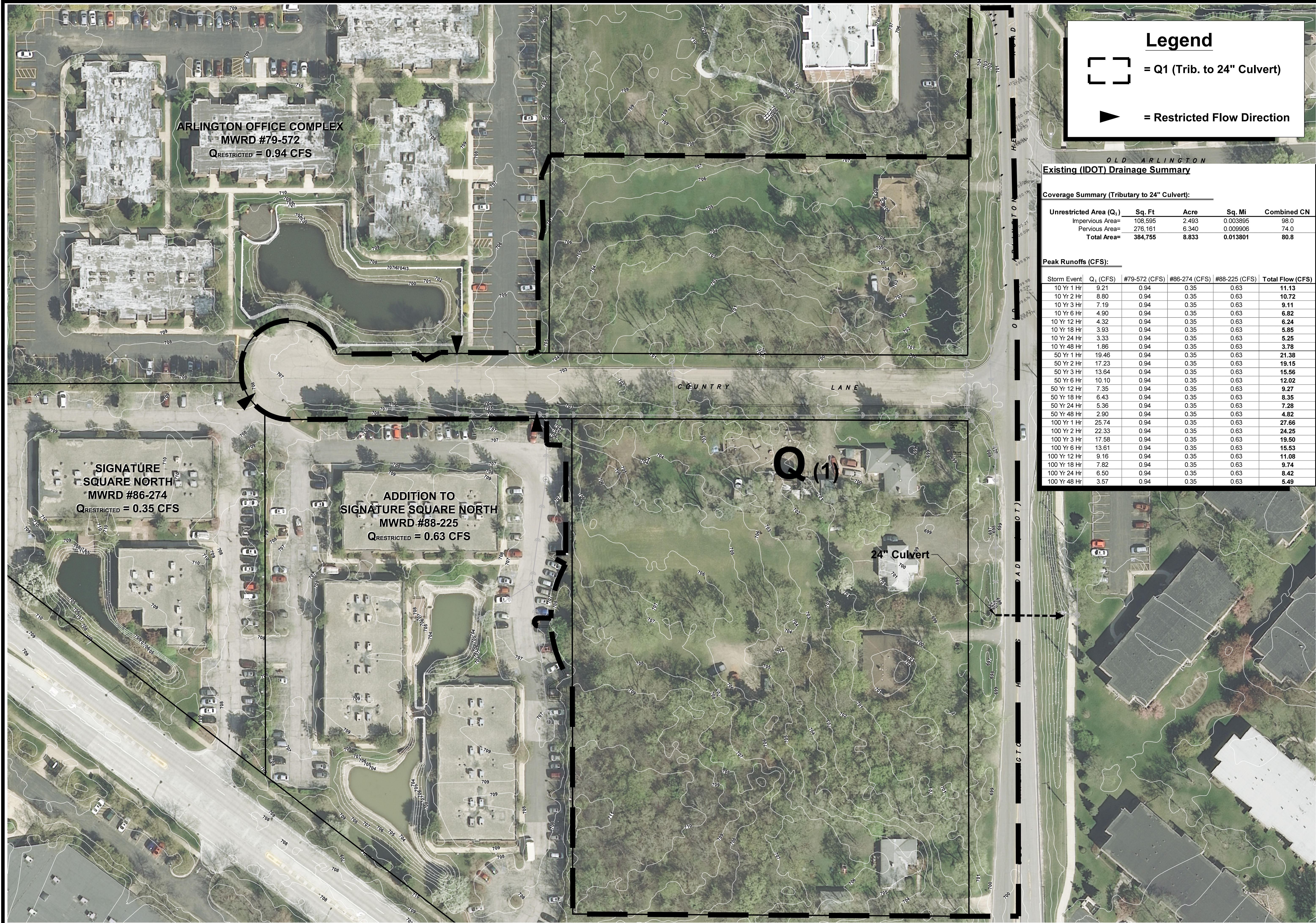
Project Manager: TJB
Engineer: DJV
Date: 12/19/2016
Project No. 16-003
Sheet **C9.2** /



*Note:
Side curb shall not be utilized for this site. Contractor to grade landscape area down to curb/walk elevations.







= Q1 (Trib. to 24" Culvert)

= Restricted Flow Direction

Existing (IDOT) Drainage Summary

Coverage Summary (Tributary to 24" Culvert):

Unrestricted Area (Q ₁)	Sq. Ft	Acre	Sq. Mi	Combined CN
Impervious Area=	108,595	2.493	0.003895	98.0
Pervious Area=	276,161	6.340	0.009906	74.0
Total Area=	384,755	8.833	0.013801	80.8

Peak Runoffs (CFS):

Storm Event	Q ₁ (CFS)	#79-572 (CFS)	#86-274 (CFS)	#88-225 (CFS)	Total Flow (CFS)
10 Yr 1 Hr	9.21	0.94	0.35	0.63	11.13
10 Yr 2 Hr	8.80	0.94	0.35	0.63	10.72
10 Yr 3 Hr	7.19	0.94	0.35	0.63	9.11
10 Yr 6 Hr	4.90	0.94	0.35	0.63	6.82
10 Yr 12 Hr	4.32	0.94	0.35	0.63	6.24
10 Yr 18 Hr	3.93	0.94	0.35	0.63	5.85
10 Yr 24 Hr	3.33	0.94	0.35	0.63	5.25
10 Yr 48 Hr	1.86	0.94	0.35	0.63	3.78
50 Yr 1 Hr	19.46	0.94	0.35	0.63	21.38
50 Yr 2 Hr	17.23	0.94	0.35	0.63	19.15
50 Yr 3 Hr	13.64	0.94	0.35	0.63	15.56
50 Yr 6 Hr	10.10	0.94	0.35	0.63	12.02
50 Yr 12 Hr	7.35	0.94	0.35	0.63	9.27
50 Yr 18 Hr	6.43	0.94	0.35	0.63	8.35
50 Yr 24 Hr	5.36	0.94	0.35	0.63	7.28
50 Yr 48 Hr	2.90	0.94	0.35	0.63	4.82
100 Yr 1 Hr	25.74	0.94	0.35	0.63	27.66
100 Yr 2 Hr	22.33	0.94	0.35	0.63	24.25
100 Yr 3 Hr	17.58	0.94	0.35	0.63	19.50
100 Yr 6 Hr	13.61	0.94	0.35	0.63	15.53
100 Yr 12 Hr	9.16	0.94	0.35	0.63	11.08
100 Yr 18 Hr	7.82	0.94	0.35	0.63	9.74
100 Yr 24 Hr	6.50	0.94	0.35	0.63	8.42
100 Yr 48 Hr	3.57	0.94	0.35	0.63	5.49

NORTH

Scale: 1" = 40'

EXISTING (IDOT)
DRAINAGE EXHIBIT

LEXINGTON HERITAGE
LEXINGTON HOMES, LLC

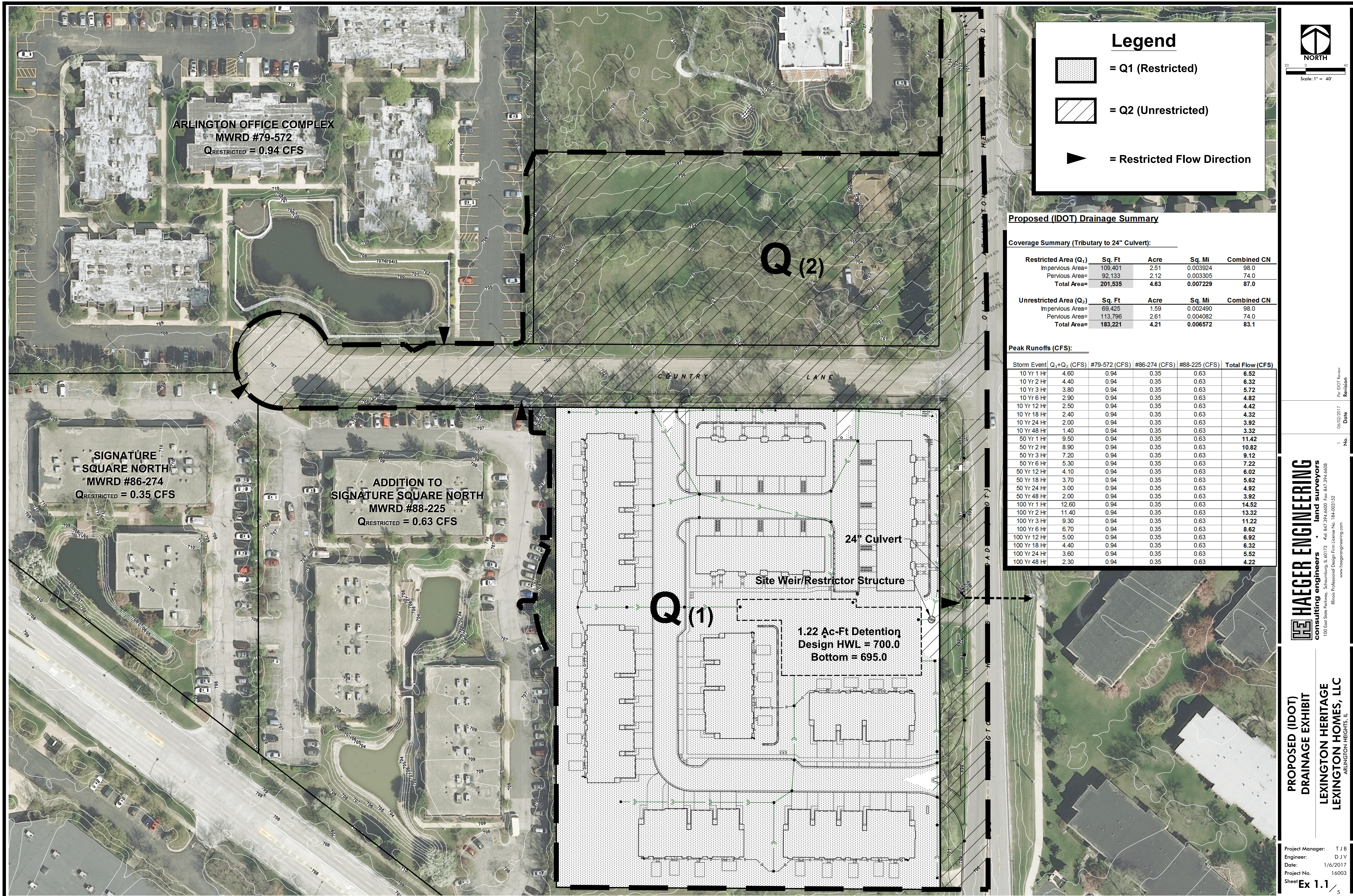
ARLINGTON HEIGHTS, IL

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consulting engineers · land surveyors

100 East State Parkway, Schaumburg, IL 60173 · Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003132
www.haegerengineering.com

Project Manager: TJB
Engineer: DJV
Date: 1/6/2017
Project No. 16003
Sheet Ex 1.0

1



= Q1 (Restricted)

= Q2 (Unrestricted)

= Restricted Flow Direction

Proposed (IDOT) Drainage Summary

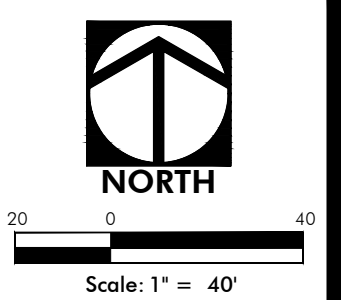
Coverage Summary (Tributary to 24" Culvert):

Restricted Area (Q ₁)	Sq. Ft	Acre	Sq. Mi	Combined CN
Impervious Area=	109,401	2.51	0.003924	98.0
Pervious Area=	92,133	2.12	0.003305	74.0
Total Area=	201,535	4.63	0.007229	87.0

Unrestricted Area (Q ₂)	Sq. Ft	Acre	Sq. Mi	Combined CN
Impervious Area=	69,425	1.59	0.002490	98.0
Pervious Area=	113,796	2.61	0.004082	74.0
Total Area=	183,221	4.21	0.006572	83.1

Peak Runoffs (CFS):

Storm Event	Q ₁ +Q ₂ (CFS)	#79-572 (CFS)	#86-274 (CFS)	#88-225 (CFS)	Total Flow (CFS)
10 Yr 1 Hr	4.60	0.94	0.35	0.63	6.52
10 Yr 2 Hr	4.40	0.94	0.35	0.63	6.32
10 Yr 3 Hr	3.80	0.94	0.35	0.63	5.72
10 Yr 6 Hr	2.90	0.94	0.35	0.63	4.82
10 Yr 12 Hr	2.50	0.94	0.35	0.63	4.42
10 Yr 18 Hr	2.40	0.94	0.35	0.63	4.32
10 Yr 24 Hr	2.00	0.94	0.35	0.63	3.92
10 Yr 48 Hr	1.40	0.94	0.35	0.63	3.32
50 Yr 1 Hr	9.50	0.94	0.35	0.63	11.42
50 Yr 2 Hr	8.90	0.94	0.35	0.63	10.82
50 Yr 3 Hr	7.20	0.94	0.35	0.63	9.12
50 Yr 6 Hr	5.30	0.94	0.35	0.63	7.22
50 Yr 12 Hr	4.10	0.94	0.35	0.63	6.02
50 Yr 18 Hr	3.70	0.94	0.35	0.63	5.62
50 Yr 24 Hr	3.00	0.94	0.35	0.63	4.92
50 Yr 48 Hr	2.00	0.94	0.35	0.63	3.92
100 Yr 1 Hr	12.60	0.94	0.35	0.63	14.52
100 Yr 2 Hr	11.40	0.94	0.35	0.63	13.32
100 Yr 3 Hr	9.30	0.94	0.35	0.63	11.22
100 Yr 6 Hr	6.70	0.94	0.35	0.63	8.62
100 Yr 12 Hr	5.00	0.94	0.35	0.63	6.92
100 Yr 18 Hr	4.40	0.94	0.35	0.63	6.32
100 Yr 24 Hr	3.60	0.94	0.35	0.63	5.52
100 Yr 48 Hr	2.30	0.94	0.35	0.63	4.22



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PROPOSED (IDOT)
DRAINAGE EXHIBIT

LEXINGTON HERITAGE
LEXINGTON HOMES, LLC
ARLINGTON HEIGHTS, IL

Project Manager: TJB

Engineer: DJV

Date: 1/6/2017

Project No. 16003

Sheet Ex 1.1



Scale: 1" = 30'

Per MWRD Comment Letter
Revision

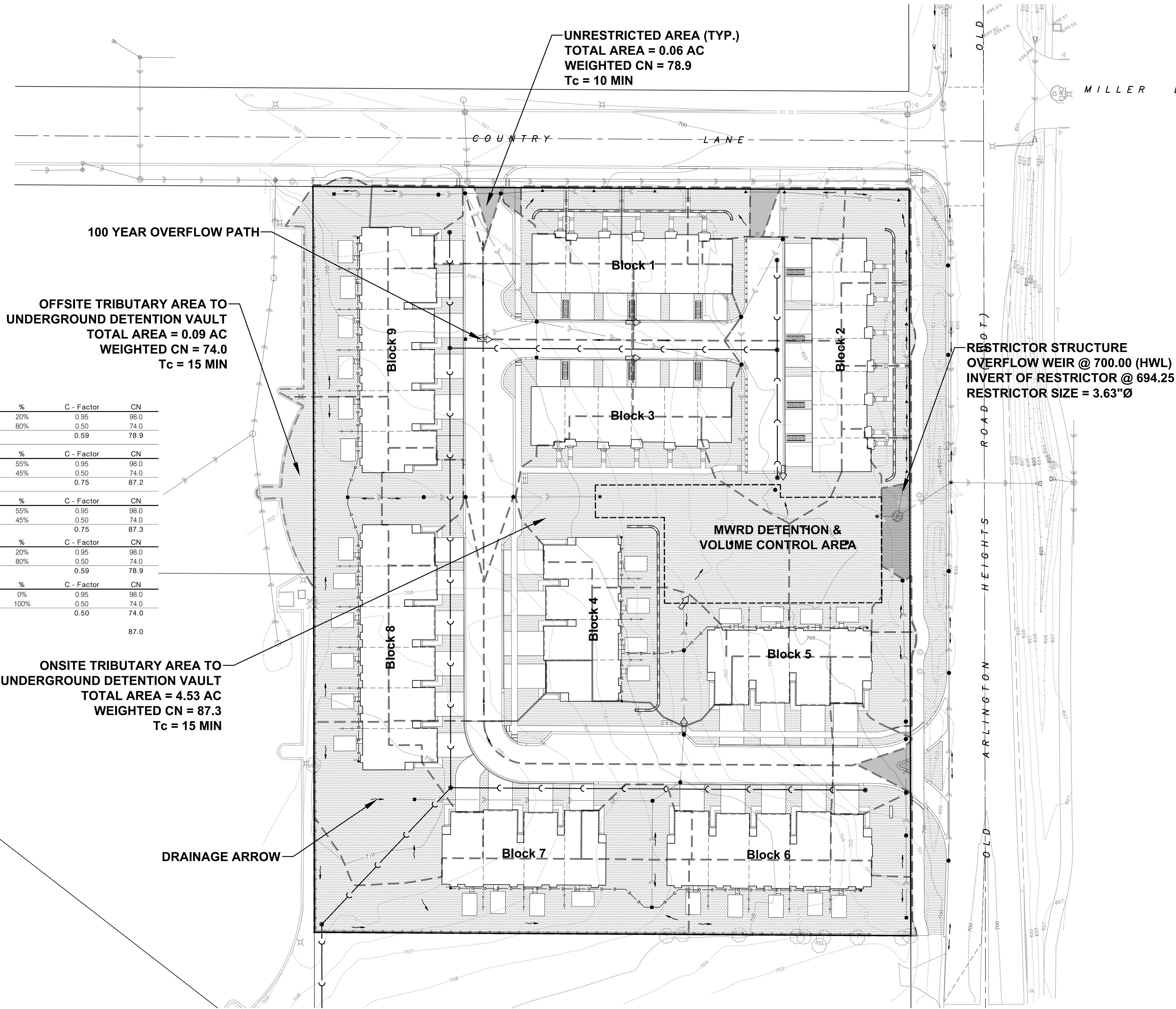
Date

No.

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MWRD DRAINAGE EXHIBIT
LEXINGTON HERITAGE MULTIFAMILY TOWNHOMES
ARLINGTON HEIGHTS, IL

Project Manager: TJB
Engineer: TJB
Date: 01/02/2017
Project No. 16003
Sheet **Ex 2.0**



B. Coverage Summary:

	Sq. Ft	Acre	%	C - Factor	CN
EXISTING Impervious Area=	40,513	0.930	20%	0.95	98.0
EXISTING Pervious Area=	159,511	3.662	80%	0.50	74.0
EXISTING Total=	200,024	4.592		0.59	78.9

	Sq. Ft	Acre	%	C - Factor	CN
PROPOSED Impervious Area=	109,958	2.524	55%	0.95	98.0
PROPOSED Pervious Area=	90,066	2.068	45%	0.50	74.0
PROPOSED Total=	200,024	4.592		0.75	87.2

	Sq. Ft	Acre	%	C - Factor	CN
ONSITE TRIB Impervious Area=	109,430	2.512	55%	0.95	98.0
ONSITE TRIB Pervious Area=	88,019	2.021	45%	0.50	74.0
ONSITE TRIB Total=	197,449	4.533		0.75	87.3

	Sq. Ft	Acre	%	C - Factor	CN
UNRESTRICT Impervious Area=	528	0.012	20%	0.95	98.0
UNRESTRICT Pervious Area=	2,047	0.047	80%	0.50	74.0
UNRESTRICTED Total=	2,575	0.059		0.59	78.9

	Sq. Ft	Acre	%	C - Factor	CN
OFFSITE Impervious Area=	0	0.000	0%	0.95	98.0
OFFSITE Pervious Area=	4,030	0.093	100%	0.50	74.0
OFFSITE TRIBUTARY Total=	4,030	0.093		0.50	74.0

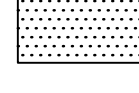
TOTAL TRIBUTARY =		4.625			87.0
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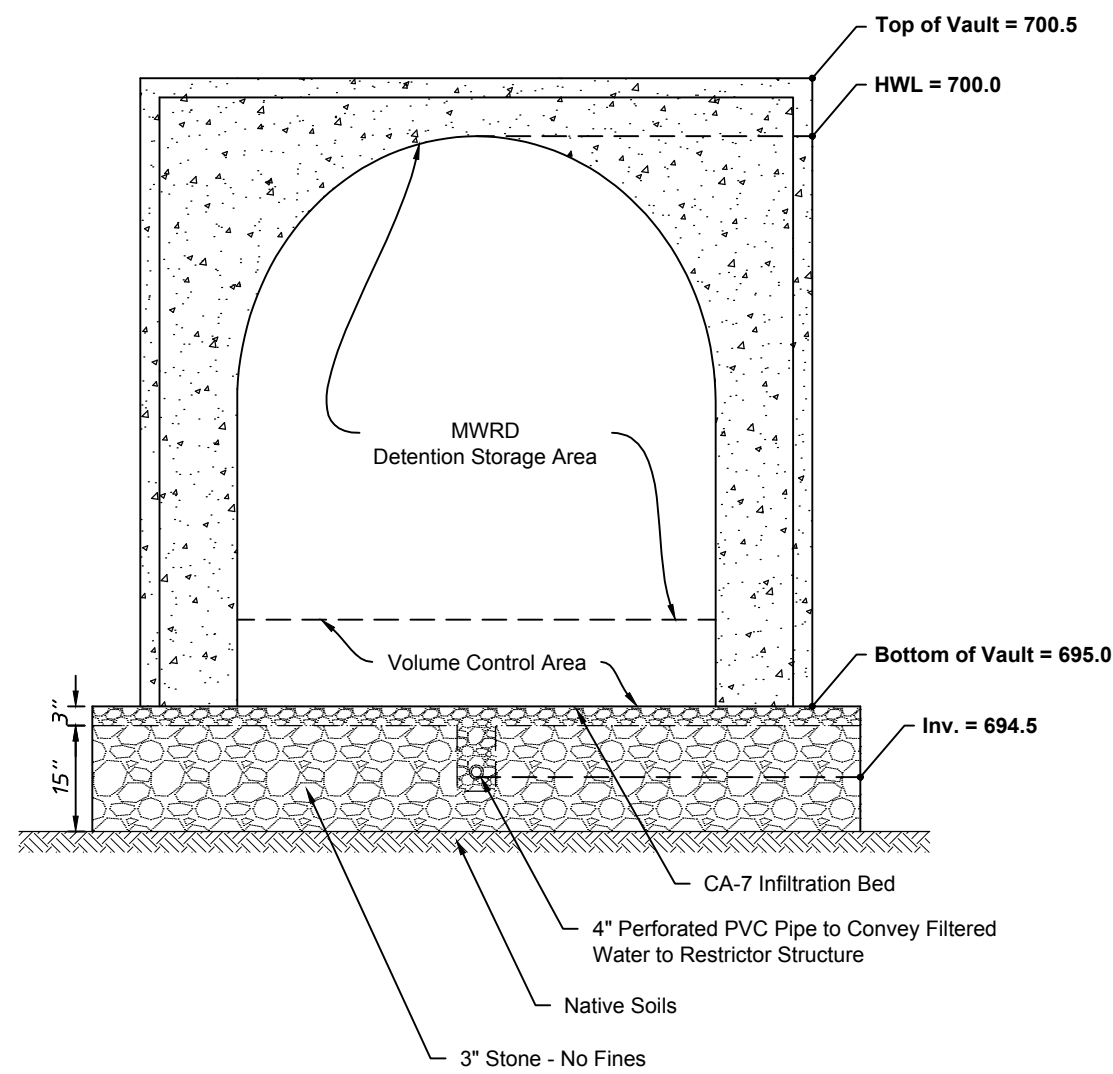
- NOTES:**
- 1) For detailed stormwater information concerning this site, please see Engineering Report & Calculations.
 - 2) For detailed information concerning the underground detention vault, please see Underground Detention & Restrictor / Overflow / Outfall Detail within Final Engineering Plans.

LEGEND

 Tributary to Detention Vault

 Unrestricted Area

 Pervious Area



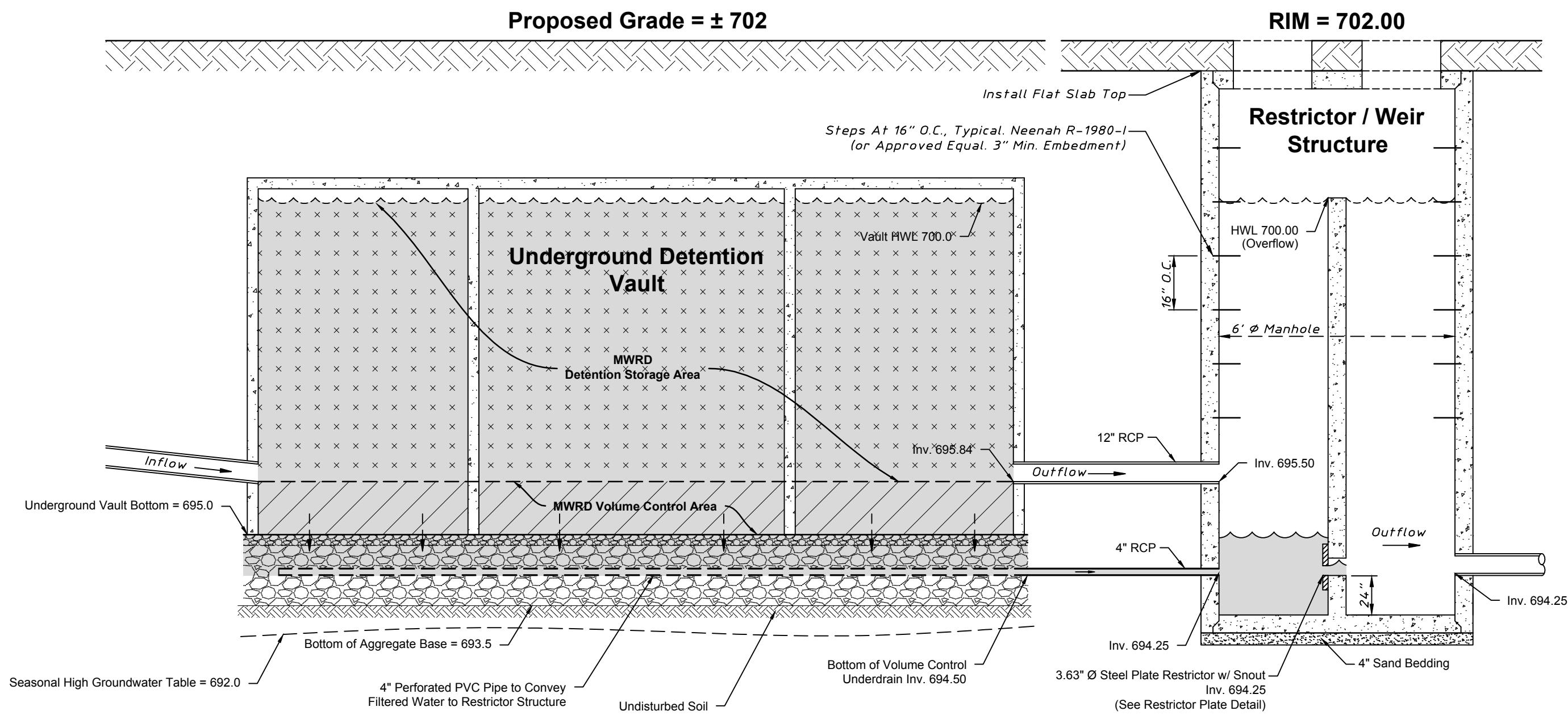
UNDERGROUND DETENTION VAULT
(INDIVIDUAL UNIT)
N.T.S.

POND:	MWRD VC Area	DATE:	5/12/2017
JOB NO.:	16003	SHGW TABLE:	692.0
PROJECT:	Lexington Heritage	MIN. V.C. ELEV:	695

Elevation (ft)	Area (ft ²)	Area (ac)	Average Area (ac)	Incremental Storage (ac-ft)	Cumulative Storage (ac-ft)
BOTTOM OF BIO RETENTION					
695.00	10,679	0.245			0.000
695.86	10,679	0.245	0.245	0.21	0.211
TOP OF BIO RETENTION / CLEAR WATER					

Volume Type	Porosity	MWRD Factor	Media Volumes	Storage Volumes
Surface Storage	1	1	0.211	0.211
Soil Media Mix	0.25	0.5	0.000	0.000
Coarse Agg. (Above Invert)	0.36	0.5	0.000	0.000
Coarse Agg. (Below Invert)	0.36	1	0.000	0.000

Total Volume: 0.21 (Ac-Ft)
Total MWRD Volume: 0.21 (Ac-Ft)



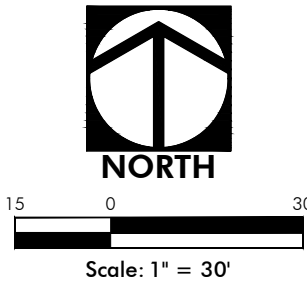
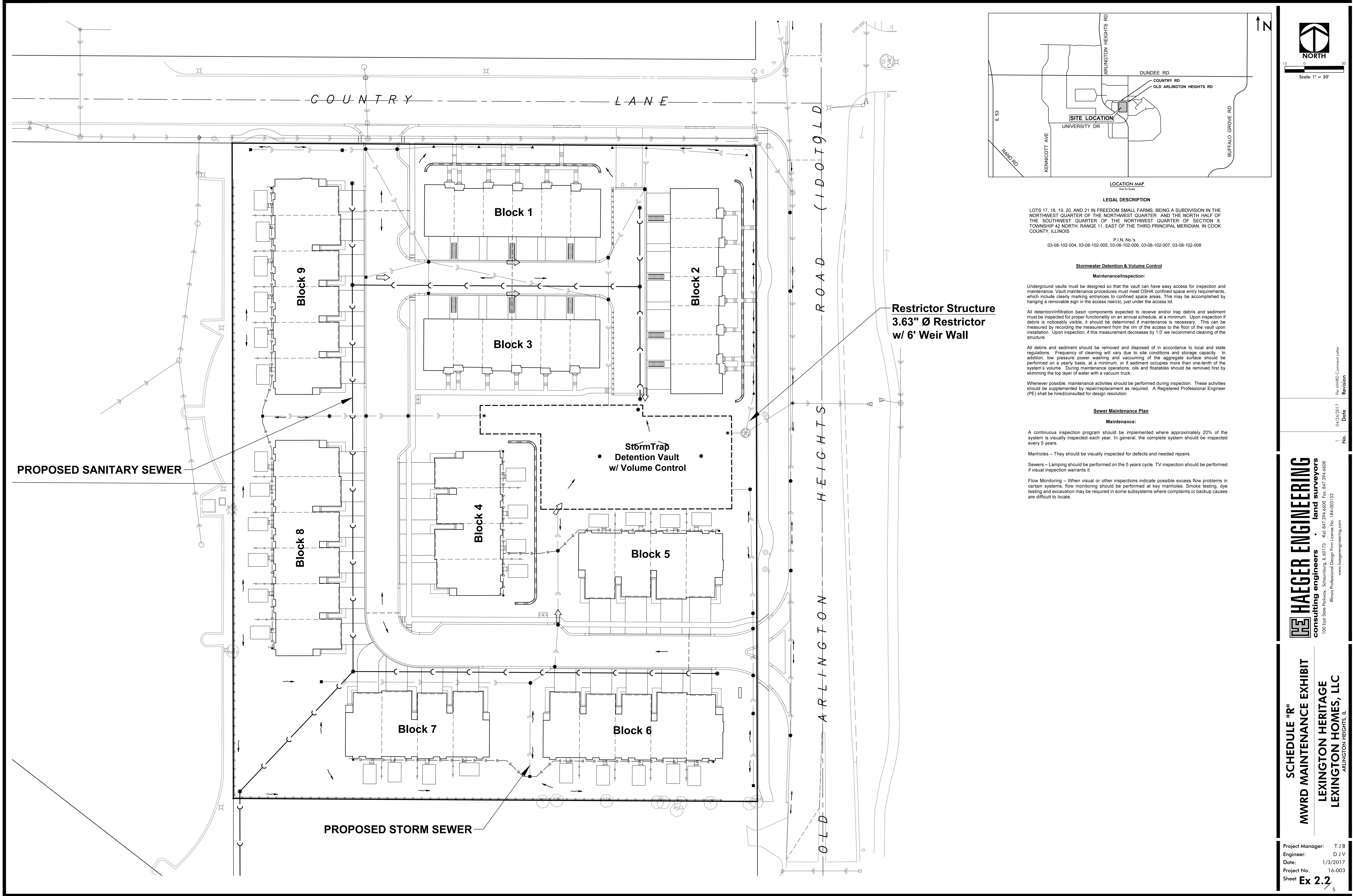
UNDERGROUND DETENTION &
RESTRICTOR / OVERFLOW / OUTFALL DETAIL
N.T.S.

POND:	Det. Vault	Side Slopes	5 Vertical
JOB NO.:	16003		0 Horizontal
PROJECT:	Lexington Heritage		
FILE:			
DATE:	5/12/2017		

Elevation (ft)	Area (ft ²)	Area (ac)	Average Area (ac)	Incremental Storage (ac-ft)	Cumulative Storage (ac-ft)
695.00	10,679	0.245	0.245	0.12	0.000
695.50	10,679	0.245	0.245	0.12	0.123
696.00	10,679	0.245	0.245	0.12	0.245
696.50	10,679	0.245	0.245	0.12	0.368
697.00	10,679	0.245	0.245	0.12	0.490
697.50	10,679	0.245	0.245	0.12	0.613
698.00	10,679	0.245	0.245	0.12	0.736
698.50	10,679	0.245	0.245	0.12	0.858
699.00	10,679	0.245	0.245	0.12	0.981
699.50	10,679	0.245	0.245	0.12	1.103
700.00	10,679	0.245	0.245	0.12	1.226

Gross Detention Vault Area (SF) : 11,993
Detention Vault Usable Area : 89%
Net Detention Vault Area (SF) : 10,679

LEGEND	
	MWRD VOLUME CONTROL
	MWRD DETENTION
	ARLINGTON HEIGHTS DETENTION

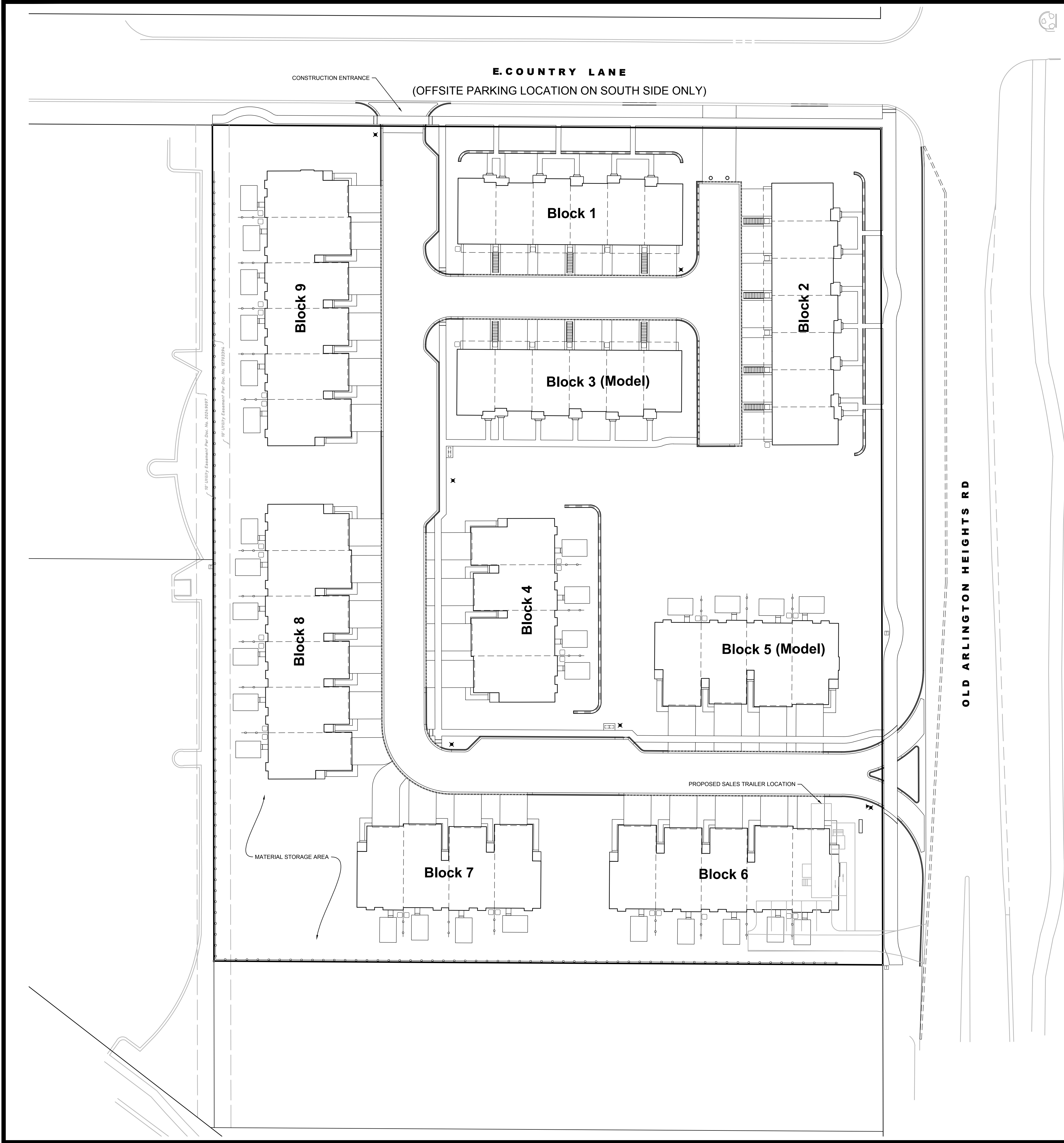


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SCHEDULE "R"
MWRD MAINTENANCE EXHIBIT
LEXINGTON HERITAGE
LEXINGTON HOMES, LLC
ARLINGTON HEIGHTS, IL

Project Manager: TJB
Engineer: DJV
Date: 1/3/2017
Project No. 16-003
Sheet **Ex 2.2**

No.	Date	Revision
1	04/26/2017	Per MWRD Comment Letter



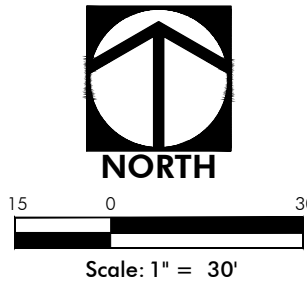
Construction Phasing

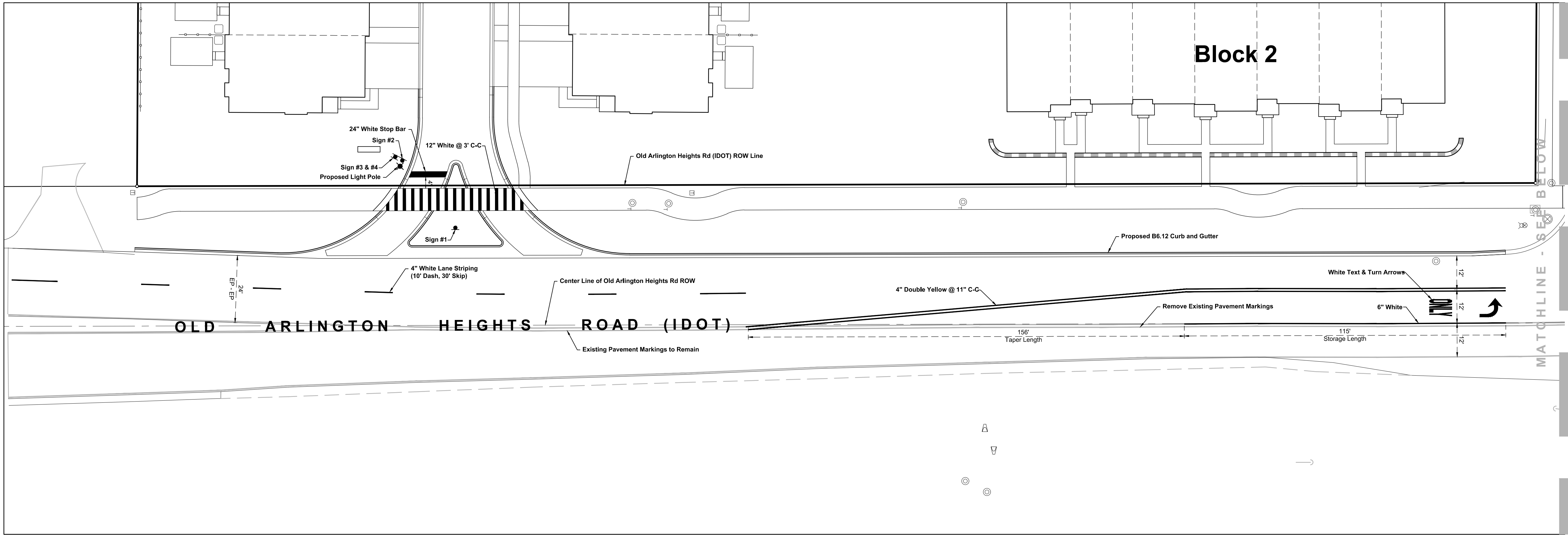
Project: Lexington Heritage
Location: Arlington Heights
Project #: 16-003

Prepared: TJB
Reviewed: TJB
Date: 12/19/2016

SUMMARY OF PHASES					
Phase	Description	Type of Vehicle	Est. Workers	Phase Begin	Phase End
1	Demolition Phase	B, BD, E, DT	5-10	7/15/2017	8/15/2017
2	Earthwork Phase	B, BD, DT, G, E	5-10	8/15/2017	9/15/2017
3	Underground Utility Phase	B, BH, DT, E	5-10	9/1/2017	10/15/2017
4	Onsite Roadway Construction Phase	AG, AP, BH, CT, G	5-10	10/15/2017	11/1/2017
5	Offsite Roadway Construction Phase	AG, AP, BH, CT, G	5-10	9/15/2017	10/15/2017
6	Building Construction Phase	B, BH, DT, E	20-30	9/15/2017	9/15/2019
7	Landscaping Phase	B, BH	5-10	4/15/2018	11/15/2019

Legend AG = Asphalt Grinder AP = Asphalt Paver B = Bobcat
BD = Bulldozer BH = Backhoe CT = Concrete Truck
DT = Dump Truck E = Excavator G = Grader



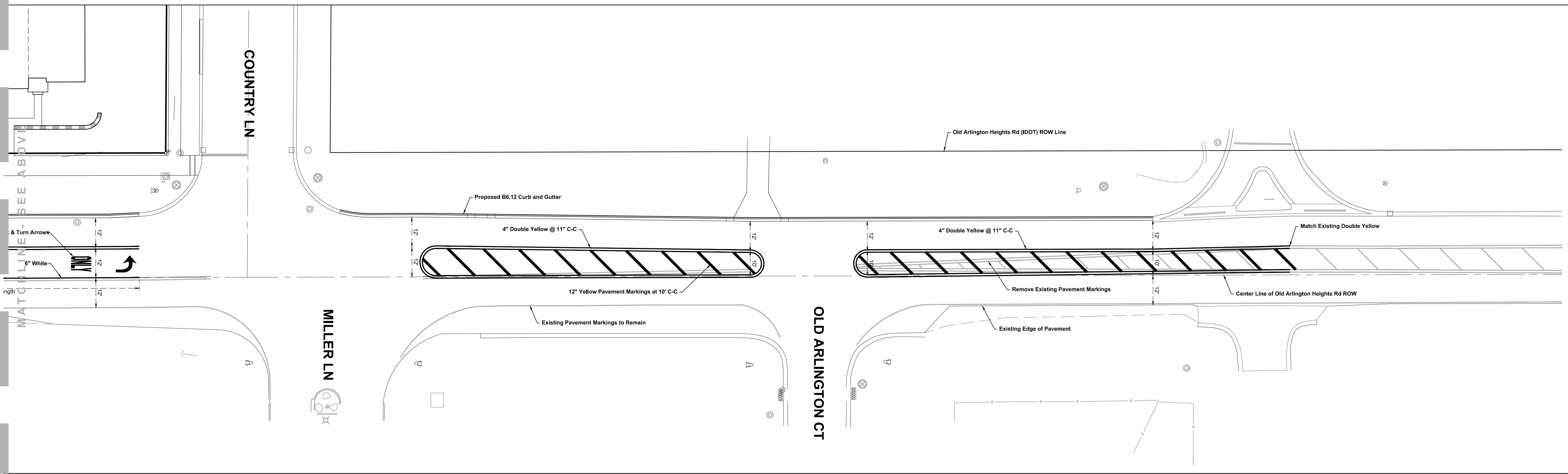
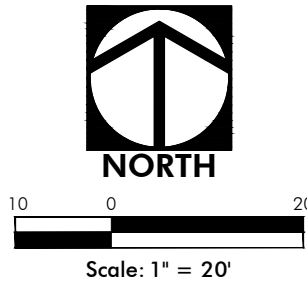


SIGNAGE LEGEND

1		R 3-2 36" x 36"
2		R 1-1 30" x 30"
3		R 3-5R 24" x 30"
4		R 5-1 30" x 30"

Pavement Marking Note:
Pavement markings on HMA shall be thermoplastic. Pavement markings on concrete shall be polyurea.

Lane Closure Note:
All lane closures shall be coordinated with the Village of Arlington Heights prior to closing.



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STRIPING AND SIGNAGE EXHIBIT
LEXINGTON HERITAGE
LEXINGTON HOMES, LLC
ARLINGTON HEIGHTS, IL

Project Manager: T J B
Engineer: T J B
Date: 5/24/2017
Project No. 16-003
Sheet **EX 5.0**
5.0

LEXINGTON HERITAGE
STORM WATER POLLUTION PREVENTION PLAN
SECTION 8 TOWNSHIP 42 NORTH RANGE 11 EAST
ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS

CONTACTS:

VILLAGE OF ARLINGTON HEIGHTS

33 S Arlington Heights Rd
Arlington Heights, IL 60005
Tel: 847-368-5000

OWNER / DEVELOPER / SUBDIVIDER:

Lexington Homes
1731 Marcey Street, Suite 200
Chicago, IL
Tel: 847-875-8289
Fax: 773-60-0301

CIVIL ENGINEER / LAND SURVEYOR:

Haeger Engineering LLC
Illinois Prof. Design Firm #184-003152
100 East State Parkway
Schaumburg, IL 60173
Tel: 847-394-6600
Fax: 847-394-6608
www.haegerengineering.com

LAND PLANNER

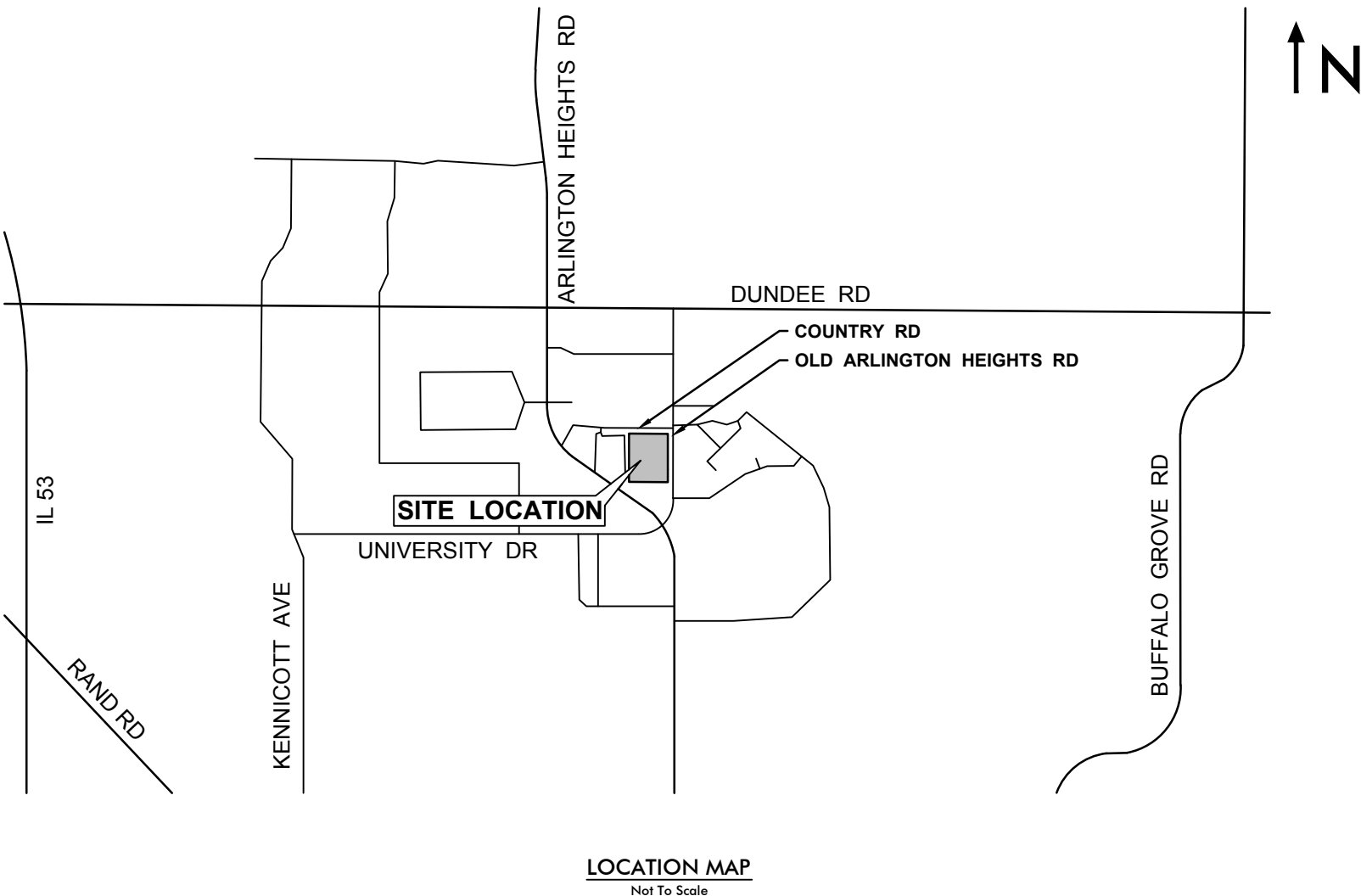
JENLand LLC
P.O. Box 4397
Oak Park, IL 60304
Tel: 708-848-4350

LANDSCAPE ARCHITECT

Krogstad Land Design Limited
519 Pembroke Court N.
Crystal Lake, IL 60014
Tel: 815-529-1511

TRAFFIC CONSULTANT

KLOA, Inc.
9575 W. Higgins Road
Rosemont, IL 60018
Tel: 815-518-9990



Benchmark
Site Benchmark
CP # 101 (See Survey)
Description: Cross Notch
Elevation: 697.55 NAVD 88 (Geoid 12A)

INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS	
NO.	DESCRIPTION
EC1	SWPPP TITLE SHEET
EC2	SWPPP GENERAL NOTES AND SPECIFICATIONS
EC3	STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
EC4	SWPPP TYPICAL DETAILS



Know what's **below.**
Call before you dig.

Note:
Call 811 at least 48 hours, excluding weekends and holidays, before you dig.



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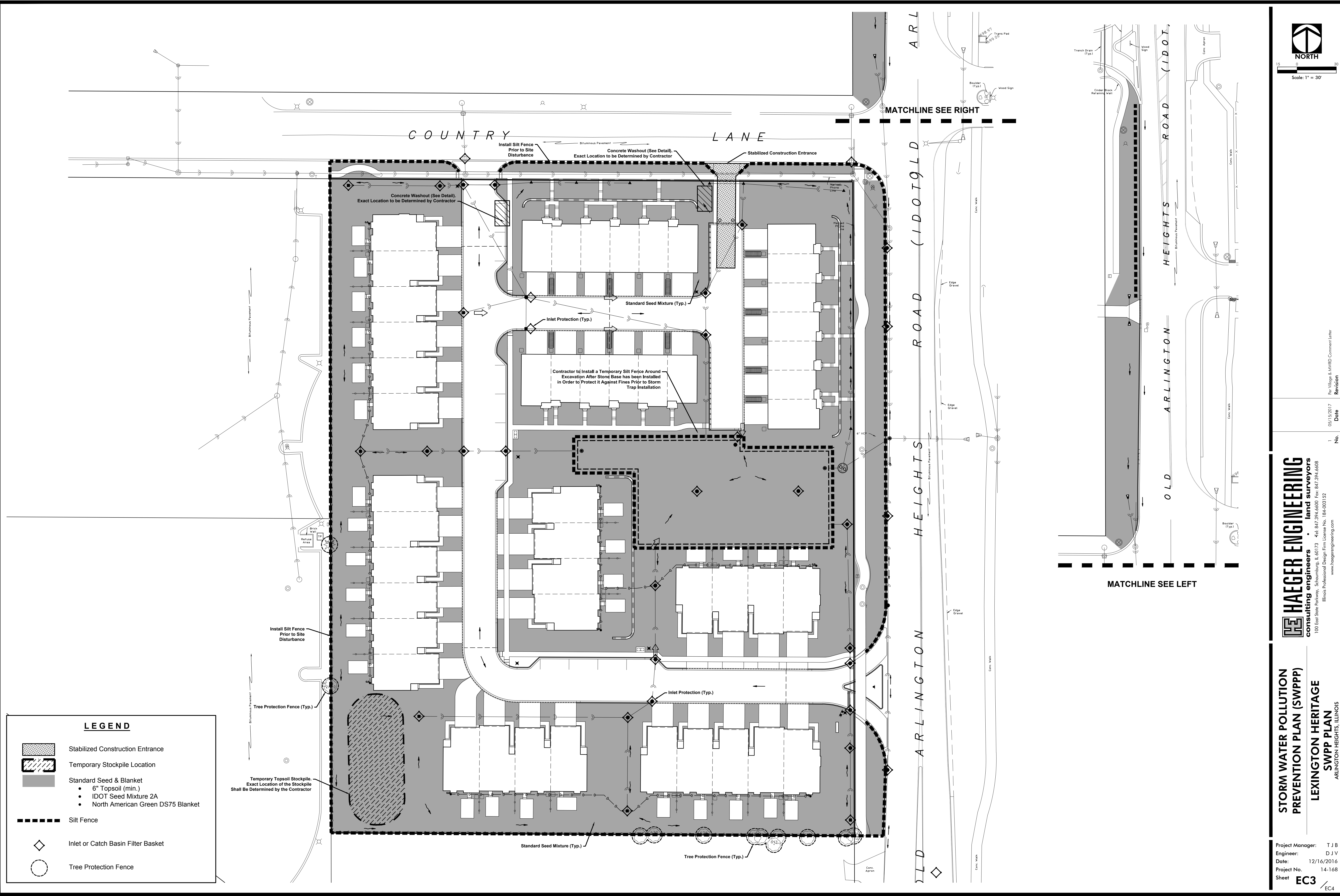
SWPPP TITLE SHEET

LEXINGTON HERITAGE
SWPPP PLAN

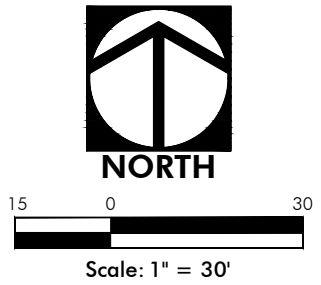
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: T J B
Engineer: D J V
Date: 12/16/2016
Project No. 16-003
Sheet EC1

No.	Date	Revision
1	05/15/2017	Per Village & MWED Comment Letter



Plot Date: Jun 02, 2017 - 2:30pm Plotted By: itm-b
File Name: P:\2016\16003\Drawings\Final Engineering\16003-SWPPP.dwg



Revision	Date	No.
1	05/15/2017	

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**STORM WATER POLLUTION
PREVENTION PLAN (SWPPP)**
**LEXINGTON HERITAGE
SWPP PLAN**
ARLINGTON HEIGHTS, ILLINOIS

Project Manager: TJB
Engineer: DJV
Date: 12/16/2016
Project No. 14-168
Sheet **EC3**

EC4

Soil Protection Chart

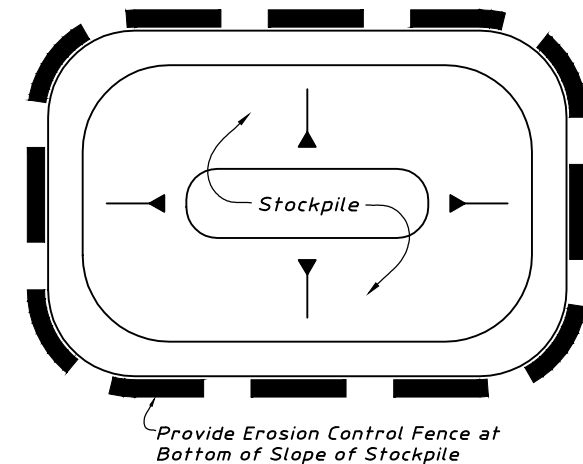
Stabilization Type	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Permanent Seeding			A			*	*		*	→		
Dormant Seeding	B	→									B	→
Temporary Seeding			C			D				→		
Sodding			E**							→		
Mulching	F	→										

- A KENTUCKY BLUEGRASS
90 LBS/AC MIXED WITH
PERENNIAL RYEGRASS
30 LBS/AC
- B KENTUCKY BLUEGRASS
135 LBS/AC MIXED WITH
PERENNIAL RYEGRASS
45 LBS/AC + 2 TONS
STRAW MULCH PER AC
- C SPRING OATS 100 LBS/AC
- D WHEAT OR CEREAL RYE
150 LBS/AC
- E SOD
- F STRAW MULCH 2 TONS/AC

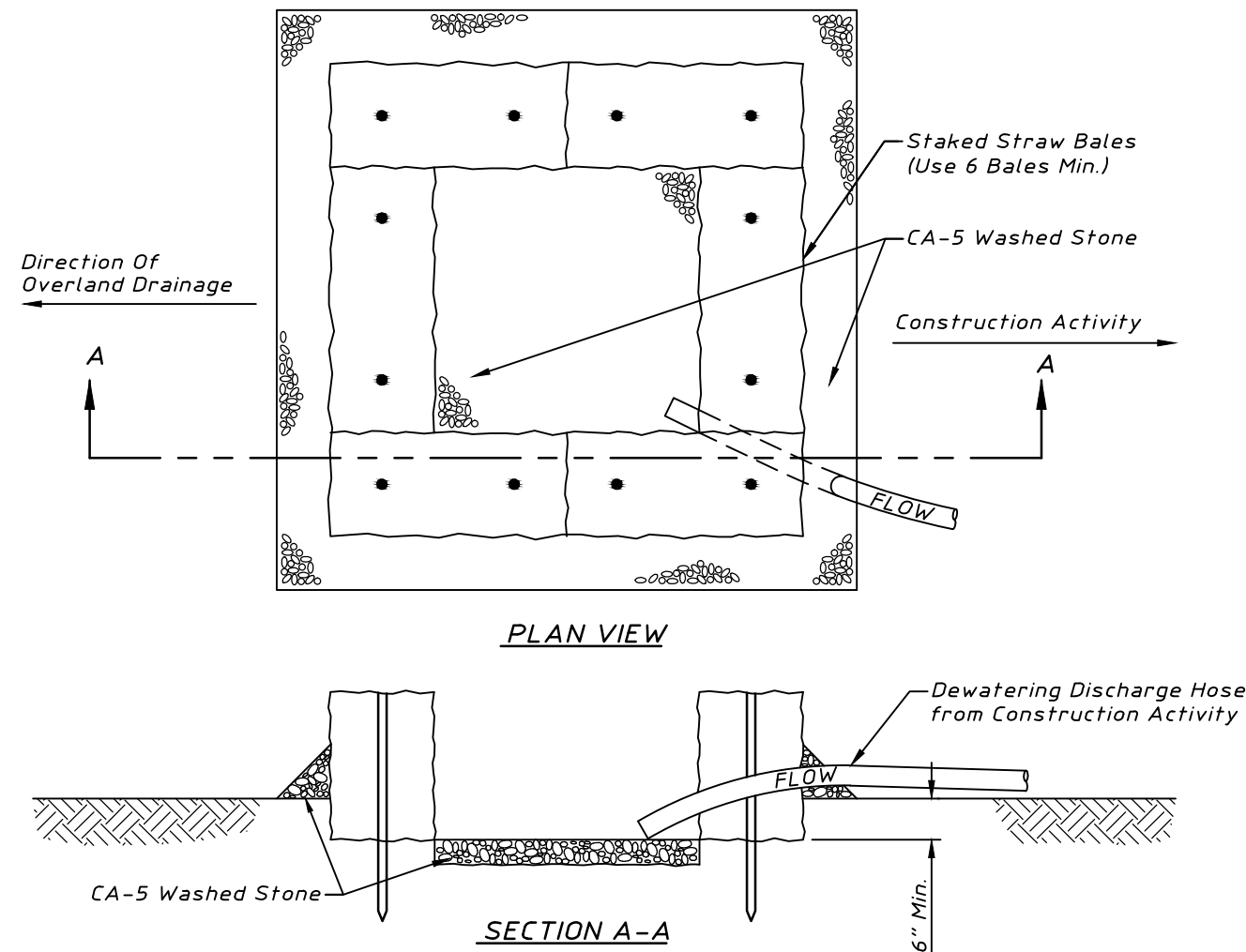
- * IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER
- ** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING

CONSTRUCTION SEQUENCE AND RESPONSIBLE CONTRACTOR

	GRADING CONTRACTOR	UNDERGROUND CONTRACTOR	PAVING CONTRACTOR	LANDSCAPE CONTRACTOR
1. INSTALL SEDIMENT CONTROL MEASURES -DITCH CHECKS -EROSION CONTROL FENCE -SEDIMENT BASIN -STABILIZED CONSTRUCTION ENTRANCE -TEMPORARY SHALES -SPECIFIED STORM SEWER LINES	=====	=====		
2. GRADE SITE/STOCKPILE TOPSOIL	=====			
3. INSTALL STORMWATER MANAGEMENT MEASURES -STORM SEWER -SEDIMENT TRAP (INLET PROTECTION) -DITCH SHALES	=====	=====		
4. TEMPORARY VEGETATIVE STABILIZATION -CONTROL MEASURES -TEMPORARY SEEDING -MULCHING			=====	
5. INSTALL ROAD SUBGRADE -AGGREGATE COVER			=====	
6. SITE CONSTRUCTION WORK -CURB AND GUTTER -PAVING (WALKS & BIKEPATHS)			=====	
7. VEGETATIVE COVER ON ALL AREAS TO BE EXPOSED LONGER THAN 60 DAYS -TEMPORARY SEEDING				=====
8. SURFACE ROADS -PAVING			=====	
9. PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS -PERMANENT SEEDING -SODDING				=====
10. INSTALL PERMANENT LANDSCAPING				=====
11. PERFORM CONTINUING MAINTENANCE	=====	=====	=====	=====



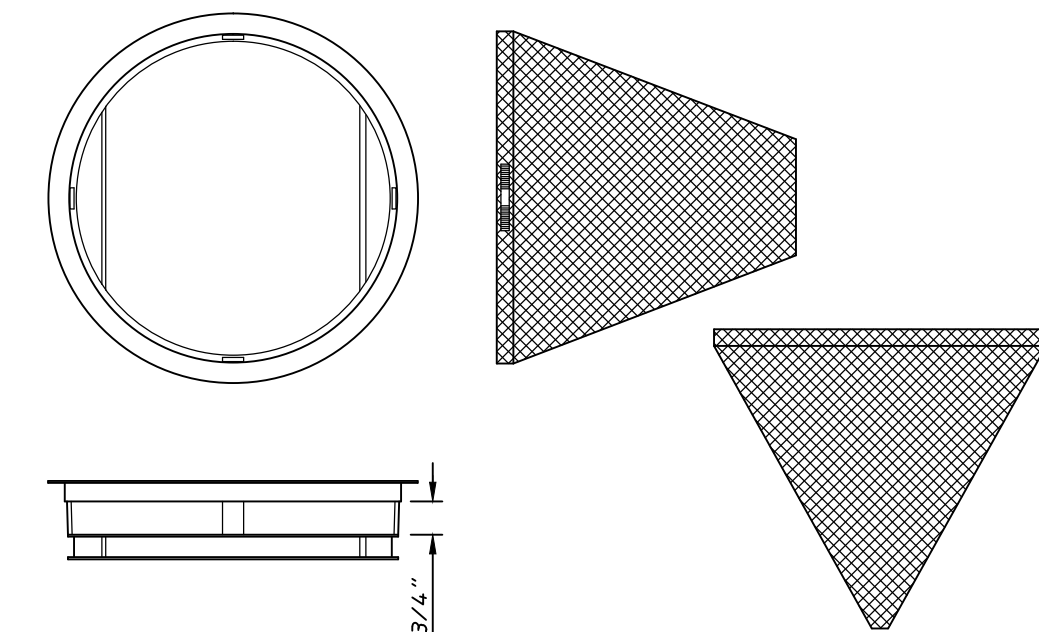
TEMPORARY STOCKPILE PROTECTION DETAIL



NOTES:

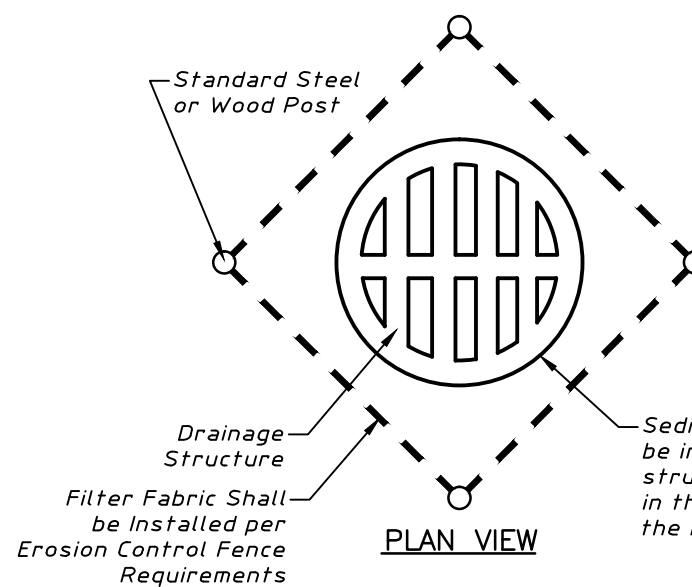
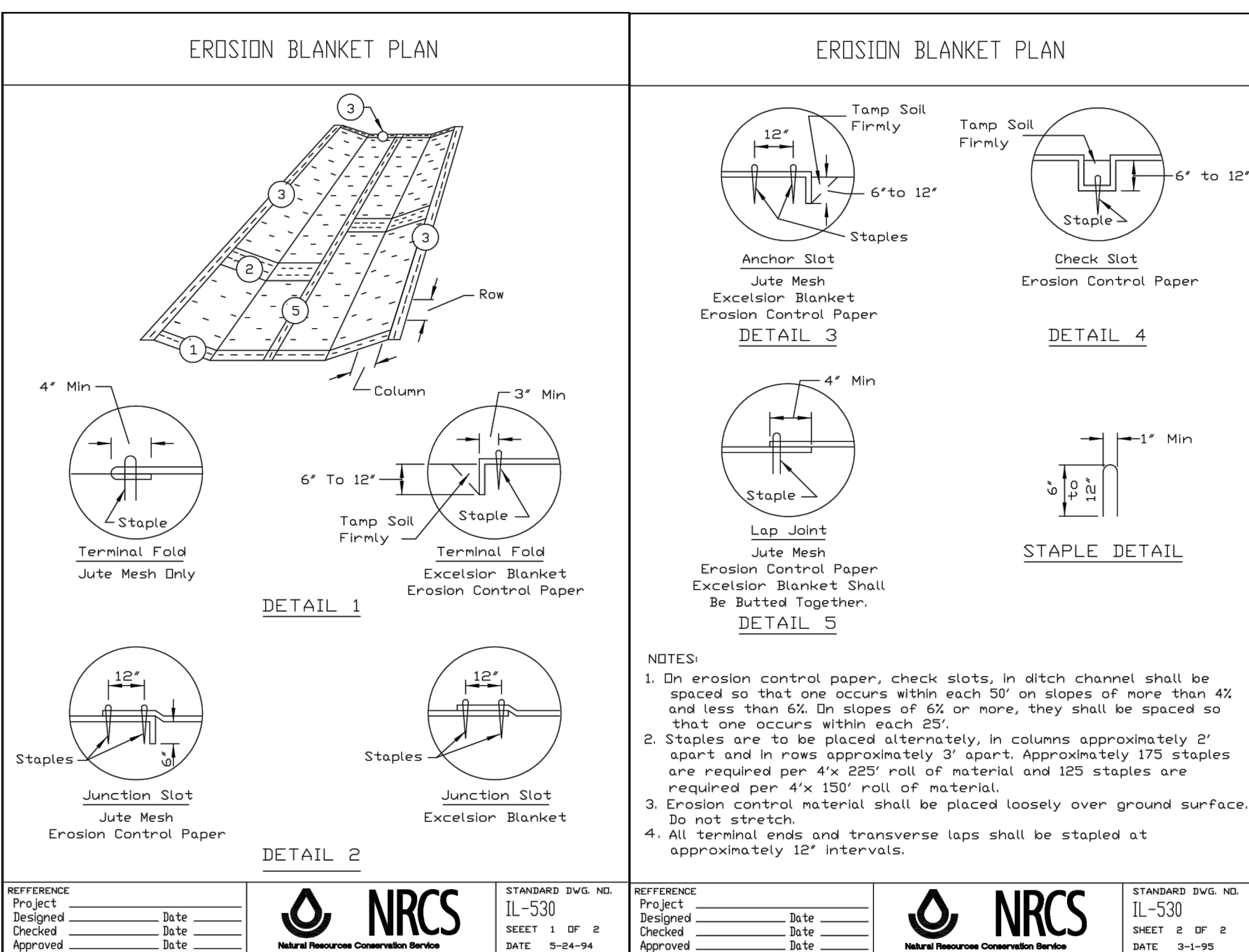
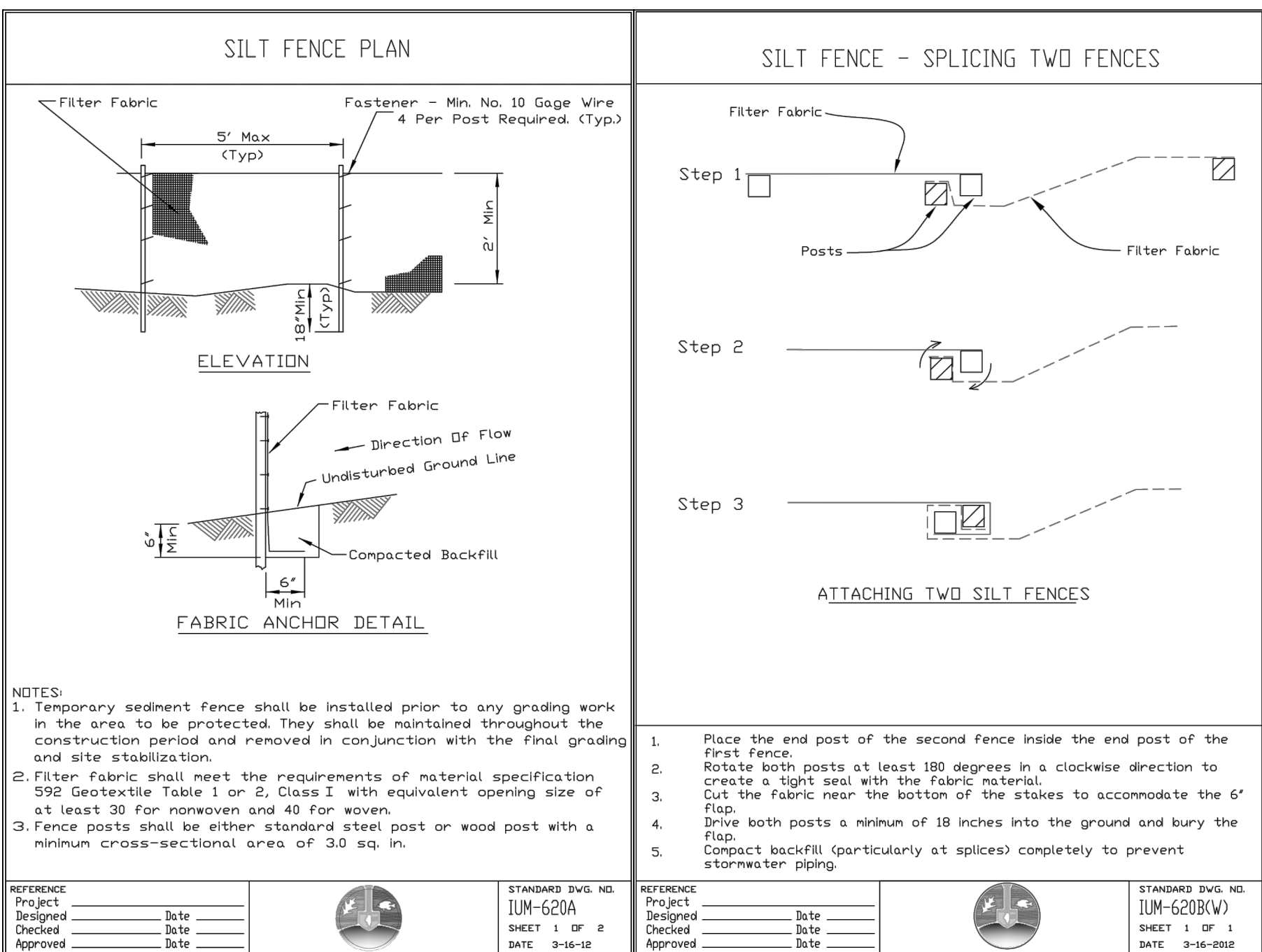
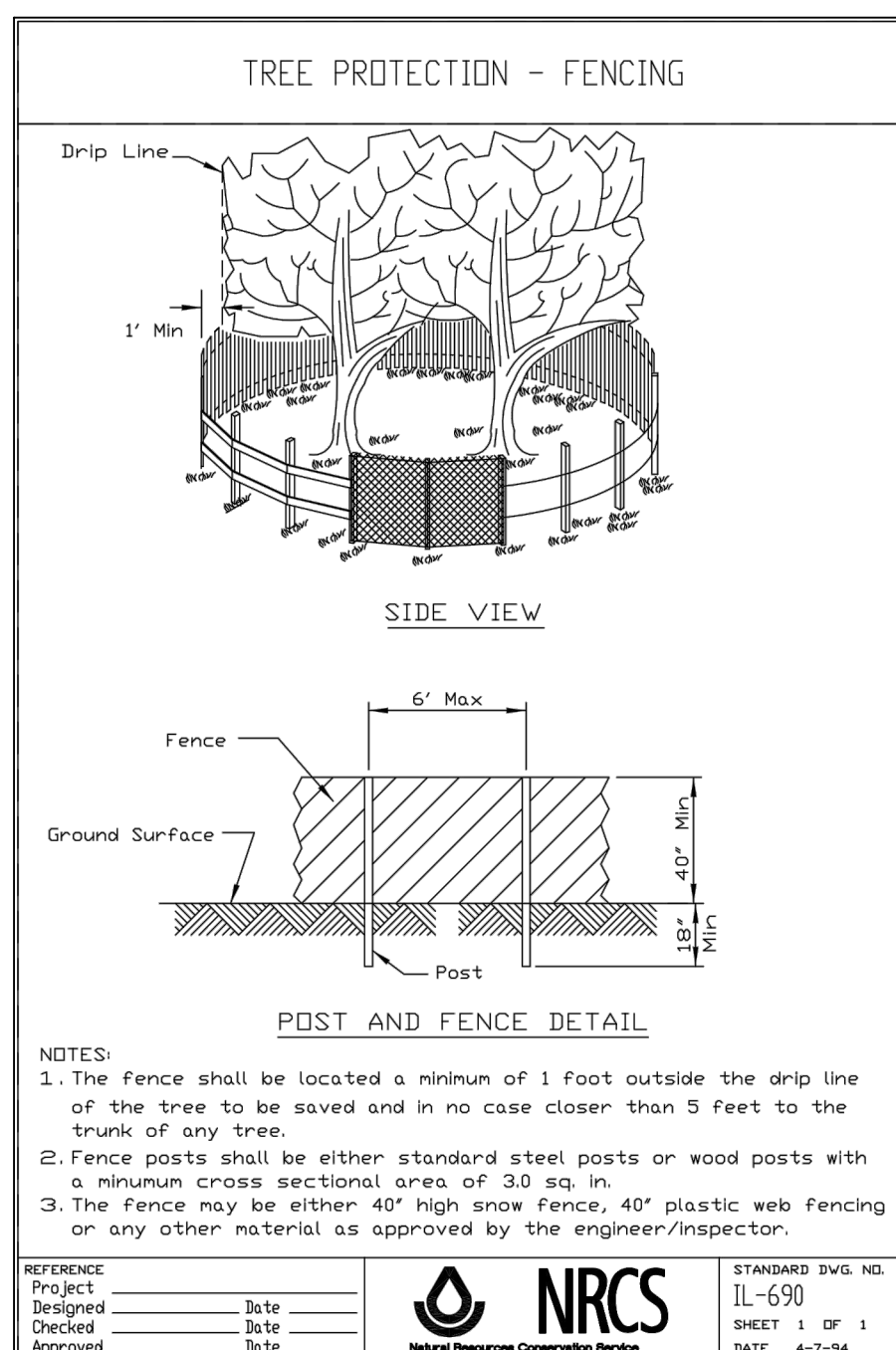
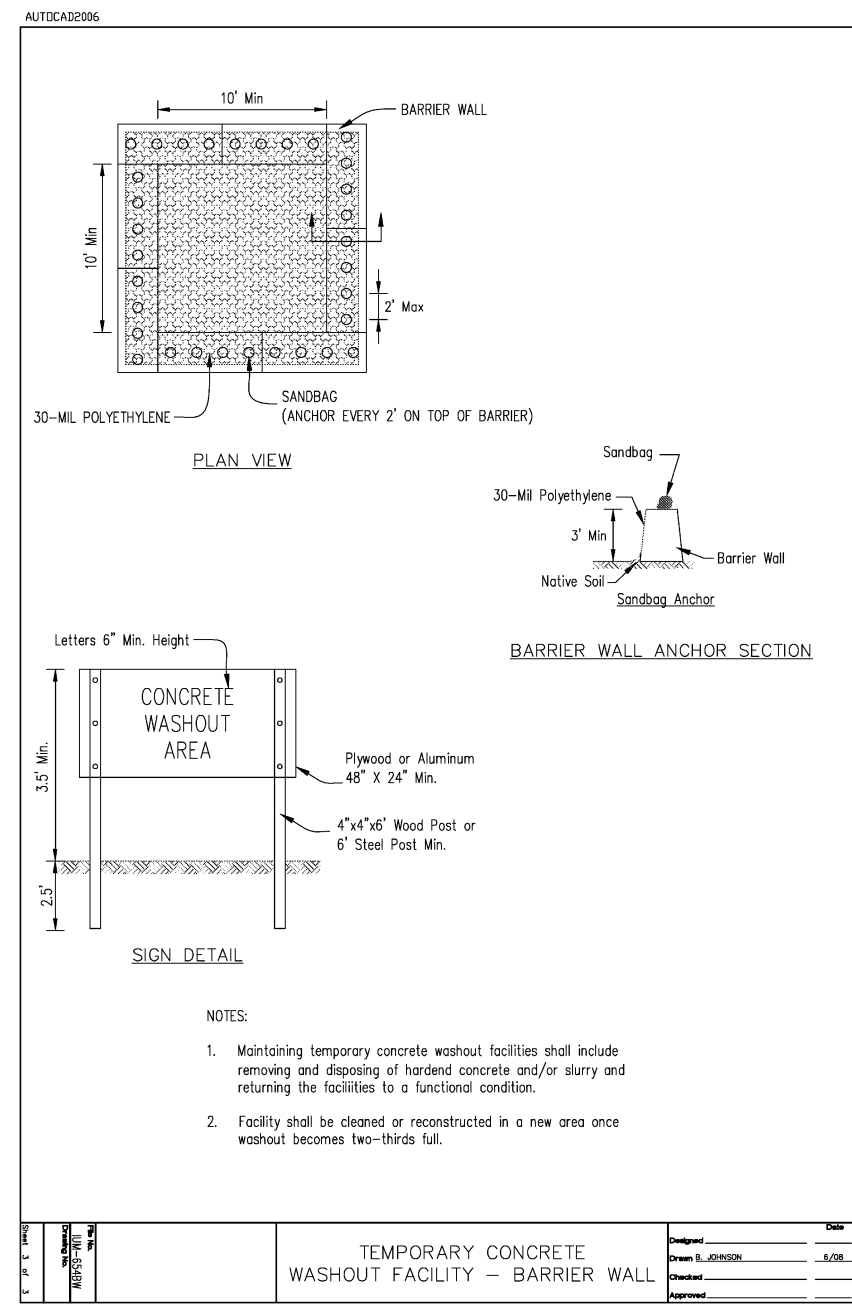
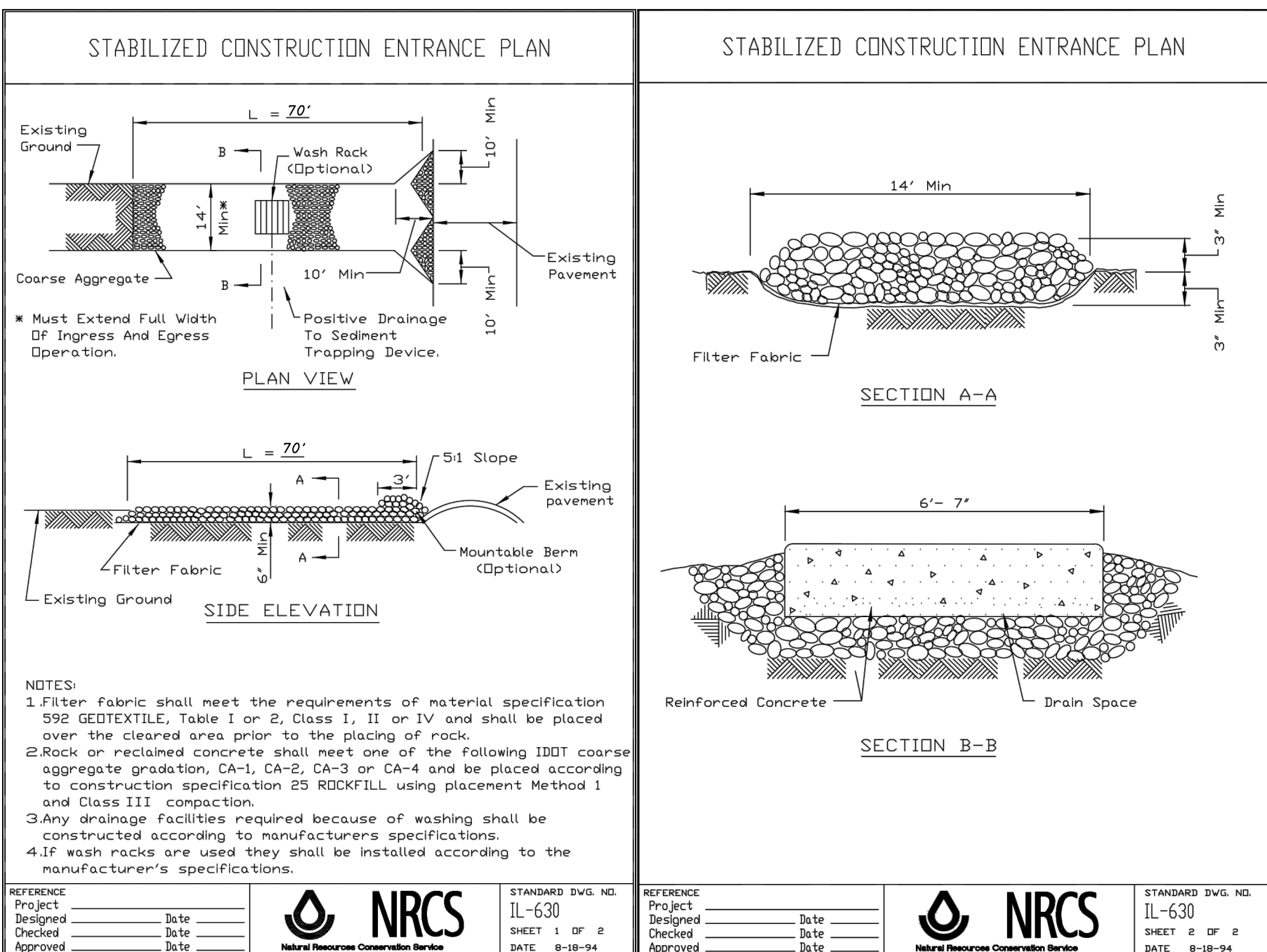
- All dewatering from construction activities shall discharge into sedimentation trap.
- Sedimentation shall be removed and trap restored to its original dimensions when the sediment has accumulated to a depth of 6".
- The sediment trap shall be removed and the area restored to its original condition once construction dewatering has ceased.

SEDIMENTATION TRAP FOR CONSTRUCTION ACTIVITY DEWATERING

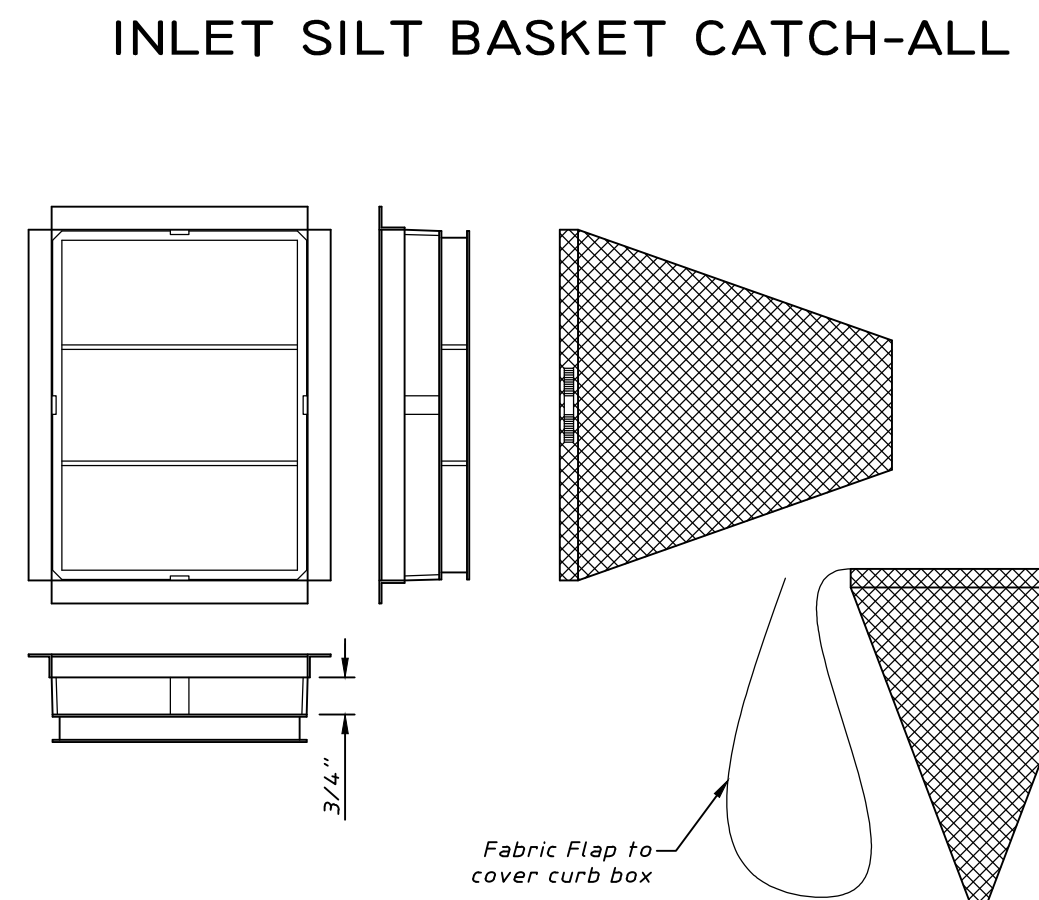


GENERAL NOTES:

- FRAME:** Top flange fabricated from 1-1/4"x1-1/4"x1/8" angle. Base rim fabricated from 1-1/2"x1/2"x1/8" channel. Handles and suspension brackets fabricated from 1-1/4"x1/4" flat stock. All domestic steel conforming to ASTM-A36.
- SEDIMENT BAG:** Bag fabricated from 4 oz./sq.yd. non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel strap and lock. All storm structures must have either a curb silt basket catch-all or an inlet silt basket catch-all inserted prior to construction.



INLET PROTECTION DETAIL (ILLINOIS URBAN MANUAL DETAIL 860)



FRAME:

- Top flange fabricated from 1-1/4"x1-1/4"x1/8" angle. Base rim fabricated from 1-1/2"x1/2"x1/8" channel. Handles and suspension brackets fabricated from 1-1/4"x1/4" flat stock. All domestic steel conforming to ASTM-A36.
- SEDIMENT BAG:** Bag fabricated from 4 oz./sq.yd. non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel strap and lock. All storm structures must have either a curb silt basket catch-all or an inlet silt basket catch-all inserted prior to construction.

CURB SILT BASKET CATCH-ALL

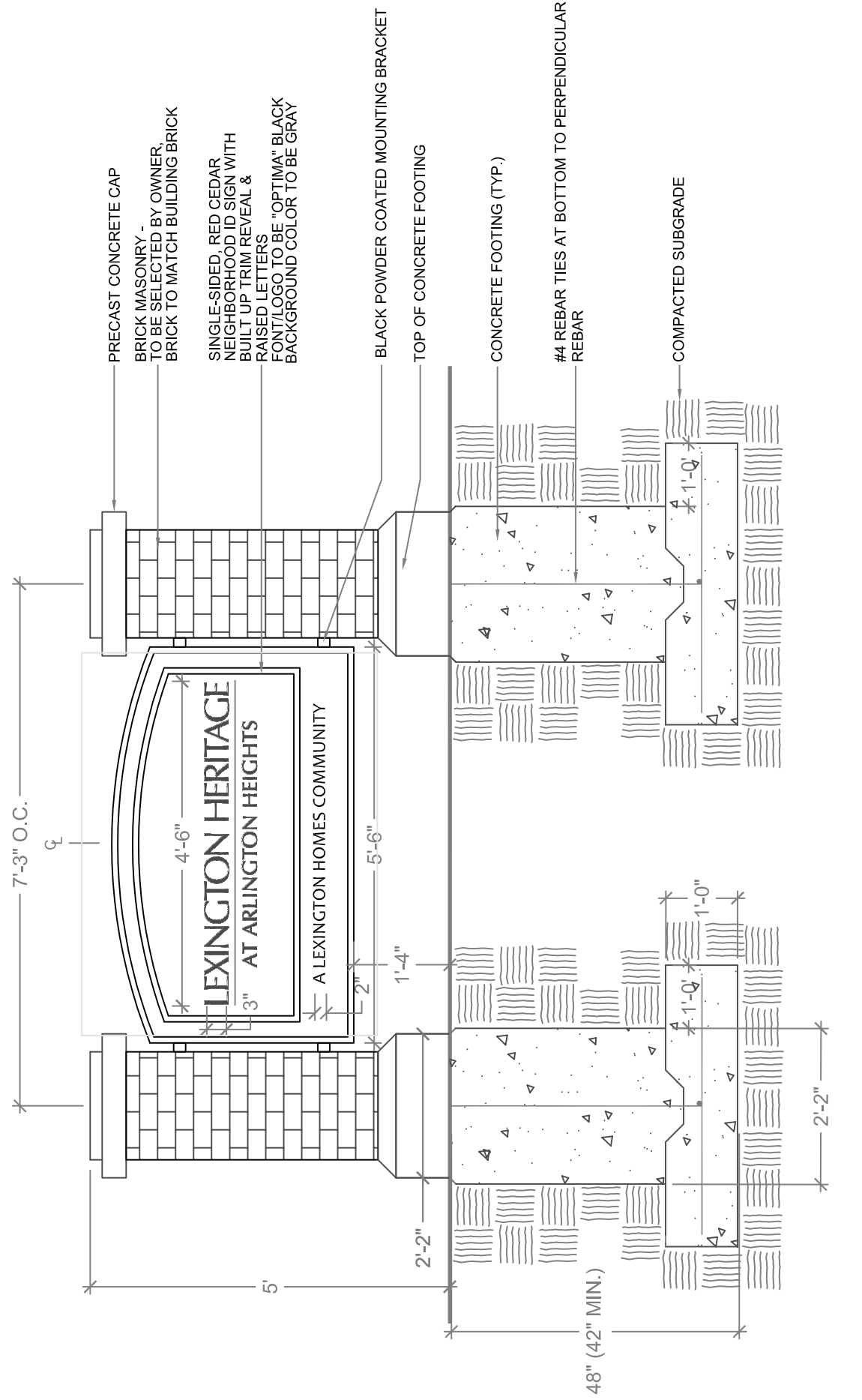
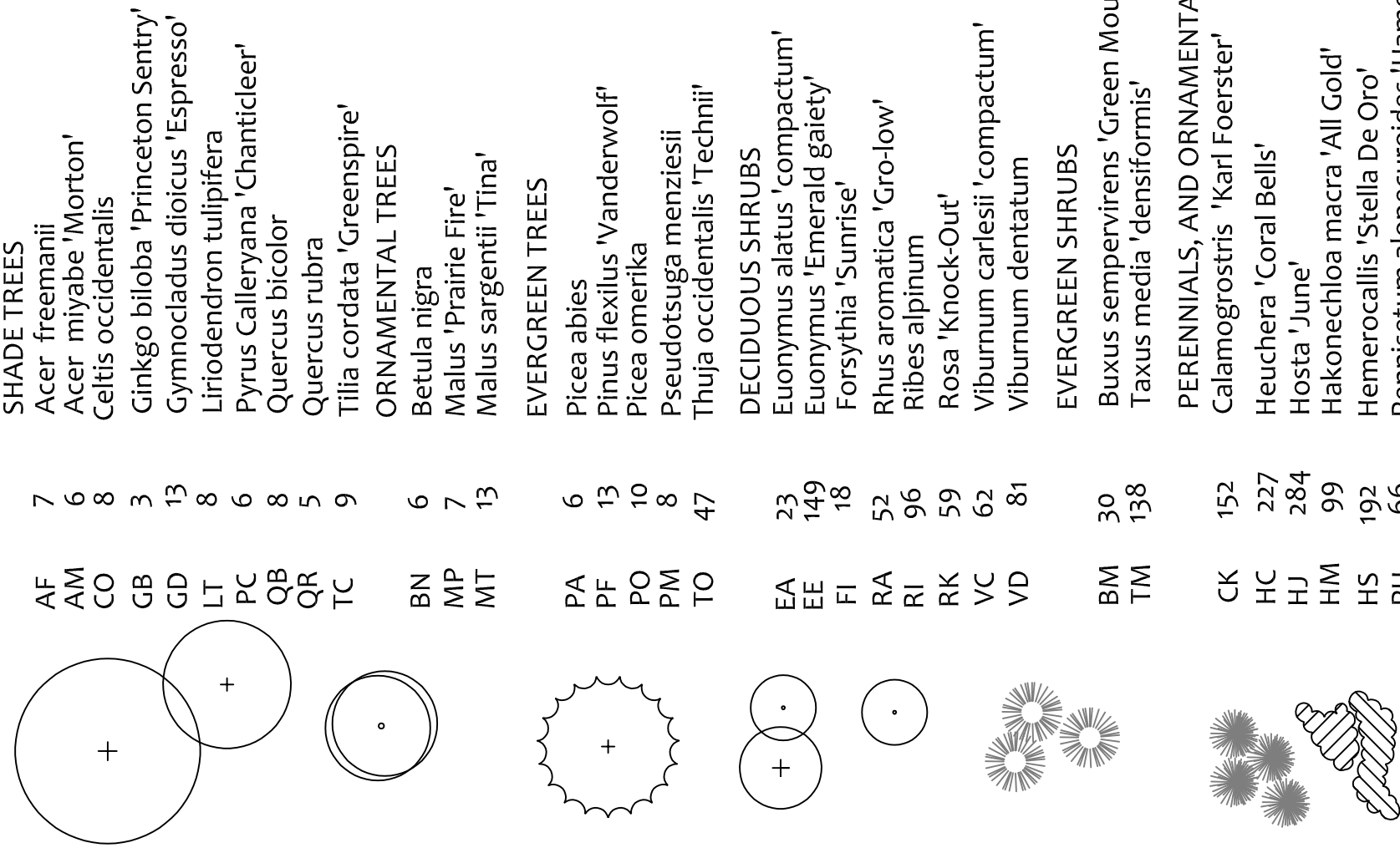
1. **GENERAL NOTES**
 1. QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES, AND FOR PROVIDING SUFFICIENT MATERIALS TO COMPLETE THE JOB PER PLAN. LANDSCAPE CONTRACTOR SHALL BE NOTIFIED OF ANY VARIATION TO QUANTITIES.
 2. CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL AVOID ALL EXISTING UTILITIES, UNDERGROUND AND OVERHEAD WHERE APPLICABLE, AND IS RESPONSIBLE FOR ANY DAMAGE. IF ANY CONFLICTS SHOULD EXIST BETWEEN UTILITIES AND PROPOSED MATERIAL LOCATIONS, FIELD ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND SHALL REPORT TO LANDSCAPE ARCHITECT ANY VARIANCE OR CONDITION WHICH WOULD PREVENT ADHERENCE TO SCHEDULE, PLANS OR SPECIFICATIONS.
 4. WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS HORTICULTURAL STANDARDS, AND LOCAL MUNICIPAL REQUIREMENTS.

5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT LANDSCAPE MATERIAL ON SITE WHETHER STOCK PILED OR INSTALLED IN PLACE.
6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANTED MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS OF VARIETY, SIZE AND QUALITY.
7. ALL PLANTS SHALL BE REPLANTED PER THE LANDSCAPE PLAN AND SPECIFICATIONS. PLANTINGS NOT FOUND TO BE IN COMPLIANCE SHALL BE INSTALLED CORRECTLY AT NO ADDITIONAL EXPENSE TO THE OWNER.
8. FINE GRADE, FERTILIZE AND SO/SEED ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN. ALL AREAS SHALL DRAIN COMPLETELY AND SHALL NOT POND OR PUDDLE.
9. WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN.
10. FOR TREES PLANTED IN TURF AREAS, PROVIDE 3'-0" dia. MULCH RING (REMOVE EXISTING TURF) AT 4" THICK WITH A CULTIVATED EDGE.
11. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK AND COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
12. ENSURE ALL TREES ARE 35 FEET FROM LIGHT POLES, 4 FEET FROM DRIVES, 8 FEET FROM HYDRANTS AND 5 FEET FROM MANHOLES.
13. SOME FIELD ADJUSTMENTS MAY BE NECESSARY TO ENSURE THAT THERE ARE NO CONFLICTS BETWEEN EXISTING AND PROPOSED TREES.
14. MATERIAL QUALITY AND MEASUREMENT SHOULD CONFORM TO THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z660 BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
15. ALL SHADE/OVERSTORY TREES SHALL HAVE A CENTRAL LEADER.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN IN ACCORDANCE WITH THE PLAN DESIGN AND MATERIALS QUANTITIES.
17. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING UNDERGROUND UTILITIES, SIDEWALKS, AND OTHER PREVIOUSLY CONSTRUCTED SITE IMPROVEMENTS.
18. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING VEGETATION TO BE PRESERVED.
19. A TREE OF 5' & 4.00 PER LINEAL FOOT OF FRONTAGE IS REQUIRED AT THE TIME OF PERMIT ALONG WITH A LANDSCAPE COMPLIANCE BOND THAT IS 30% OF THE ESTIMATED LANDSCAPE COSTS.
20. PLANTS SHALL BE ADJUSTED AS NEEDED TO FULLY SCREEN ALL MECHANICAL UNITS.
21. FINAL LANDSCAPE PLAN, BASED ON FINAL SITE PLAN AND ENGINEERING, SHALL SUBSTANTIALLY CONFORM TO THIS PLAN.

Construction Shop Drawings of Signs and Pillars shall be prepared and submitted at time of building permit application. Medallion and Signage logo and copy, color of Cultured Stone and construction details shall be provided as part of the Shop Drawings.

location of Sign may be adjusted in field based on as-built location of utilities

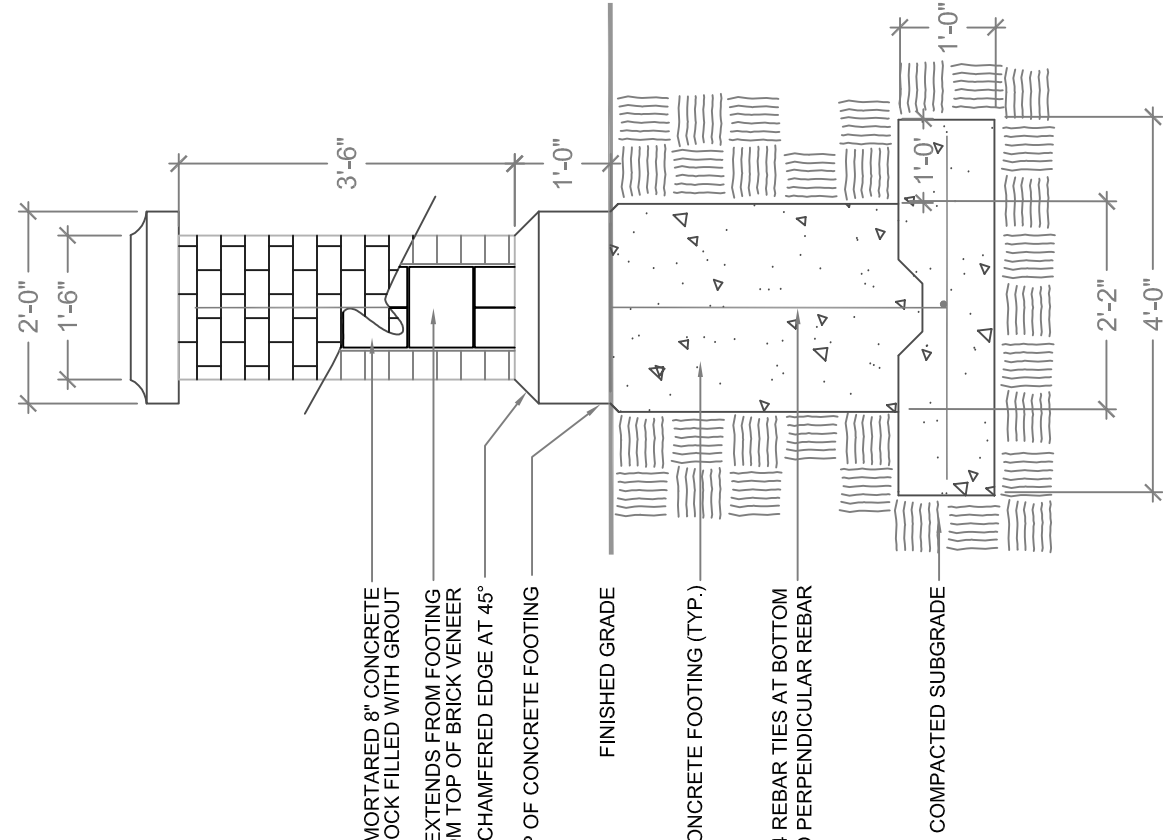
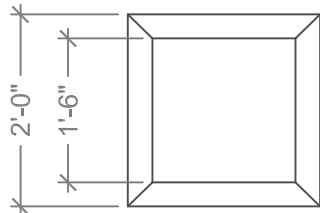
SCALE: 1/2" = 1.0'


$$\text{SCALE: } 1/2" = 1.0'$$


SYSM	QTY	BOTANICAL NAME
SHADE TREES		
AF	7	Acer freemanii
AM	6	Acer myiabe 'Morton'
CM	8	Celtis occidentalis
GB	3	Ginkgo biloba 'Princeton Sentry'
GD	13	Gymnocladus dioica 'Espresso'
LC	8	Liriodendron tulipifera
LT	6	Pyrus calleryana 'Chanticleer'
QB	8	Quercus bicolor
QR	5	Quercus rubra
TC	9	Tilia cordata 'Greenspire'
ORNAMENTAL TREES		
BN	6	Betula nigra
MP	7	Malus 'Prairie Fire'
MT	13	Malus sargentii 'Tina'
EVERGREEN TREES		
PA	6	Picea abies
PF	13	Picea flexilis 'Vanderwolf'
PO	10	Picea omorika
PM	8	Pseudotsuga menziesii
TO	47	Thuja occidentalis 'Technii'
DECIDUOUS SHRUBS		
EA	23	Eunonymus alatus 'compactum'
EE	149	Eunonymus 'Emerald galei'
FI	18	Forsythia 'Sunrise'
RA	52	Rhus aromatica 'Gro-low'
RI	96	Ribes alpinum
RC	59	Rosa 'Knock-Out'
VK	62	Viburnum carlesii 'compactum'
VD	81	Viburnum dentatum
EVERGREEN SHRUBS		
BM	30	Buxus sempervirens 'Green Mound'
TM	138	Taxus media 'densiformis'
PERENNIALS AND ORNAMENTAL TREES		
CK	152	Camelotrostris 'Karl Forster'
HJ	227	Heuchera 'Coral Bells'
HC	284	Hosta 'June'
HM	99	Hakonechloa macro 'All Gold'
HS	192	Hemerocallis 'Stella de Oro'
PH	66	Pennisetum alopecuroides 'Hameln'
PL	12	Pterocarya atriplicifolia 'Little Spirit'
RG	177	Rudbeckia 'Goldstrum'
SN	156	Salvia nemorosa 'May Night'
SS	200	Schizachyrium scoparium

	S.Y.	C.Y.	l.f.
MISCELLANEOUS MATERIALS			
8,386	Kentucky Bluegrass Blend Sod		
217	Shredded Hardwood Mulch		
840	6' Solid Dog Eared Fence		

Trees listed above shall be considered as replacement for existing trees to be removed



SCALE: 1/2" = 1.0'

LEXINGTON HERITAGE ARLINGTON HEIGHTS, IL FINAL LANDSCAPE P

REVISIONS	
REV.	5/15/17
REV. (Sign)	5/26/17
REV. (Paver Note)	5/31/17
DATE	December 15, 2016
PROJECT	LEX1611
DRAWN	KTK
CHECKED	KTK
SHEET NO.	

P.I.N. No. 03-08-102-004
03-08-102-005
03-08-102-006
03-08-102-007
03-08-102-008

MAIL PLAT TO:
HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

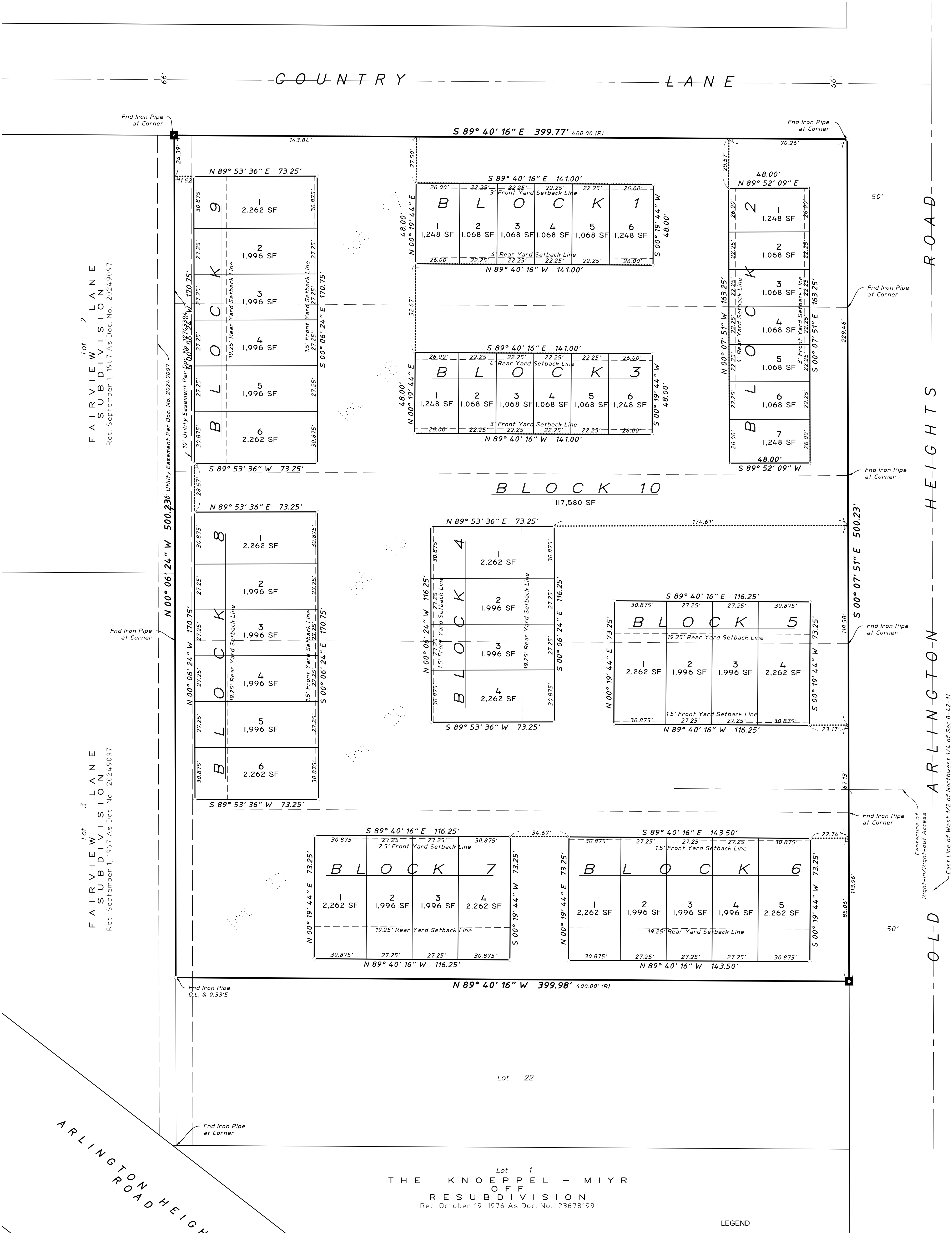
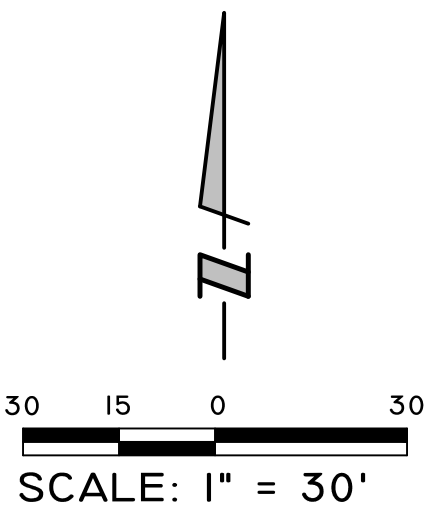
FINAL PLAT OF SUBDIVISION

OF

LEXINGTON HERITAGE

BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SHEET 1 OF 2



VEHICULAR ACCESS NOTES:

1. THERE SHALL BE, AT MOST, ONE (1) RESTRICTED RIGHT-IN/RIGHT-OUT VEHICULAR ACCESS POINT TO OLD ARLINGTON HEIGHTS ROAD FROM BLOCK 10 AS SHOWN HEREON.
2. ALL OTHER ACCESS SHALL BE VIA INTERNAL CIRCULATION.

- LEGEND
- Concrete Monument
 - Subdivision or Block Corners, Set or Found as Noted
 - Indicates Right Angle
 - Underlying Subdivision Lot No.
 - LOT 1
 - New Subdivision Lot No.
 - Underlying Lot Lines
 - New Lot Lines
 - Boundary Line
 - Record
 - Measured

HAEGER ENGINEERING
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

P.I.N. No. 03-08-102-004
03-08-102-005
03-08-102-006
03-08-102-007
03-08-102-008

MAIL PLAT TO:

HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

FINAL PLAT OF SUBDIVISION

OF

LEXINGTON HERITAGE

SHEET 2 OF 2

BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

OWNER'S CERTIFICATE AND SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS LEXINGTON HERITAGE, AN ADDITION TO THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY. ALL STREETS AND ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. BLOCK 10, AS SHOWN ON THIS PLAT AND RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES. SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON THESE STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

THE FOREGOING COVENANTS (OR RESTRICTIONS), ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 20____, AT WHICH TIME SAID COVENANTS (OR RESTRICTIONS) SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS INDICATED OTHERWISE BY NEGATIVE VOTE OF A MAJORITY OF THE THEN OWNERS OF THE BUILDING SITES COVERED BY THESE COVENANTS (OR RESTRICTIONS), IN WHOLE OR IN PART WHICH SAID VOTE WILL BE EVIDENCED BY A PETITION IN WRITING SIGNED BY THE OWNERS AND DULY RECORDED. INVALIDATION OF ANY ONE OF THE FOREGOING COVENANTS (OR RESTRICTIONS) BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER VARIOUS COVENANTS (OR RESTRICTIONS), WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

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

THIS IS TO FURTHER CERTIFY THAT TO THE BEST OF THE OWNER'S KNOWLEDGE THE LAND HEREIN DESCRIBED IS WITHIN THE FOLLOWING SCHOOL DISTRICTS:
1. ELEMENTARY SCHOOL DISTRICT NO. 21
2. TOWNSHIP HIGH SCHOOL DISTRICT NO. 214
3. HARPER COMMUNITY COLLEGE DISTRICT 512

WITNESS OUR HANDS AND SEALS THIS ____ DAY OF _____, 20 ____.

BY: _____

TITLE: _____

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID DOES HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT HE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20 ____.

PRINT NAME _____

NOTARY PUBLIC _____

COMMISSION EXPIRES: _____ (SEAL)

STORM WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR THAT IF THE SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS OR DRAINS AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PROCEDURES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

BY: _____ DATE: _____
ILLINOIS PROFESSIONAL ENGINEER
NO. 062-066586

BY: _____ DATE: _____
OWNER

INGRESS EGRESS EASEMENT PROVISIONS

A PERMANENT EASEMENT ACROSS BLOCK 10 SHOWN HEREON, BUT NOT WITHIN THE BUILDINGS, IS HEREBY GRANTED TO THE PURPOSE OF INGRESS AND EGRESS OF VEHICLES AND PEDESTRIAN TRAFFIC ACROSS THE PROPERTY IN THIS SUBDIVISION FOR THE USE AND BENEFIT OF THE OWNERS, OCCUPANTS AND INVITEES OF BLOCKS 1-9 SHOWN HEREON.

MORTGAGEE'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

_____, AS MORTGAGEE UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED _____, A.D. 20____, AND RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY, ILLINOIS ON THE _____ DAY OF _____, A.D. 20____, AS DOCUMENT NO. _____, HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF _____ AND _____ OF _____, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SUCH _____, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID _____, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, A.D. 20 ____.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

BLANKET PUBLIC UTILITY EASEMENT PROVISIONS

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

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

APPROVED BY: _____ THIS ____ DAY OF _____, 2016

COMMONWEALTH EDISON COMPANY

APPROVED BY: _____ THIS ____ DAY OF _____, 2016

NORTHERN ILLINOIS GAS COMPANY (NICOR)

APPROVED BY: _____ THIS ____ DAY OF _____, 2016

COMCAST

APPROVED BY: _____ THIS ____ DAY OF _____, 2016

WIDE OPEN WEST INTERNET CABLE

APPROVED BY: _____ THIS ____ DAY OF _____, 2016

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, TELEVISION, SOUNDS AND SIGNALS, NATURAL GAS, IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF BLOCK 10 PROPERTY SHOWN WITHIN. THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER OR UNDER GRANTEE'S FACILITIES WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

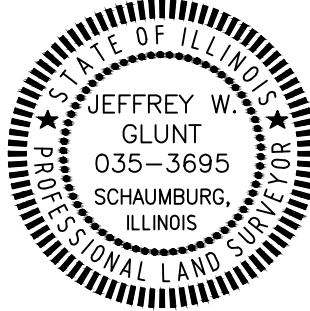
PUBLIC UTILITY EASEMENTS PROVIDED, SHALL BE FOR THE USE OF MUNICIPAL SEWER AND WATER LINES, STORM DRAINAGE AND PUBLIC UTILITY LINES, LINES FOR ANY CABLE TELEVISION FRANCHISE GRANTED BY THE CITY, AND OTHER MUNICIPAL USES.

ILLINOIS DEPARTMENT OF TRANSPORTATION

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF §2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS" AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

Anthony J. Quigley, P.E.
Region One Engineer

SPACE RESERVED FOR COUNTY CLERK'S STAMP



EXPIRES 11-30-18

SPACE RESERVED FOR COUNTY RECORDER'S STAMP

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 ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD _____, A.D. 20 ____.

BY: _____
CHAIRMAN

ATTEST: _____
SECRETARY

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD _____, A.D. 20 ____.

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

APPROVED BY THE VILLAGE COLLECTOR ON _____, A.D. 20 ____.

APPROVED BY THE DIRECTOR OF ENGINEERING ON _____, A.D. 20 ____.

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, JEFFREY W. GLUNT, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3695, DO HEREBY AUTHORIZE THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SCHAUMBURG, ILLINOIS _____

BY: _____
JEFFREY W. GLUNT
IL. PROF. LAND SURVEYOR NO. 35-3695
LICENSE EXPIRES 11/30/2018 AND IS RENEWABLE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, JEFFREY W. GLUNT, HEREBY CERTIFY THAT I AM AN ILLINOIS PROFESSIONAL LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON DECEMBER 16, 2016 THAT ALL MONUMENTS AND MARKERS SHOWN THEREON ACTUALLY EXIST, AND THAT I HAVE ACCURATELY SHOWN THE MATERIALS THAT THEY ARE MADE OF AND THAT I HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
LOTS 17, 18, 19, 20 AND 21 IN FREEDOM SMALL FARMS, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, CONTAINING AN AREA OF 4.592 ACRES MORE OR LESS.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. IRON PIPES, (OR REBARS WITH PLASTIC CAPS), AND CONCRETE MONUMENTS HAVE BEEN SET AT CORNERS IN ACCORDANCE WITH CURRENT STATE STATUTES AND VILLAGE OF ARLINGTON HEIGHTS REQUIREMENTS.

I DO HEREBY FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED AND ALSO THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17031C0063J, DATED AUGUST 19, 2008, PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COOK COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN".

SCHAUMBURG, ILLINOIS _____ MAY 24, 2017

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695

PLAT PREPARED FOR:

LEXINGTON HOMES

1731 N. MARCEY ST.
SUITE 200
CHICAGO, IL 60614

SUBMITTED BY

VILLAGE OF ARLINGTON HEIGHTS
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

SEND NEW TAX BILL TO:

LEXINGTON HERITAGE LLC
1731 N. MARCEY ST. SUITE 200
CHICAGO, IL 60614

Revised: May 24, 2017

Revised: May 18, 2017

Revised: May 15, 2017

Prepared December 16, 2016 by

HAEGER ENGINEERING
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173
Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

VIA UPS GROUND

January 10, 2017

Village of Arlington Heights
Attn: Sam Hubbard
33 S. Arlington Heights Road
Arlington Heights, IL 60005
(847) 368-5000

RE: Parking Accessibility Letter – Lexington Heritage
Response to Interoffice Memorandum
Haeger File No.: 16-003

Sam,

Per your request, we have provided a separate letter along with a parking exhibit in order to respond to a parking concern raised in your 12/28/2016 review of the Lexington Heritage plans.

We understand that parking capacity is a concern for the Village. The included exhibit was created to illustrate the additional parking available along E. Country Lane. As you will notice we have identified 16 available spaces adjacent to the site, additional spaces are also available further west along Country Lane. It is our hope that this exhibit helps to alleviate the parking concern addressed in your letter. If after review of this exhibit additional onsite parking is still required, we would be happy to coordinate a revision of the site plane with you. As of now, no additional onsite spaces have been proposed since the developer feels adequate overflow parking is available along Country Lane.

Should you require further information or have any questions, please do not hesitate to contact us.

Sincerely,

HAEGER ENGINEERING, LLC



Timothy J. Burda, P.E.
Project Manager

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DEVELOPMENT DEPARTMENT

Plot Date: Jan 05, 2017 - 3:14pm Plotted By: tjb
File Name: F:\2016\16003\Lexington\16003-Offsite Parking Exhibit.dwg

Parking	Spaces	Spaces / Unit
Guest	10	0.21:1
Country Lane	16	0.38:1
Driveway	96	2:1
Garage	96	2:1
TOTAL	218	4.54:1

E. COUNTRY LANE

20'

OLD ARLINGTON HEIGHTS RD

OFFSITE
PARKING EXHIBIT

LEXINGTON HERITAGE
LEXINGTON HOMES, LLC
ARLINGTON HEIGHTS, IL



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consulting engineers • land surveyors

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Illinois Professional Design Firm License No. 184-003152

www.haegerengineering.com



Scale: 1" = 50'

Project Manager: TJB
Engineer: TJB
Date: 01/09/2016
Project No. 16003
Sheet 1 / 1

**Village of Arlington Heights
Public Works Department**

Memorandum

To: Sam Hubbard, Planning and Community Development

From: Cris Papierniak, Assistant Director of Public Works



Date: December 29, 2016

Subject: Lexington Heritage, 3216-3234 N. Old Arlington Heights Rd., P.C. #16-021,
FINAL Round 1

With regard to the proposed final plat of subdivision, I have the following comments:

- 1) Water services originating at the water main for opposite sides of the street must be offset on the water main.
- 2) Coordinate the removal/relocation of the fire hydrant on Old Arlington Heights Road with the Public Works Water Distribution Unit @ (847)368-5800 a minimum of 48 hours in advance of excavation.
- 3) Proposed hydrants don't require a 2' spool piece between the hydrant and auxiliary valve, the MJ Valve can be connected directly to the MJ shoe on the hydrant.
- 4) B-Boxes must be relocated within the ROW next to curb (within 2'). Any conflicting utilities that will hinder future maintenance should be relocated. Water main may need to be shifted closer to ROW in some circumstances.
- 5) Make sure all water service lines have b-boxes, one is not illustrated for Block 9.
- 6) Water isolation valves will need to be installed (within vaults) for future maintenance (minimize outages). Recommended locations are;
 - a. Between Block 2 & 3
 - b. Between Block 3 & 9
 - c. Between Block 4 & 7
- 7) Offset sanitary services and cleanouts so they don't conflict with entry stairs.
- 8) Are the downspouts and sump pumps going to be connected to the proposed storm collection lines? If so, please provide connection locations on the utility plans.
- 9) Pavement widening on Old Arlington Heights Road shall have surface layer consistent width through the length of the development. (In other words, grind the surface of the triangular section of the existing pavement.)

- 10) All proposed retaining walls over 30" shall be protected with decorative fencing. Proposed fence shall have logical termini and shall be approved by the Village prior to installation.
- 11) Show that decorative pavement at stop signs has same structural number as heavy duty roadway.
- 12) Previous comments requested decorative pavement for emergency access drive.

If you have any questions, please feel free to contact me.

LF

C. file

PLAN COMMISSION PC #16-021
Lexington Heritage
3216-3234 N. Old Arlington Heights Road
Final Plat of Subdivision, Final PUD, Re-Zone
Round 4

40. The Engineer's Estimate of Construction Cost has been received. A separate estimate of cost for public improvements must be provided (see Round 1 Comment #12 dated 8-25-16). Once provided, a letter will be prepared outlining the required Engineering fees and deposits.
41. The submittal did not include the Onsite Utility Maintenance Agreement. This document (template provided in Round 1 on 8-25-16) must be completed before any approval is granted.
42. The submittal did not include any provisions for public street lighting as required in Round 1 Comment #12 dated 8-25-16.
43. Detention calculations are acceptable.
44. The Owner's Certificate on the Final Plat of Subdivision shall more closely match the form set forth in Section 29-217(a) as shown on Item "n" on the attached Final Plat of Subdivision Checklist.
45. Why are there references to the "Annexed Plat" in both the Owner's Certificate and the Village Collector's Certificate?

 BY  12/22/16
James J. Massarelli, P.E. Date
Director of Engineering

Attachment: Final Plat of Subdivision Checklist (3 pages)

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DEC 27 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Final Plat of Subdivision Checklist
Municipal Code Section 29-209(a - t)

- ☒ a. The date of preparation of the final plat and by whom prepared.
- ☒ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ☒ c. All permanent survey monuments, markers and bench marks.
- ☒ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ☒ e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- ☒ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ☒ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ☒ h. All easements for rights of way established for public use and utilities.
- ☒ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ☒ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ☒ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ☒ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ☒ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- ☒ n. A deed of dedication in the form set forth in Section 29-217(a):
The Final plat shall contain a deed of dedication substantially as follows:

NEED

"We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____ day of _____, 20____.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this ____ day of 20 ____.

Notary Public"

- o. A blank certificate of approval in the form set forth in Section 29-217(b).
The Final plat shall contain a certificate of approval as follows:

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

APPROVED by the Plan Commission at a meeting held _____

Chairman

Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

President

Village Clerk

APPROVED by the Village Collector

APPROVED by the Director of Engineering
_____ "

- ✓ p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

"I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

(SURVEYOR'S SEAL) Signature
Illinois Land Surveyor
No. _____ "

- ✓ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.
- ✓ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.
- ✓ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.
- ✓ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.
- ✓ u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Planning & Community Development Dept. Review

December 28, 2016



REVIEW ROUND 1

Project: 3216 – 3240 N. Old Arlington Heights Road
Lexington Heritage Townhomes

Case Number: PC 16-021

General:

1. Per the discussion at the Village Board meeting approving the Preliminary PUD, additional guest parking was to be added. Please provide additional guest parking areas as requested by the Village Board. As a result of these new guest parking spaces, corresponding changes will likely be required to the detention calculations, EOPC, and landscape plan.
2. There are three measurements shown along the eastern property boundary of the Final Plat of Subdivision (229.46', 68', and 84.64'). It appears that a fourth measurement (between 68' and 229.46') is missing. Additionally, the 229.46' measurement was shown as 229.62' on the preliminary plat and it is unclear what (or why) there is slight difference in this measurement. Please clarify.
3. Please provide a full sized copy of the photometric plan as the foot-candle values on the 11" x 17" copy were not legible. Additionally, please be sure that the photometric plan includes foot-candle values along the perimeter property lines.
4. The southern terminus of the public sidewalk proposed along Old Arlington Heights Road appears to lead directly into an existing utility pole and telephone pedestal. The sidewalk in this location should begin to jog so that it does not interfere with this infrastructure.
5. Have any changes been made to the proposed Declaration of Covenants, Condition, and Restrictions? If so, please provide a final copy.

Prepared by:

SAM J. [Signature]

VIA UPS GROUND

February 8, 2017

Village of Arlington Heights
Attn: Sam Hubbard
33 S. Arlington Heights Road
Arlington Heights, IL 60005
(847) 368-5000

RE: Final Submittal Review – Lexington Heritage
Response to Interoffice Memorandum
Haeger File No.: 16-003

Sam Hubbard:

Enclosed for your review and approval are the following revised plans:

- Four (4) 24x36 & (4) 11x17 sets of Final Engineering Plans
- Four (4) 24x36 & (4) 11x17 sets of Final Plat of Subdivision
- One (1) 8.5x11 copy of the EOPCC for Public Improvements
- One (1) 8.5x11 copy of B-Box Location Photo's
- One (1) 8.5x11 copy of Cleanout Location Photo's
- One (1) 8.5x11 copy of the Onsite Utility Maintenance Agreement
- One (1) 8.5x11 copy of the Parking Availability Letter & one (1) copy of the 11x17 Parking Exhibit

The attached plans have been revised per the comments in your second review letter dated 12/29/2016. The original review comments are shown in *italics*, with our responses immediately below in **bold text**.

Public Works Department

1. *Water services originating at the water main for opposite sides of the street must be offset on the water main.*

We have added note #2 under "Water Notes" to address this concern.

2. *Coordinate the removal/relocation of the fire hydrant on Old Arlington Heights Road with the Public Works Water Distribution Unit @ (847) 368-5800 a minimum of 48 hours in advance of excavation.*

We have added note #3 under "Water Notes" to address this concern.

3. *Proposed hydrants don't require a 2' spool piece between the hydrant and auxiliary valve, the MJ Valve can be connected directly to the MJ shoe on the hydrant.*

The detail shown on sheet C9.0 now indicates that the 2' spool piece is not required.

4. *B-Boxes must be relocated within the ROW next to curb (within 2'). Any conflicting utilities that will hinder future maintenance should be relocated. Water main may need to be shifted closer to ROW in some circumstances.*

No ROW is being proposed within this subdivision and all the watermain onsite shall be private. Generally speaking, B-Boxes have been located about 6' away from the building in order to maintain uniformity. In some cases, the watermain is located 10-15' from the building and in order to keep the B-Box in-between the main

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**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**



and unit we have designed them to be 6' away from the building. Please see the attached pictures for locations of B-Boxes on a similar project.

5. *Make sure all water services lines have b-boxes, one is not illustrated for Block 9.*

The plans now show a B-box for each unit.

6. *Water isolation valves will need to be installed (within vaults) for future maintenance (minimize outages). Recommended locations are between Block 2 & 3, 3 & 9, and 4 & 7.*

Isolation valves 3 & 4 have been added to the plans in order to allow for approximately 2/3 of the units to have access to water during any given shutdown event.

7. *Offset sanitary services and cleanouts so they don't conflict with entry stairs.*

The sanitary services have been placed in-between the AC unit and building in order to avoid placement within the adjacent driveway. The sanitary line depth will be at least 3.5' and will avoid the concrete foundation of the stairs. The height of the stairs will allow for access to the clean outs. Please see the attached picture for the locations of the clean out on a similar project.

8. *Are the downspouts and sump pumps going to be connected to the proposed storm collection lines? If so, please provide connection locations on the utility plans.*

Buildings 4-9 will have sump pumps, and those lines will be connected to the proposed 6" HDPE pipe shown on the plans. Buildings 1-3 will not have sump pumps. The downspouts for all buildings shall splash on grade and not be connected to a storm sewer.

9. *Pavement widening on Old Arlington Heights Road shall have surface layer consistent width through the length of the development. (In other words, grind the surface of the triangular section of the existing pavement.)*

The Old Arlington Heights Rd pavement detail on sheet C9.2, note #7, calls out a butt joint that shall grind the existing pavement.

10. *All proposed retaining walls over 30" shall be protected with decorative fencing. Proposed fence shall have logical termini and shall be approved by the Village prior to installation.*

At this time no retaining walls exceed 30". If a wall exceeds 30", a fence shall be added.

11. *Show that decorative pavement at stop signs has same structural number as heavy duty roadway.*

Structural pavement calculations have been included in the Engineering Report.

12. *Previous comments requested decorative pavement for emergency access drive.*

The plans now call out the emergency access to have decorative pavement.

Engineering Department

40. *The Engineer's Estimate of Construction Cost has been received. A separate estimate of cost for public improvements must be provided. Once provided, a letter will be prepared outlining the required Engineering fees and deposits.*

A separate estimate for public improvements has been included. Please note that the originally submitted EOPCC includes the public improvements as well.



41. *The submittal did not include the Onsite Utility Maintenance Agreement. This document must be completed before any approval is granted.*

The Agreement has been signed and included in this submittal.

42. *The submittal did include any provisions for public street lighting as required in Round 1 comment #12 dated 8-25-16.*

According to our discussions with Mike Pagones, Lexington will be paying a fee-in-lieu for the light poles requiring to be placed within the public right of way. The amount of light poles required within the public ROW has been determined by Tom Ponsot. According to an email from Tom Ponsot on 1/17/2017, he believes 3 poles would be needed for this development.

43. *Detention calculations are acceptable.*

Noted.

44. *The Owner's certification on the Final Plat of Subdivision shall more closely match the form set forth in Section 29-217(a) as shown on item "n" on the attached Final Plat of Subdivision Checklist.*

Changes have been made in order to conform the Plat to Village standards.

45. *Why are the references to the "Annexed Plat" in both the Owner's Certificate and the Village Collector's Certificate?*

Changes have been made in order to conform the Plat to Village standards.

46. *(n) A deed of dedication in the form set forth in Section 29-217 (a).*

Changes have been made in order to conform the Plat to Village standards.

Planning & Community Development

1. *Per the discussion at the Village Board meeting approving the Preliminary PUD, additional guest parking was to be added. Please provide additional guest parking areas as requested by the Village Board. As a result of these new guest parking spaces, corresponding changes will likely be required to the detention calculations, EOPC, and landscape plan.*

We have included a separate letter that addresses this comment within our submittal.

2. *There are three measurements shown along the eastern property boundary of the Final Plat of Subdivision (229.46', 68', and 84.64'). It appears that a fourth measurement (between 68' and 229.46') is missing. Additionally, the 229.46' measurement was shown as 229.62' on the preliminary plat and it is unclear what (or why) there is slight difference in this measurement. Please clarify.*

We have added the forth measurement. As for the 2" difference in measurements, the previous plat had an outdated measurement label that was not updated until a check was made on our final plat submittal. The current dimensions are correct.



3. *Please provide a full sized copy of the photometric plan as the foot-candle values on the 11x17 copy were not legible. Additionally, please be sure that the photometric plan includes foot-candle values along the perimeter property lines.*

A full sized copy of the photometric plan has been included within the plan set.

4. *The southern terminus of the public sidewalk proposed along Old Arlington Heights Road appears to lead directly into an existing utility pole and telephone pedestal. The sidewalk in this location should begin to jog so that it does not interfere with this infrastructure.*

The plans now show the beginning of a jog to avoid the light pole, as in other locations.

5. *Have any changes been made to the proposed Declaration of Covenants, Condition, and Restrictions? If so, please provide a final copy.*

Lexington is in the process of updating the proposed document. When the revisions are complete, they will provide a copy for the Village.

This concludes our resubmittal. Should you require further information or have any questions, please do not hesitate to contact us.

Sincerely,

HAEGER ENGINEERING, LLC

Timothy J. Burda, P.E.
Project Manager



Village of Arlington Heights Building Services Department

Interoffice Memorandum

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

From: Deb Pierce, Plan Reviewer, Building Services Department

Subject: Lexington Heritage
3216-3240 N Old Arlington Heights Rd
Final Plat of Subdivision and Final PUD

PC#: 16-021 - Round 2

Date: February 22, 2017

Sam:

I have reviewed the response documents submitted for the above referenced project and have one final comment: Addresses to be determined.

Memorandum

To: Sam Hubbard, Planning and Community Development

From: Cris Papierniak, Assistant Director of Public Works

Date: February 21, 2017

Subject: Lexington Heritage, 3216-3234 N. Old Arlington Heights Rd., P.C. #16-021,
Round 2

With regard to the proposed final plat of subdivision, I have the following comments:

- 1) B-boxes must be relocated closer to the curb. Future realignment will prove difficult as currently proposed.
- 2) Relocate sanitary service cleanouts so they are more easily assessable.

If you have any questions, please feel free to contact me.

LF

C. file

PLAN COMMISSION PC #16-021
Lexington Heritage
3216-3234 N. Old Arlington Heights Road
Final Plat of Subdivision, Final PUD, Re-Zone
Round 5

- 46. The responses made by the petitioner to comments #40, 41, 43 & 45 are acceptable.
- 47. The response made by the petitioner to comment #42 is acceptable. A fee-in-lieu of public street lighting will be collected for the required 3 light poles at \$11,000.00 per pole for a total fee of \$33,000.00. This will be documented in the fee letter.
- 48. The response made by the petitioner to comment #44 is not acceptable. As previously mentioned, the Owner's Certificate on the Final Plat of Subdivision shall more closely match the form set forth in Section 29-217(a) as shown on Item "n" on the attached Final Plat of Subdivision Checklist.
- 49. Show the building setback lines on the final plat.
- 50. There is an "Ingress Egress Easement Provision" shown and a "Public Emergency Access Easement Provision" shown. Please remove the "Public Emergency Access Easement Provision."
- 51. There are two (2) Village Collector certificates shown. Please remove one. The IDOT District Engineer is not John Fortmann any more. Please update this certificate.
- 52. Update the Engineering Report & Calculations to discuss the 4.25" restrictor shown on the plans. The current report dated 12-15-16 specifies a 3.63" restrictor.


James J. Massarelli, P.E. Date 2-13-17
Director of Engineering



Planning & Community Development Dept. Review

February 21, 2017

REVIEW ROUND 2 – Final PUD and Plat of Subdivision

Project: 3216 – 3240 N. Old Arlington Heights Road
Lexington Heritage Townhomes

Case Number: PC 16-021

General:

6. Your responses to comments #2 - #4 are acceptable.
7. Your response to comment #1 is noted. Staff's original comment still stands as the additional guest parking has not been added. When this project moves forward to the Village Board for final approval, staff can present your response to comment #1 as your rationale for why the guest parking was not added.
8. Your response to comment #5 is noted. Section 9.5-3.1(j) of the Zoning Code requires the submission of the final version of the Covenants, Conditions, and Restrictions for the proposed PUD.
9. Section 9.5-3.1(k) of the Zoning Code requires the submission of a detailed Construction Phasing and Staging Plan. This plan needs to include, but shall not be limited to, the following information: anticipated number of construction phases, the anticipated construction start and completion of each phase, the anticipated number of construction workers and where they will park during each phase of construction, the type and amount of construction vehicles per phase and where they will be staged, and the location of material storage.
10. The building setbacks on each lot (setbacks of the building to the lot lines not to the boundary lines) as shown on the Preliminary Plat of Subdivision have been removed. Please revise the Plat to add the required building setbacks to each lot.
11. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Plan Commission hearing date. Once the required changes have been made to the Plat of Subdivision, staff will review the revised document and assign a Plan Commission hearing date. At that point you can print the Final Plat on mylar and begin obtaining the required signatures.

Prepared by: *Sam Lubari*

VIA UPS GROUND

May 16, 2017

Village of Arlington Heights
Attn: Sam Hubbard
33 S. Arlington Heights Road
Arlington Heights, IL 60005
(847) 368-5000

RE: Final Submittal Review – Lexington Heritage
Response to Interoffice Memorandum
Haeger File No.: 16-003

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MAY 17 2017
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Sam Hubbard:

Enclosed for your review and approval are the following revised plans:

- Four (4) 24x36 & (4) 11x17 sets of Final Engineering Plans
- Four (4) 24x36 & (4) 11x17 sets of Final Plat of Subdivision
- Four (4) 24x36 & (4) 11x17 sets of Landscape Plans
- One (1) 24x36 copy of the Construction Phasing and Staging Plan
- One (1) 8.5x11 Declaration of Covenants
- One (1) 8.5x11 Engineering Report
- One (1) Complete MWRD Submittal
- One (1) Complete IEPA Water Submittal

The attached plans have been revised per the comments in your second review letter dated 02/22/2017. The original review comments are shown in *italics*, with our responses immediately below in **bold text**.

Public Works Department

1. *B-boxes must be relocated closer to the curb. Future realignment will prove difficult as currently proposed.*

The B-Boxes have been re-located per our 5/2/2017 meeting with Public Works. An "Arch Type" B-Box has also been called out within the water utility notes on the Utility Plan.

2. *Relocate sanitary service cleanouts so they are more easily assessable.*

Sanitary sewer service clean outs have been relocated from underneath the stairs.

Engineering Department

48. *The response made by the petitioner to comment #44 is not acceptable. As previously mentioned, the Owner's certificate on the Final Plan of Subdivision shall more closely match the form set forth in Section 29-217(a) as shown on Item "n" on the attached Final Plat of Subdivision Checklist.*

Changes have been made in order to conform the Plat to Village standards.

49. *Show the building setback lines on the final plat.*

The building setback lines are now showing.



50. *There is an "Ingress Egress Easement Provision" shown and a "Public Emergency Access Easement Provision" shown. Please remove the "Public Emergency Access Easement Provision."*

The "Public Emergency Access Easement Provision" has been removed.

51. *There are two (2) Village Collector certificates shown. Please remove one. The IDOT District Engineer is not John Fortmann anymore. Please update this certificate.*

We have updated the Plat of Subdivision accordingly.

52. *Update the Engineering Report & Calculations to discuss the 4.25" restrictor shown on the plans. The current report dated 12-15-16 specifies a 3.63" restrictor.*

The report and plans now show a 3.63" restrictor. The larger 4.25" restrictor was previously provided to account for the additional offsite area that was being used as "trade off" for the MWRD. We no longer need this "trade off" area since we are now detaining 99% of the site.

Planning & Community Development

1. *Your response to comment #1 is noted. Staff's original comment still stands as the additional guest parking has not been added. When this project moves forward to the Village Board for final approval, staff can present your response to comment #1 as your rationale for why the guest parking was not added.*

Noted.

2. *Your response to comment #5 is noted. Section 9.5-3.1(i) of the Zoning Code requires the submission of the final version of the Covenants, Conditions, and Restrictions for the proposed PUD.*

The current version of the Declaration and Covenants have been included in this submittal.

3. *Section 9.5-3.1(k) of the Zoning Code requires the submission of a detailed Construction Phasing and Staging Plan. This plan needs to include, but shall not be limited to, the following information: anticipated number of construction phases, the anticipated construction start and completion of each phase, the anticipated number of construction workers and where they will park during each phase of construction, the type of construction vehicles per phase and where they will be staged, and the location of the material storage.*

We have included a copy of this plan within this submittal for your review.

4. *The building setbacks on each lot (setbacks of the building to the lot lines not to the boundary lines) as shown on the Preliminary Plat of Subdivision have been removed. Please revise the Plat to add the required building setbacks to each lot.*

The building setback lines are now showing.

5. *Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, no less than one week prior to the Plan Commission hearing date. Once the required changes have been made to the Plat of Subdivision, staff will review the revised document and assign a Plan Commission hearing date. At that point you can print the Final Plat on mylar and begin obtaining the required signatures.*

Noted. Lexington intends to circulate the Plat of Subdivision for signatures after the Village has reviewed and approved our most recent revision.

Sam Hubbard Email

1. *We will need to evaluate any changes to the landscape plan to determine substantial conformance to the original approval, and any changes to the photometrics (if applicable)*

The Landscape Plans have been included in this submittal. The Photometric Plan has not been altered substantially.

2. *Were there changes to any other site elements outside of the buildings? Such as to the roadway network? Driveways (other than to shift to accommodate the altered townhome location)? Sidewalks? Location of lights? Etc.*

The following changes have been made:

- a. The detention Vault shape was revised due to the building shift
- b. The retaining walls along the sides building 1 - 3 have been removed
- c. The 18ft driveway length requirement is now being measured to the garage door instead of building face.

3. *What is the maximum height of both retaining walls?*

The maximum height of the retaining walls will be 30".

4. *Will the spacing between buildings 1/3 and 2 building 2 conform to the minimum 50' spacing requirement even if the bay window option is included on the end units of buildings 1/3?*

With the current bay window option shown on the plans, the building spacing does not violate the 50' minimum required.

5. *Please confirm what the following item is....mailbox?*

The following item is a mailbox.

This concludes our resubmittal. Should you require further information or have any questions, please do not hesitate to contact us.

Sincerely,

HAEGER ENGINEERING, LLC



Timothy J. Burda, P.E.
Project Manager

RECEIVED
MAY 17 2017
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Memorandum

To: Sam Hubbard, Planning and Community Development

From: Cris Papierniak, Assistant Director of Public Works



Date: May 25, 2017

Subject: Lexington Heritage, 3216-3234 N. Old Arlington Heights Rd., P.C. #16-021,
Round 3

With regard to the proposed final plat of subdivision, I have the following comments:

- 1) Water service connections will utilize a "Mitchell-Bend" configuration. This taps the main at the 12 o'clock position and utilizes a 90 degree bend.
- 2) A spool piece between the auxiliary valve and hydrant is not necessary. Connect the auxiliary valve via flange to the flange of the hydrant.
- 3) VAHPW would like a set of construction civil plans for our records.
- 4) Otherwise, the proposed construction is acceptable from the Public Works perspective.

If you have any questions, please feel free to contact me.

LF

C. file

PLAN COMMISSION PC #16-021
Lexington Heritage
3216-3234 N. Old Arlington Heights Road
Final Plat of Subdivision, Final PUD, Re-Zone
Round 6

53. The responses made by the petitioner to comments #48-52 are acceptable.
54. On the Final Plat of Subdivision, there is a signature block for the Village of Arlington Heights within the Blanket Public Utility Easement Provisions. Please remove this signature block.
55. Note: The internal water mains after the meters will be owned and maintained by the homeowners association. The Village will own and maintain the water meters and vaults and the existing public water mains exterior to the site. The Village will own and maintain the new 8" sanitary sewer from the new San MH#1 up to and including San MH#2 within the existing public utility easement. The rest of the internal sanitary sewer system will be maintained by the homeowners association. The new storm sewer system, including the stormwater detention vault, the restrictor structure, and the outfall pipe connecting to the IDOT sewer on Old Arlington Heights Road at MH E1 will be owned and maintained by the homeowners association. The new storm sewers on Old Arlington Heights Road, including MH E1, will be owned and maintained by IDOT.
56. Sheet C5.0: Revise the Paving Legend for asphalt driveway thickness to 2-1/2" compacted depth asphalt surface. Change the proposed sidepath from asphalt to concrete, matching the specification for public sidewalk, maintaining the 8' width. Change the PCC Sidewalk detail on Sheet C9.2 to reflect the 8' sidepath width and the 8" thickness through driveways.
57. Paving Legend on Sheet C5.0 shows different pavement cross section for Old Arlington Heights Road than the cross section detail shown on Sheet C9.2. Please coordinate to meet IDOT specifications.
58. Water service lines must be 1-1/2" minimum diameter, per Village Code. Revise notes on Sheet C7.0. Revise the water service connection detail shown on Sheet C9.0 using the Village's detail provided via e-mail.
59. Revise the fire hydrant detail shown on Sheet C9.0 using the Village's detail provided via e-mail.

 FOR J.J.M. 5-18-17
James J. Massarelli, P.E. Date
Director of Engineering

Planning & Community Development Dept. Review

May 23, 2017



REVIEW ROUND 3 – Final PUD and Plat of Subdivision

Project: 3216 – 3240 N. Old Arlington Heights Road
Lexington Heritage Townhomes

Case Number: PC 16-021

General:

12. Your responses to comments #6 - #8 and comment #11 are acceptable.
13. Your response to comment #9 is noted. However, the Construction Phasing and Staging plan did not include information on if road/lane closures will be taking place. Please provide this information, and if road/lane closures will be taking place, please outline the closure plan, including information on approximate duration of closure and estimated date of expected closures.
14. Your response to comment #10 is noted. Please revise the building setbacks as per the email to Tim Burda dated 5/23/17.
15. Two copies of the photometric Plan were included in the latest submittal. The plans appeared almost identical, however, the footcandle values on one plan were slightly larger than on the other. Please clarify why two Photometric Plans were submitted.
16. Please note that electronic copies of all final documents will be required no less than 1 week prior to the Plan Commission meeting where this item is scheduled to appear for Final PUD and Subdivision approval.

Prepared by:

SAM BURDA

Lexington Heritage
3216-3234 N. Old Arlington Heights Road
PC 16-021
May 24, 2017

Landscape Issues

- 1) Per the design approval, specialty paving must be provided at the entry drives as identified on the engineering plans.
- 2) A tree fee of \$4 per lineal foot of frontage is required at the time of permit along with a landscape compliance bond that is 30% of the estimated landscape costs.
- 3) All mechanical units must be fully screened.

VIA UPS GROUND

June 2, 2017

Village of Arlington Heights
Attn: Sam Hubbard
33 S. Arlington Heights Road
Arlington Heights, IL 60005
(847) 368-5000

RE: Final Submittal Review – Lexington Heritage
Response to Interoffice Memorandum
Haeger File No.: 16-003

Sam Hubbard:

Enclosed for your review and approval are the following revised plans:

- Four (4) 24x36 & (4) 11x17 sets of Final Engineering Plans
- Four (4) 24x36 & (4) 11x17 sets of Landscape Plans
- One (1) 24x36 signed mylar Plat of Subdivision
- One (1) 8.5x11 Bond and Checks

The attached plans have been revised per the comments in your second review letter dated 05/25/2017. The original review comments are shown in *italics*, with our responses immediately below in **bold** text.

Public Works Department

1. *Water service connections will utilize a "Mitchell-Bend" configuration. This taps the main at the 12 o'clock position and utilizes a 90-degree bend.*

Water note #6 located on Sheet 7.0 has been added to address this.

2. *A spool piece between the auxiliary valve and hydrant is not necessary. Connect the auxiliary valve via flange to the flange of the hydrant.*

We have replaced our fire hydrant detail with the Villages.

3. *VAHPW would like a set of construction civil plans for our records.*

4 sets are included within this submittal, if you require an additional set, please let us know.

4. *Otherwise, the proposed construction is acceptable from the public works perspective.*

Noted.

PLAN COMMISSION PC #16-021

53. *The responses made by the petitioner to comments #48-52 are acceptable.*

Noted.



54. *On the Final Plat of Subdivision, there is a signature block for the Village of Arlington Heights within the Blanket Public Utility Easement Provisions. Please remove this signature block.*

The signature block has been removed.

55. *Note: The internal water mains after the meters will be owned and maintained by the homeowners' association. The Village will own and maintain the new 8" sanitary sewer from the new San MH#1 up to and including MH#2 within the existing public utility easement. The rest of the internal sanitary sewer system will be maintained by the homeowners' association. The new storm sewer system, including the stormwater detention vault, the restrictor structure, and the outfall pipe connecting to the IDOT sewer on Old Arlington Heights Road at MH E1 will be owned and maintained by the homeowners' association. The new storm sewers on Old Arlington Heights Road, including MH E1, will be owned and maintained by IDOT.*

This has been noted.

56. *Sheet C5.0: Revise the Paving Legend for asphalt driveway thickness to 2-1/2" compacted depth asphalt surface. Change the proposed sidepath from asphalt to concrete, matching the specification for public sidewalk, maintaining the 8' width. Change the PCC Sidewalk detail on Sheet 9.2 to reflect the 8' sidepath width and the 8" thickness through driveways.*

The driveway thickness has been revised to 2.5" within the legend. The sidepath has been revised to concrete. The PCC sidewalk detail has been revised accordingly.

57. *Paving Legend on Sheet C5.0 shows different pavement cross section for Old Arlington Heights Road than the cross-section detail shown on Sheet C9.2. Please coordinate to meet IDOT specifications.*

The pavement cross sections are now the same.

58. *Water service lines must be 1-1/2" minimum diameter, per Village Code. Revise notes on Sheet C7.0. Revise the water service connection detail shown on Sheet C9.0 using the Village's detail provided via e-mail.*

The note has been revised and our detail replaced with the Village's

59. *Revise the fire hydrant detail shown on Sheet C9.0 using the Village's detail provided via e-mail.*

We have replaced our fire hydrant detail with the Villages.

Planning & Community Development

12. *Your responses to comments #6 - #8 and comment #11 area acceptable.*

Noted.

13. *Your response to comment #9 is noted. However, the construction Phasing and Staging plan did not include information on if road/lane closures will be taking place. Please provide this information, and if road/lane closures will be taking place, please outline the closure plan, including information on approximate duration of closure and estimated date of expected closures.*

As information becomes available from the contractor, we shall coordinate lane closures with the Village prior to closure. A note has also been placed on Sheet C5.0 & Striping and Signage Plan to address this.



14. *Your response to comment #10 is noted. Please revise the building setbacks as per the email to Tim Burda dated 5/23/17.*

The Plat of subdivision has been revised accordingly.

15. *Two copies of the photometric Plan were included in the latest submittal. The plans appeared almost identical, however, the footcandle values on one plan were slightly larger than the other. Please clarify why two Photometric Plans were submitted.*

Our photometric consultant has informed us that the slight difference in plans is based on a Light Loss Factor (LLF) being 0.9 for initial use and 0.675 for maintained use.

16. *Please note that electronic copies of all final documents will be required no less than 1 week prior to the Plan Commission meeting where this item is scheduled to appear for the Final PUD and Subdivision approval.*

An electronic copy of this submittal shall be made at the same time.

Landscape Issues

1. *Per the design approval, specialty paving must be provided at the entry drives as identified on the engineering plans.*

Karl Krogstad Response: A note has been added to the plan to see Engineering plans for pavement treatment.

2. *A tree fee of \$4 per lineal foot of frontage is required at the time of permit along with a landscape compliance bond that is 30% of the estimated landscape costs.*

Karl Krogstad Response: This has been stated on sheet 2, note 19. Payment will be the responsibility of the builder.

3. *All mechanical units must be fully screened.*

Karl Krogstad Response: This has been stated on sheet 2, note 20, and at several locations on sheet 1.

This concludes our resubmittal. Should you require further information or have any questions, please do not hesitate to contact us.

Sincerely,

HAEGER ENGINEERING, LLC

Timothy J. Burda, P.E.
Project Manager



Item: 2214 E. Palatine Rd. Subdivision - PC#17-002

Department: Planning & Community Development

BACKGROUND

— The Village Board approved the Preliminary Plat of Subdivision and Variations for the Hogreve Subdivision on June 5, 2017. The petitioner has prepared the necessary documents for Final Plat of Subdivision approval and is now seeking final approval from the Village Board.

RECOMMENDATION

— A public hearing was held by the Plan Commission on June 28, 2017 where Commissioner Drost moved and Commissioner Green seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#17-002, the Final Plat of Subdivision for Hogreve Subdivision at 2214 E. Palatine Road. This approval shall be subject to the following :

1. Compliance with all conditions of approval as contained in Ordinance 17-024 and with all current Federal, State and Village codes, regulations and policies.

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
PC Memo 6-22-17	Memorandum
PC Minutes 6/28/17 DRAFT	Minutes

Final Plat of Subdivision

Exhibits



Memorandum

To: Chairman Lorenzini and Members of the Plan Commission
CC: Randy Recklaus, Village Manager
All Department Heads
From: Sam Hubbard, Development Planner
Date: 6/22/2017
Re: PC #17-002: 2214 E. Palatine Rd Subdivision (Hogreve Subdivision)

On June 5, 2017, the Village Board approved Ordinance 17-024, which granted approval of the Preliminary Plat of Subdivision for the Hogreve Subdivision, subject to the following conditions:

1. Approval of the Final Plat of Subdivision.
2. Land contribution fees for Lot 2 shall be paid for park, school and library in accordance with the requirements of Chapter 29, Subdivision Control Regulations, of the Municipal Code.
3. A fee in lieu of detention in the amount of \$9,476 shall be required as per the requirements of the Engineering Department.
4. The application shall comply with all current Federal, State and Village codes, regulations and policies.

Submission of the Final Plat of Subdivision has been received and reviewed and is in compliance with the approved Preliminary Plat of Subdivision. The Final Plat of Subdivision is therefore ready for approval.

The developer of Lot 2 shall provide the land contribution fees for Lot 2 when a building permit is submitted for construction of a home on that lot.

In accordance with condition number three, the petitioner has provided the required fee in lieu of detention as well as all other applicable engineering fees.

June 22, 2017

Recommendation: Staff recommends that the Plan Commission recommend approval of the Final Plat of Subdivision for PC 14-016, subject to the following conditions:

1. Compliance with all conditions of approval as contained in Ordinance 17-024 and with all current Federal, State and Village codes, regulations and policies.

If you should require any additional information, please let me know.

PLAN

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

COMMISSION

RE: 2214 EAST PALATINE ROAD SUBDIVISION - PC #17-002
FINAL PLAT OF SUBDIVISION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village
Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights,
Illinois on the 28th day of June, 2017 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Community Development Planner

CHAIRMAN ENNES: I would like to call this meeting to order and ask everyone to stand and follow us in the pledge of allegiance.

(Pledge of allegiance.)

CHAIRMAN ENNES: Sam, would you take the roll?

MR. HUBBARD: Sure. Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

(No response.)

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Present.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Here. We have minutes from the, our first item of business will be the minutes from the last meeting. I ask for a motion that they be approved.

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER JENSEN: I'll second.

CHAIRMAN ENNES: We have a second. All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Any opposed?

COMMISSIONER LORENZINI: I was not here at the meeting.

CHAIRMAN ENNES: So, you'll abstain. So, the meeting minutes are approved. I should point out this is not a public hearing, this is a public meeting. Our first petition on the agenda is the, I thought I knew the pronunciation --

MR. LAUBENSTEIN: Hogleve.

CHAIRMAN ENNES: Hogleve petition. So, if you would like to come up and state your name and address for the reporter?

MR. LAUBENSTEIN: Good evening. My name is Richard Laubenstein, L-a-u-b-e-n-s-t-e-i-n. I'm the attorney for the Petitioner.

CHAIRMAN ENNES: Good to see you.

MR. LAUBENSTEIN: Thank you.

CHAIRMAN ENNES: So, would you present what you would like us to hear?

MR. LAUBENSTEIN: I'm very happy to let you know we have rounded up all the signatures from the utilities, from IDOT, from the owners. We furnished that to the Village last week. Village has also received payment for all of the associated fees. We're requesting final plat approval today and signature so we can move on, get to the Village Board signature, and wrap this up.

CHAIRMAN ENNES: Anything else?

MR. LAUBENSTEIN: No, sir.

CHAIRMAN ENNES: That's it. Sam, would you like to give us the Staff report?

MR. HUBBARD: Sure. Just a quick sum up, as I'm sure the Plan Commission recalls, this was before them only a few months ago for preliminary plat of subdivision. The changes have been made to the plat relative to the requirements from the Engineering Department and the Planning Department. The final plat of subdivision is in substantial compliance to the preliminary plat of subdivision, and we're recommending approval subject to one condition as outlined in the Staff report. I have the, you know, the drawings here if the Plan Commission would like more detail or have any questions, I'd be happy to go through the drawings and go through in detail if necessary.

CHAIRMAN ENNES: Let me ask if the changes that were recommended and approved by the Plan Commission were the same changes and recommendations approved by the Village Board?

MR. HUBBARD: They were, yes. They waived the requirement for the water main and postponed the requirement for the sidewalk. I think they're waiting for more information before it goes back before them to decide officially on the sidewalk. But they upheld the provision on the maintenance and the security deposit and the waiver of the water main requirement.

CHAIRMAN ENNES: Are there any questions from the Commissioners?

COMMISSIONER DROST: Yes. How did you or your client like the process? Can you give us some anecdotes there? I know that there were some issues when you presented. Did it all sort of work its way through? Any complaints? Good news, bad news, et cetera?

MR. LAUBENSTEIN: I think it worked its way through quite well. I've been doing this for 30 years. I've been on the plan commission in my own village. As an attorney, I've presented to any number of different boards. Things here went very smoothly, especially the cooperation with Staff. I think from my client's point of view like any clients, they would have liked it approved before I even submitted it, but I think that's par for the course.

Considering that we, I think got documents in November and we're approved by you and the Village Board preliminarily last month, I think that's pretty fast. I've seen it go a lot slower in other communities.

COMMISSIONER DROST: Yes. So, you don't have to answer the question but a letter grade F through A?

MR. LAUBENSTEIN: Can we do pass/fail?

COMMISSIONER DROST: No, you've already given us a pass.

MR. LAUBENSTEIN: Yes.

COMMISSIONER DROST: But you don't have to answer that if you want. But basically, I'm kind of picking on your experience in this area also as a professional in the --

MR. LAUBENSTEIN: Well, as far as attentiveness and attentiveness to detail, I give the Village, the Staff, the Board and the Village Board an A. I've been in some village boards where I almost had to show them what their jobs were. I think you're all very well aware of what each of you need to do and how they all play together. So, I got questions from this panel and the Village Board and I got input from the Staff that sometimes is very lacking in other areas.

So, I think you guys get the A for what you've done. Okay?

CHAIRMAN ENNES: So, before I ask if there's any other questions, can we have a motion to approve the Staff report?

COMMISSIONER DROST: I'll make a motion to approve the Staff report.

COMMISSIONER WARSKOW: I'll second.

CHAIRMAN ENNES: We have a second. All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Any opposed?

(No response.)

CHAIRMAN ENNES: Okay, are there any other comments or questions of the Petitioner or Staff? No?

COMMISSIONER DROST: I'll make a motion then.

A motion to recommend to the Village Board of Trustees approval of PC #17-002, Final Plat of Subdivision for the Hogreve Subdivision at 2214 East Palatine Road.

The approval shall be subject to the following condition:

- 1. Compliance with all conditions of approval as contained in Ordinance 17-024 and with all current federal, state and Village codes, regulations, and policies.**

COMMISSIONER GREEN: I'll second that.

CHAIRMAN ENNES: Then we should take a roll call.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes. So, you have gotten a unanimous approval and can move on --

MR. HUBBARD: This will go to the Village Board for final approval, we're looking for tentatively July 10th although depending on the scheduling with the holidays.

MR. LAUBENSTEIN: With the holidays, which we understand. Lady and gentlemen, thank you all very much.

CHAIRMAN ENNES: Sam, do we have any other petitions?

MR. HUBBARD: No other petitions. The only order of business would be the designation of a secretary and vice-chair.

CHAIRMAN ENNES: Then I would ask the Commissioners -- Ms. Dawson is not here, I guess we should have --

COMMISSIONER GREEN: Well deserved.

COMMISSIONER DROST: She's done a good job, yes.

CHAIRMAN ENNES: She's done a good job. Would anybody like to be the secretary?

COMMISSIONER WARSKOW: What's involved with being the secretary of the Plan Commission? Since you guys do all the minutes.

MR. HUBBARD: The only thing you would do would be to sign as secretary on a plat. That's the only responsibility of the secretary.

COMMISSIONER LORENZINI: Once every six months.

COMMISSIONER WARSKOW: Once every six months?

COMMISSIONER GREEN: We just have to have, like tonight, we have to have it signed by a secretary.

COMMISSIONER DROST: Or any corporate document.

COMMISSIONER WARSKOW: My only reservation is that I work downtown, so I'm generally not around during Village business hours.

COMMISSIONER DROST: Go ahead, take the --

CHAIRMAN ENNES: Yes, you should --

MR. HUBBARD: Yes, we would get the signatures this evening if we're --

COMMISSIONER WARSKOW: Oh, in the evening?

MR. HUBBARD: Yes.

COMMISSIONER WARSKOW: Okay, I'll be secretary.

CHAIRMAN ENNES: Thank you, and a vice-chair? Would anybody be interested in being the vice-chair?

COMMISSIONER DROST: Who hasn't been a vice-chair? Who hasn't been a chair?

COMMISSIONER LORENZINI: Lynn?

CHAIRMAN ENNES: Lynn?

COMMISSIONER DROST: Okay, Lynn.

COMMISSIONER JENSEN: Vice-chair? I hope that has the same kind of responsibilities. Every six months you sign something.

COMMISSIONER DROST: Just like a lieutenant governor or a vice president.

COMMISSIONER GREEN: Every month you send a check to the Village, that's how it works.

COMMISSIONER DROST: Now, as officers, do they get extra compensation?

MR. HUBBARD: Chair does.

COMMISSIONER DROST: Yes. So, you wouldn't get extra compensation.

COMMISSIONER JENSEN: I didn't expect to be.

COMMISSIONER GREEN: Five bucks.

COMMISSIONER WARSKOW: I charge five dollars and with --

COMMISSIONER DROST: Well, we just want to make that clear on the record that you're doing this totally as a volunteer gesture and not for pecuniary advancement.

COMMISSIONER JENSEN: I think that's fine.

CHAIRMAN ENNES: Are there any other items of business?

MR. HUBBARD: Nothing else.

CHAIRMAN ENNES: Then can I, boy, this has been pretty easy, my first two meetings.

COMMISSIONER GREEN: You might have set a record, Terry, for fastest meeting.

COMMISSIONER JENSEN: I move to adjourn.

COMMISSIONER WARSKOW: I second the motion.

CHAIRMAN ENNES: There was a first and a second to adjourn the meeting. All in favor?

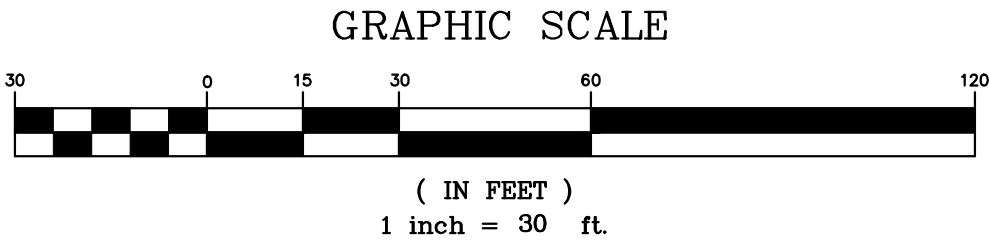
(Chorus of ayes.)

(Whereupon, the meeting was adjourned at 7:41 p.m.)

FINAL PLAT OF SUBDIVISION
OF
HOGREVE SUBDIVISION

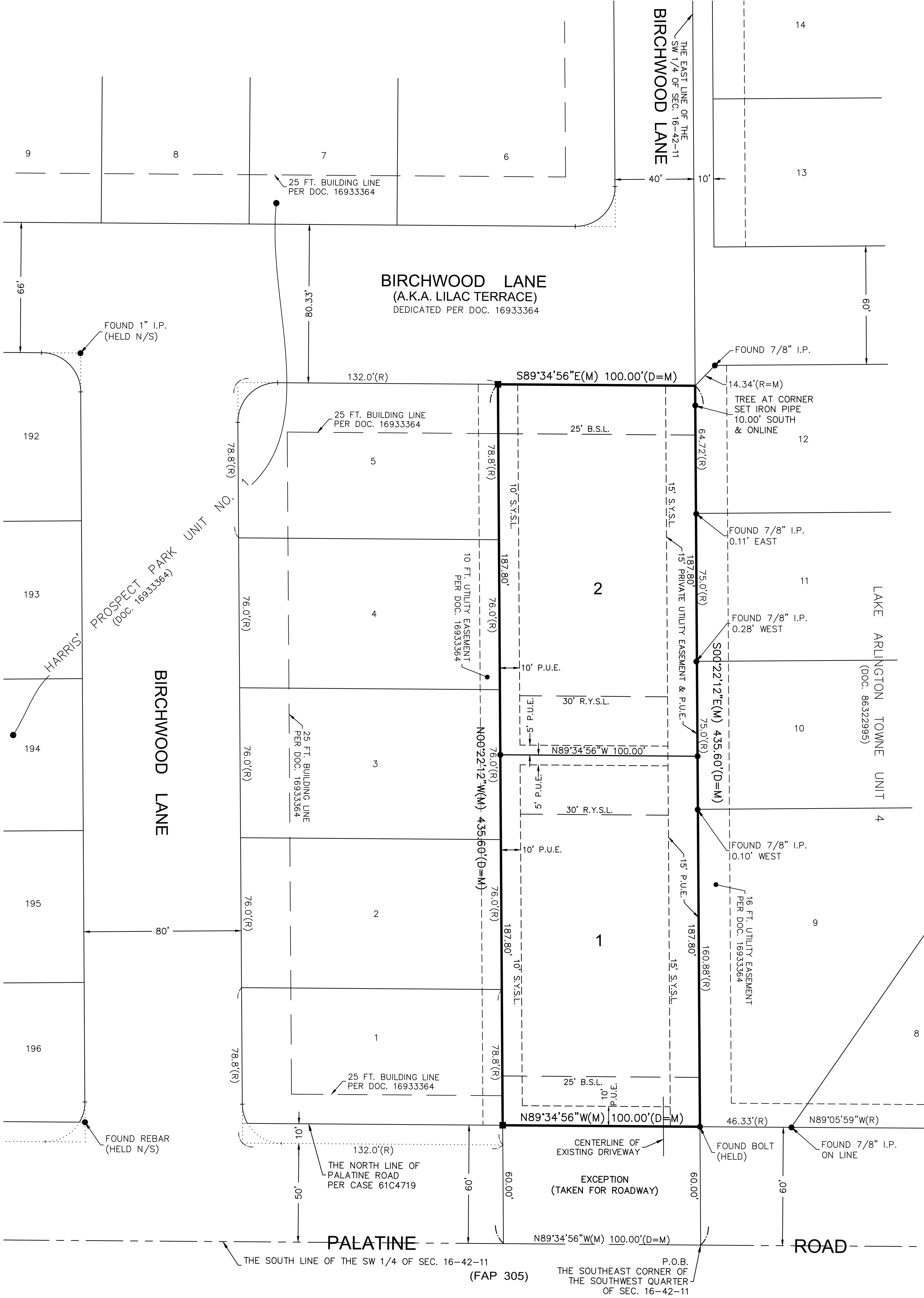
PIN: 03-16-303-004

PART OF THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



NOTES

- ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
- ALL SETBACK LINES SHOWN HEREON ARE HEREBY ESTABLISHED UNLESS OTHERWISE NOTED.



LEGEND

- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
A = ARC LENGTH
R = RADIUS
CH = CHORD
R.O.W. = RIGHT OF WAY
P.O.B. = POINT OF BEGINNING
P.U.E. = PUBLIC UTILITY EASEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
B.S.L. = BUILDING SETBACK LINE
S.Y.S.L. = SIDE YARD SETBACK LINE
R.Y.S.L. = REAR YARD SETBACK LINE

LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

VEHICULAR ACCESS NOTES

- THERE SHALL BE, AT MOST, ONE RESTRICTED RIGHT-IN, RIGHT-OUT (RI-RO) VEHICULAR ACCESS POINT TO PALATINE ROAD FROM LOT 1 AS SHOWN HEREON.
- THERE SHALL BE NO VEHICULAR ACCESS POINTS TO PALATINE ROAD FROM LOT 2.
- ALL OTHER VEHICULAR ACCESS SHALL BE VIA INTERNAL CIRCULATION.

AREA SUMMARY

LOT 1	18,778 SQUARE FEET	OR	0.431 ACRES
LOT 2	18,778 SQUARE FEET	OR	0.431 ACRES
DEDICATED R.O.W.	0 SQUARE FEET	OR	0 ACRES
GROSS AREA	37,556 SQUARE FEET	OR	0.862 ACRES
(TO HEAVY LINES)			
(BASED ON MEASURED VALUES)			

AFTER RECORDING RETURN TO:

THE VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

1 OF 2

SCALE: 1" = 30'

COMPASS

SURVEYING LTD

ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

HOGREVE SUBDIVISION
2214 E. Palatine Road
Arlington Heights, IL 60004

CLIENT/OWNER

Elroy Hogreve
2214 E. Palatine Road
Arlington Heights, IL 60004

DATE: 11-15-16

PC

TK

DRAWN BY

CM

CHECKED BY

DW

BOOK

480

PG

65-66

NO.

REVISIONS

DATE

BY

1.

PER EMAIL DATED 12/19/16

12/20/16

CM

2.

PER VILLAGE COMMENTS

02/23/17

CM

3.

PER EMAIL DATED 04/05/17

04/06/17

CM

4.

PER EMAIL DATED 05/18/17

05/19/17

CM

5.

PER EMAIL DATED 05/30/17

05/31/17

CM

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