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 7, 2014
8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

A. Committee of the Whole 06/09/2014

B. Committee of the Whole 06/16/2014

C. Village Board 06/16/2014

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register of 6/30/2014

VI. RECOGNITIONS AND PRESENTATIONS

A. Swearing in of Peter Ahlman as Deputy Fire Chief

B. Swearing in of Dwayne Wood as Fire Commander

C. Swearing in of Benjamin Kimmel as Fire Lieutenant

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 9, 2014

Proposed Transfers from General Fund

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

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

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

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

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

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

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. Sodium Chloride (Road Salt) Purchase

CONSENT LEGAL

A. A Resolution Approving an Agreement with Northwest Community

Hospital
(use of space at the Senior Center)

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

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

CONSENT PETITIONS AND COMMUNICATIONS

A. Bond Waiver - Cross & Crown Lutheran Church

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

CONSENT REPORT OF THE VILLAGE MANAGER

A. FY2015 Budget Encumbrance

B. Settlement - Workers' Compensation Claim - Utterback

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Hickory/Kensington TIF Redevelopment Plan - PC14-010

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

C. Quinlan & Fabish Music - PC#14-012
59 W. Seegers Rd.

XIII. LEGAL

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

XIV. APPOINTMENTS

XV. PETITIONS AND COMMUNICATIONS

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

XVI. REPORT OF THE VILLAGE MANAGER

XVII. ADJOURNMENT

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

Item: Committee of the Whole 06/09/2014

Department: Village Clerk

Bid Section

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

ATTACHMENTS:

Description	Type
Committee of the Whole 06/09/2014	Minutes

COMMITTEE-OF-THE-WHOLE
MINUTES OF THE MEETING OF THE MAYOR AND THE BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS COMMUNITY ROOM MONDAY, JUNE 9, 2014 7:30 P.M.

BOARD MEMBERS PRESENT:	President Hayes; Trustees: Blackwood, Farwell, Glasgow, LaBedz, Rosenberg, Scaletta, Sidor and Tinaglia
BOARD MEMBERS ABSENT:	None
STAFF MEMBERS PRESENT:	Bill Dixon, Village Manager; Diana Mikula, Assistant Village Manager; Tom Kuehne, Director of Finance; James McCalister, Director of Building & Health Services; Eileen Hellstrom, Recording Secretary

SUBJECTS:

A. Consideration of recommending to the Liquor Commissioner the issuance of a Class "AA" Liquor License to Mike Ditka's Arlington Heights, LLC dba Ditka's, located at 2000 W. Euclid Avenue
B. Proposed Regulations for Electronic Cigarette Devices
C. Proposed Transfers from the General Fund to the Emerald Ash Borer (EAB), Flood V, Fleet and Capital Projects Funds
D. Trustee Request to Discuss Elimination of Vehicle Stickers
Other Business
Adjournment

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

A. Consideration of recommending to the Liquor Commissioner the issuance of a Class "AA" Liquor License to Mike Ditka's Arlington Heights, LLC dba Ditka's, located at 2000 W. Euclid Avenue

Trustee Rosenberg recused himself from this discussion since Ditka's is a client of his employer.

Mayor Hayes swore in Paul Woodard and Jeffrey Shearer who were present for consideration of the "Class AA" (Full Service Restaurant) liquor license for Ditka's.

Diana Mikula, Assistant Village Manger, said they will be in the space that was formally OTB Trackside Restaurant located at 2000 W. Euclid. The first floor renovations were reviewed by the Planning Department and were determined to be in compliance with the previously approved Special Use for this building. The restaurant is anticipated to have 284 seats. The former OTB Trackside Restaurant with the wagering area has been moved to a new space called Trackside OTB Sports Bar. This space is located west of Ditka's restaurant.

There are five individuals that have financial interest in Ditka's. Mr. Jeffrey Shearer is one of the five individuals who was present at the meeting. Background checks were conducted on the five individuals listed as having financial interest in Ditka's. No convictions were disclosed and no lawsuits, judgments or liens are outstanding. Ditka's will be overseen by Paul Woodard, who is the General Manager. A background check was conducted on Mr. Woodard and no lawsuits, judgments or liens are outstanding. Mr. Woodard does not have an ownership interest in Ditka's.

Mayor Hayes asked Mr. Woodard if he would be present at Ditka's on a daily basis. Mr. Woodard replied yes, he would be the general manager of this facility. Mr. Shearer is a co-owner and would not be present on a daily basis and does not have an official role as a manager.

Mayor Hayes asked if either had been cited with any violations for local liquor laws. Both responded no they had not.

Mayor Hayes asked if either had a license revoked or suspended. Both responded no they had not.

Mayor Hayes asked what the plans are regarding Basset training. Mr. Woodard replied that the entire staff will be Basset trained. There are about 122 employees including the kitchen staff. There will be about 30 servers who will serve alcohol and about 12 bartenders.

Mr. Woodard said the hours of operation are 9:00am on Saturday and Sunday for breakfast. Saturday they are open until midnight, and Sunday they are open until 10:00pm. Monday through Friday Ditka's opens at 11:00am.

TRUSTEE GLASGOW MOVED, SECONDED BY TRUSTEE FARWELL TO RECOMMEND THAT THE VILLAGE BOARD OF TRUSTEES RECOMMEND TO THE LIQUOR COMMISSIONER THE ISSUANCE OF A CLASS "AA" LIQUOR LICENSE TO MIKE DITKA'S ARLINGTON HEIGHTS, LLC, DBA DITKA'S, LOCATED AT 2000 W. EUCID (FORMER TRACKSIDE RESTAURANT).

Upon a voice vote, the motion passed unanimously.

B. Proposed Regulations for Electronic Cigarette Devices

Bill Dixon, Village Manager, said the Board of Health met recently and is recommending to the Village Board that the regulations for cigarettes that are now in place in Arlington Heights be extended to cover electronic cigarettes. At the present time, e-cigarettes are an unregulated product with unknown health risks.

James McCalister, Director of the Health Services Department said electronic cigarettes are growing in popularity and most stores that sell cigarettes in Arlington Heights now sell e-cigarette devices. The question is whether or not to allow e-cigarette use in restaurants, movie theater and other public places.

The American Heart Association believes that the use of e-cigarettes should be prohibited in the areas where the use of conditional cigarettes are prohibited. The Board of Health agrees with this opinion.

Communities that have amended their Clean Air Ordinance to prohibit the use of electronic cigarette devices in public places include Chicago, Evanston, Carpentersville and Oak Park.

Dr. Meservey, member of the Board of Health, said the vapors from e-cigarettes is not just water vapor, but there are many products in this vapor that are harmful to our health.

Mayor Hayes said one of the concerns initially was the potential impact on businesses. He asked if the Board of Health has any feedback on what the impact would be on restaurants if the Village were to include e-cigarettes to be restricted.

Dr. Meservey said he made some phone calls and talked to some of the restaurants in town. They said they notice limited use of e-cigarettes in their restaurants and they go outside to use e-cigarettes without being asked.

Trustee LaBedz said this is very important that the use of e-cigarettes be restricted and to treat them the same as regular cigarettes. She referenced what was said regarding the possible negative effects on the business community by restricting the use of e-cigarettes, but said there are plenty of people who go to a variety of establishments because there is no smoking. She is very supportive of this restriction.

Trustee Rosenberg asked Dr. Meservey if e-cigarettes are healthier than regular cigarettes.
Dr. Meservey replied that the nicotine level in e-cigarettes is less than regular cigarettes.

TRUSTEE SIDOR MOVED, SECONDED BY TRUSTEE LABEDZ, THAT THE

COMMITTEE-OF-THE-WHOLE RECOMMEND TO THE VILLAGE BOARD THAT THE VILLAGE OF ARLINGTON HEIGHTS IMPOSE THE SAME REGULATIONS FOR ELECTRONIC CIGARETTE DEVICES AS CONVENTIONAL CIGARETTES WITHIN THE VILLAGE BOUNDARIES.

Trustee Farwell said it will be nice to have continuity with any type of tobacco product in that they will be regulated and handled in the same way.

Trustee Rosenberg asked Mr. McCalister once this is adopted, would notices be sent out to establishments?

Mr. McCalister replied they would get the word out.

Upon a voice vote, the motion passed unanimously.

C. Proposed Transfers from the General Fund to the Emerald Ash Borer (EAB), Flood V, Fleet and Capital Projects Funds

Mr. Dixon talked about the General Fund being projected to have a least a $4.5 million surplus attributable to activity for the fiscal year ending April 30, 2014. A good portion of this surplus is due to one-time revenue receipts as well as expenditure savings.

Long-term projections for the General Fund continue to reflect expenditures climbing faster than revenues, but this past fiscal year's results provide the Village with some needed short-term financial flexibility. The Village has a number of long-term capital needs to address, including parkway tree replacement due to the Emerald Ash Borer infestation, the new Police Station, potential flood remediation costs, and other capital costs.

It is proposed that the Village consider making the following transfers from the General Fund:

1. Transfer $1.3 million to the EAB Fund. This would allow the Village to decrease the upcoming $10 million bond issue that is planned for capital improvements in the Capital Projects Fund.
2. Transfer $1 million to the Flood V Fund. This would provide sufficient funding to extend the neighborhood drainage improvement program and the sewer back-up rebate program.
3. Transfer $1.4 million to the Fleet Fund. This fund is an internal service fund that is funded through annual depreciation charges paid by departments that utilize Village vehicles.
4. Transfer $500,000 to the Capital Projects Fund. Over the past year the Village Staff Pavement Committee developed a plan to resurface 9.2 miles of Village streets. This was more than the FY2015 budget would allow. The proposed $500,000 would cover the difference.

See Attachment A

Trustee Rosenberg suggested the money not be transferred to the EAB fund and more money be used for street improvements and resurfacing.

Tom Kuehne, Director of Finance, said the reason behind the recommended transfer to the EAB fund was to lower the debt service amount to pay it off sooner. This would give the most financial flexibility in terms of debt levels without increasing property taxes and he wanted to get this paid off as soon as possible to have more options.

Mr. Kuehne spoke with Jim Massarelli, Director of Engineering who said he could use another $600,000 for the street reconstruction program in the NFT fund. The program could also use another $600,000 in the Capital Projects fund for road resurfacing. This would be an additional $1.2 million dollars total, which includes the $500,000 that was originally proposed and would require another $700,000.

Trustee Rosenberg thought it would make sense to do this now while we have the opportunity to resurface the extra miles of roadway. He has seen significant deterioration of the streets this year compared to the past.

Trustee Scaletta asked about the transfer of $1.4 million to the Fleet Fund.

Mr. Kuehne said when the fleet fund was set up there are two ways to pay for cars in the future. The Fleet Fund is an internal service fund that is funded through annual depreciation charges paid by departments that utilize Village vehicles. The increased cost of vehicles over time is covered by interest earnings on the Fleet Fund's investments. For a number of years interest rates have been held down by the Federal Reserve as one of its tools in addressing the national recession. This has resulted in a decreased funding status for the future replacement of Village vehicles.

He said the Fleet Fund balance has been going down over time and at the end of FY2013 it was about 60% funded. By transferring monies to this fund it will help get the fund towards the minimum where it needs to be at around 75%-80% funded.

Mr. Kuehne said operating surpluses are good to use for one time capital infrastructure purposes which is what is proposed here.

Trustee Scaletta said he feels that $1.4 million is a lot of money to transfer to the Fleet Fund even though he knows the Village has many vehicles. Mr. Kuehne replied that over a number of years the Fleet Fund has been going down and this would be a good opportunity to make this fund more fiscally solvent. If this fund is increased now it will help with operations down the road.

Trustee Scaletta agrees with Trustee Rosenberg concerning the roads and due to

this past winter it has exasperated the problem. He wants to make sure the money is used responsibly.

Trustee Farwell asked when this decision has to be made.

Mr. Kuehne said this should be done during the fiscal year 2014 period since this is a fiscal year 2014 surplus and should be completed no later than July.

Trustee Farwell said he wants the citizens to understand that this Board understands that this is their money and this is not an administration that has a spend or lose mentality.

He said we don't know what the upcoming Flood Study results will show. He would like more information regarding the Fleet Fund.

Mr. Kuehne said right now the Fleet Fund has accumulated depreciation of $10.9 million dollars. The fund should have that much cash available since the cars have depreciated and we need that much to pay for them down the road. Currently we have $6 million dollars in the Fleet Fund which is 60% funded. In the past this fund has been 75% funded or more. With vehicle expenditures increasing, this fund will go down even more. Before the fund gets to a danger zone it would be a good idea to put more money into this fund.

Trustee Glasgow asked about the recurring costs of #2, #3, and #4. He asked what the plan is to make sure there are no recurring funding for #2, #3, and #4.

Mr. Kuehne said for #2, there is no recurring funding. Once Flood V funding is gone it is done and there is no more funding. He was recommending additional funds to carry on the neighborhood drainage improvement program as well as the overhead sewer program.

Trustee Glasgow would like to see how the Fleet Fund would be funded year after year before this $1.4 million would be transferred to this fund.

Trustee Glasgow agrees that the roads need to be taken care of.

Trustee Tinaglia asked if there was a surplus a year ago around this time.

Mr. Kuehne replied that last year around this time there was a surplus and a large amount was put towards streets.

Trustee Tinaglia said what he hears from residents that is most concerning is flooding and taxes. He feels this surplus should be put towards flood control. He is not sure about putting the money towards the Fleet Fund.

Trustee Blackwood said the two issues that stand out for her are flooding and the roads. From the perspective of the resident they are not going to be happy if their

basement is still flooding and there are potholes on the streets in Arlington Heights.

Mayor Hayes agrees with the Board in that we are looking at basic essential needs with respect to these proposals. It will ultimately benefit the residents in a number of ways. This will help keep the cost down in the future in these areas and result in a lower tax levy.

Trustee Rosenberg reminded the Board that whatever is decided tonight or a month from now regarding the surplus of funds, it doesn't have to be permanent and can be moved to different funds with Board action. Down the road if funds need to be moved around, this would be possible.

Trustee Scaletta said he agrees with $1 million to the Flood V Fund, agrees with the $1.4 million to the Fleet Fund pending receipt of follow-up information, he also agrees with the $500,000 to the Capital Projects Fund to help resurface the roads, but as far as the $1.3 million to the EAB Fund he would like to take some of this funding and add to the Capital Projects Fund for more road work.

He would like to transfer the surplus as follows: $600,000 to the EAB Fund, $1 million to the Flood V Fund, $1.4 million to the Fleet Fund and transfer $1.2 million to the Capital Projects Fund.

Trustee LaBedz said she concurs with Trustee Scaletta regarding taking some of the funds from the EAB Fund and increasing the Capital Projects Fund.

Mr. Dixon recommended adding a phrase at the end of the motion saying "pending the receipt of the Fleet Fund back-up information."

TRUSTEE SCALETTA MOVED, SECONDED BY TRUSTEE SIDOR, THAT THE COMMITTEE-OF-THE-WHOLE RECOMMEND TO THE VILLAGE BOARD APPROVAL OF THE PROPOSED TRANSFERS FROM THE GENERAL FUND OF $600,000 TO THE EAB FUND, $1 MILLION TO THE FLOOD V FUND, AND $1.4 MILLION TO THE FLEET FUND, AND $1.2 MILLION TO THE CAPITAL PROJECTS FUND USING PROJECTED SURPLUS MONIES AS OF THE END OF FY2014 PENDING RECEIPT OF THE FLEET FUND BACK-UP INFORMATION.

The following voice vote was recorded:
Ayes: 8 Nayes: 1

Ayes: Trustee Blackwood, Farwell, Glasgow, LaBedz, Scaletta, Sidor and Tinaglia
Nayes: Trustee Rosenberg

The motion carried.

D. Trustee Request to Discuss Elimination of Vehicle Stickers

Mr. Dixon said two Village Trustees expressed interest in investigating whether the Village could eliminate its vehicle stickers. Along with the vehicle stickers the Village's annual license application form includes information for the sale of dog tags. The Staff proposes that both of these license fees be reviewed in conjunction with each other.

A number of communities have chosen to eliminate their vehicle sticker and dog tag programs.

See Attachment B

In order to preserve the General Fund's long-term financial flexibility, Staff recommends that should the Committee-of-the-Whole wish to recommend the elimination of vehicle and dog licenses that an alternate revenue source be implemented to cover the lost revenue. Staff has identified the following revenue options:

A. Additional Food & Beverage Tax (FBT)
   1% = $1.87 million or .75% = $1.4 million

B. Additional Property Tax
   4.6% = $1.4 million

Trustee Glasgow said his concern was that the vehicle sticker was instituted back in the 1930's. He has seen vehicle stickers be eliminated in other municipalities. There are residents who don't purchase a vehicle sticker and this is not fair for residents who do purchase them.

Trustee Glasgow asked Mr. Dixon what the policy is on the enforcement of the Vehicle Sticker. Mr. Dixon said it is enforced in conjunction with parking tickets or vehicle accidents.

Trustee Glasgow asked if he didn't want to buy a vehicle sticker would he receive a ticket. Mr. Dixon replied that it is not an active program.

Trustee Glasgow's concern is that it does create a fairness issue for residents who buy their vehicle sticker and residents who don't buy vehicle stickers. Additionally it creates a disparity between Arlington Heights and other municipalities since they don't have vehicle stickers.

Mr. Kuehne discussed that Buffalo Grove has no vehicle stickers which was done in 2007; Hoffman Estates eliminated their vehicle sticker in 1997 in conjunction with the telecommunication tax which brought in much more revenue than vehicle stickers. Schaumburg eliminated their vehicle stickers in 2009 and this was done when they instituted their first ever property tax and was significantly more revenue than the vehicle sticker. Wheeling eliminated their vehicle stickers in 1996 in conjunction with the .25 home rule sales tax which brought in more

revenue.

Trustee Glasgow doesn't think additional property tax would be a popular thing to do, but the additional Food & Beverage Tax is a way to make up the revenue.

He asked if there was any enforcement program for dog licenses. Mr. Kuehne replied no there is no active enforcement program.

Trustee Tinaglia said it is obsolete to have vehicle stickers and doesn't think it's necessary anymore. He wanted to talk about Fuel Tax as opposed to Property Tax or Food and Beverage Tax.

Mr. Kuehne said the Fuel Tax was proposed in the past in regards to using it for MFT for the streets. That would only bring in around $250,000 a year which is not a big revenue generator. Revenue loss would be close to $1.4 million from eliminating vehicle stickers and animal licenses.

Trustee Tinaglia said additional Property Tax is out of the question. He would be one hundred percent in favor of changing this ordinance.

Trustee LaBedz asked if there are any benefits to retain these licenses.

Mr. Kuehne said he spoke with the Police Department and they said they could possibly lose the ability to track a suspicious vehicle if the State of Illinois' information was not updated but this would be rare. In regards to a lost dog, the first place they go to is the county's rabies vaccination records which the Police Department has access to, plus some dogs are micro chipped so this would not be an issue from their perspective.

Trustee LaBedz wanted to clarify that there would not be any negative effects from doing away with these licenses other than the monetary aspect of it. Mr. Kuehne said that was correct.

Trustee Scaletta said he understands the reason behind trying to eliminate vehicle stickers but he would be opposed to increasing the Food & Beverage Tax to pay for the short fall from eliminating vehicle stickers. Our residents need to be able to promote their business and host events and raising the Food & Beverage Tax is something he is not interested in doing. He is willing to look at a variety of other ways to make up the shortfall.

Trustee Farwell concurs with Trustee Scaletta. He sees the annual income that the Vehicle Stickers and Animal License's generate but he does not like the alternatives.

Trustee Glasgow said the reason he brought this up is because anyone can choose not to buy the vehicle sticker. This is not enforced so chances are you would not be punished for doing so. It is not fair for the citizens who buy their

stickers. The vehicle stickers take an incredible amount of staff time. He would like to see some other funding options to replace the vehicle stickers and animal license revenue. Or, have a far more efficient means of registering vehicles so everyone ends up paying for a vehicle sticker.

Trustee Tinaglia replied that he is not in favor of a Food & Beverage Tax or a Property Tax increase to cover the revenue from vehicle stickers. He feels this is something the Board should work on and talk about and find other creative ways to cover these costs.

Other Business
None

Adjournment

TRUSTEE SCALETTA MOVED, SECONDED BY TRUSTEE LABEDZ TO ADJOURN THE MEETING 9:35 P.M.

Upon a voice vote, the motion passed unanimously.

1. Transfer $1.3 million to the EAB Fund. This would allow the Village to decrease the upcoming $10 million 2014 bond issue that is planned for capital improvements in the Capital Projects Fund. By combining this proposed transfer with $1.5 million of the EAB Fund's existing fund balance, the Village could reduce the planned 2014 bond issue from $10 million to $7.2 million. As per the Village's FY2015 budget plans, the 2014 bond issue will free up available resources in the Capital Projects Fund to be transferred to the EAB Fund for the removal and replacement of parkway trees. The debt service for the $10 million bond issue was planned to be paid off after seven years, but a $7.2 million bond issue could be retired in five years. This would provide the Village with earlier access to bond funding options for its other long-term capital needs.

2. Transfer $1 million to the Flood V Fund. Within six years it is projected that the Flood V Fund will have expended the remainder of this fund's monies that have been used for the neighborhood drainage improvement program and the sewer back-up rebate program. This transfer would provide sufficient funding to extend these programs for another 2.5 years based on current budgeted amounts.

3. Transfer $1.4 million to the Fleet Fund. The Fleet Fund is an internal service fund that is funded through annual depreciation charges paid by departments that utilize Village vehicles. The increased cost of vehicles over time is covered by interest earnings on the Fleet Fund's investments. However, for a number of years interest rates have been held down artificially by the Federal Reserve as one of its tools in addressing the national recession. This has resulted in a decreased funding status for the future replacement of Village vehicles.

4. Transfer $500,000 to the Capital Projects Fund. Over the past year the Village staff Pavement Committee developed a plan to resurface 9.2 miles of Village streets. The Committee understood that this level of street resurfacing was more than the FY2015 budget would allow, but the list was maintained in the event that exceptional bid prices were received or another funding source was forthcoming. The FY2015 budget currently has sufficient funding to cover 8.2 miles of street resurfacing. The proposed $500,000 transfer to the Capital Projects Fund would cover the 1 mile difference.

Recommendation

It is recommended that the Committee-of-the-Whole recommend to the Village Board approval of the proposed transfers from the General Fund of $1.3 million to the EAB Fund, $1 million to the Flood V Fund, and $1.4 million to the Fleet Fund, and $500,000 to the Capital Projects Fund using projected surplus monies as of the end of FY2014.

MUNICIPAL FOOD BEVERAGE TAX RATES

PASSENGER VEHICLE STICKER SALES

ANIMAL LICENSES / TAGS SALES

	Arlington Heights	Buffalo Grove	Des Plaines	Elk Grove	Evanston	Hoffman Estates	Mount Prospect	Naperville	Palatine	Rolling Meadows	Schaumburg	Wheeling
Food & Beverage Tax	1.25%	1%	1%	1%	6% Liquor Only	2%	1%	1%	1%	2%	2%	1%
								2.5% in defined Downtown Area				
Vehicle Stickers Passenger Vehicles Only	$30.00	None	$30.00	$25.00	$75.00 Wheel Tax*	None	$36.00	None	$30.00	$30.00	None	None
Animal License/Tags	$12.00 Dogs Only	$10.00 Cats/Dogs	$2.00 - $5.00** Cats/Dogs	$5.00 Cats/Dogs	$15.00, $10.00 (Neutered) Cats/Dogs	$5.00, $2.00 (Seniors) Cats/Dogs	None	$8.00, $4.00 (Neutered) Cats/Dogs	$7.00 Cats/Dogs	$10.00, $5.00 (Neutered) Dogs Only	None	$11.25*** Cats/Dogs

*No stickers issued

** Varies on number of pets as well as being discounted for seniors

***One time fee - Good for life of animal

ATTACHMENT B

Item: Committee of the Whole 6/16/14

Department: Village Clerk

Bid Section

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

ATTACHMENTS:

Description	Type
COW 6/16/14	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 16, 2014 – 7:15 PM

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

BOARD MEMBERS PRESENT:	Mayor Thomas Hayes; Trustees Blackwood, Farwell, Glasgow, LaBedz, Tinaglia, Scaletta, Sidor
BOARD MEMBERS ABSENT:	Trustee Rosenberg
STAFF MEMBERS PRESENT:	Village Manager Bill Dixon; Assistant Village Manager Diana Mikula; Charles Perkins, Director of Planning and Community Development
OTHERS PRESENT:	Melissa Silverberg, Daily Herald; Tim O'Connor, Journal & Topics

1. **Use of Public Sidewalk for Outdoor Dining Café for La Tasca Restaurant – 25 W. Davis**

The petitioner wants to put tables outside and serve outdoors during the summer months. They want to put barriers with a fence and flowers with six to seven commercial-grade mesh tables to serve food and alcohol outside. Trustee Glasgow asked the petitioner how they would monitor for liquor going in and out of the area. The petitioner said they will make it clear to guests they are not allowed to leave the premises outside the barrier. Guests will be seated from the inside hostess stand and brought out the side door of the restaurant. Trustee Glasgow asked the petitioner how managers would oversee the outside. The petitioner said that both servers and managers would be making the rounds and that someone would be outside the whole time. Trustee Sidor asked how the restaurant would handle the influx of people exiting trains and would there be enough room. Charles Perkins, Director of Planning and Community Development, said the outdoor dining area will be monitored with a few adjustments if needed. Trustee Blackwood asked the petitioner what the fence looked like. The petitioner described the fencing as 3 ft. high and 4 ft. wide with pedestals or bases on them with planters. The fencing is custom-made wrought iron and wind proof to hold up the planters. Following discussion, **TRUSTEE GLASGOW MOVED, SECONDED BY TRUSTEE SCALETTA THAT THE COMMITTEE-OF-THE-WHOLE RECOMMEND TO THE VILLAGE BOARD APPROVAL OF THE LA TASCA OUTDOOR DINING REQUEST.** The motion passed 8-0.

2. **INTERVIEW OF DEREK PRUSENER FOR THE YOUTH COMMISSION – TERM ENDING: 4/30/15**

The Board reviewed Derek's resume and discussed his interest in serving on the Youth Commission. Derek will be a freshman at Rolling Meadows High School in the Fall. He was Co-Captain of the Science Olympiad at South Middle School and was also on the Student Council. He helped with an Eagle Scout project at Lutheran Home and said service to others and making a difference was rewarding to him. Following discussion, **TRUSTEE LABEDZ MOVED, TRUSTEE FARWELL SECONDED A MOTION RECOMMENDING DEREK PRUSENER'S APPOINTMENT TO THE YOUTH COMMISSION WITH TERM ENDING 4/30/15.** The motion passed 8-0.

3. **INTERVIEW OF TRIPP TURCHIK FOR THE YOUTH COMMISSION – TERM ENDING: 4/30/15**

The Board reviewed Tripp Turchik's resume and discussed his interest in serving on the Youth Commission. Tripp was Captain of the Boys Sophomore Basketball Team and said he has learned the importance of working as a team and listening to the team. In 6th grade he was in a competition decorating a rain barrel and his team won the Governor's Award. Tripp feels his experiences can help him give back in his own way. Following discussion, **TRUSTEE GLASGOW MOVED, TRUSTEE TINAGLIA SECONDED A MOTION RECOMMENDING TRIPP TURCHIK'S APPOINTMENT TO THE YOUTH COMMISSION WITH TERM ENDING 4/30/15.** The motion passed - Ayes: (Blackwood, Farwell, Glasgow, Hayes LaBedz, Sidor, Tinaglia) Abstain: (Scaletta)

4. **INTERVIEW OF TEM WILLIAMS FOR THE SENIOR CITIZENS COMMISSION – TERM ENDING: 4/30/17**

The Board reviewed Ms. Williams' resume and discussed her interest in serving on the Senior Citizens Commission. She has a teaching background and is a former Peace Corps volunteer. Ms. Williams feels that senior citizens are underestimated and undervalued. She said she is a good listener and likes to listen to what senior citizens have to say. Ms. Williams said seniors have a lot to offer and she would like to tap into it. Following discussion, **TRUSTEE BLACKWOOD MOVED, TRUSTEE SIDOR SECONDED A MOTION RECOMMENDING MS. WILLIAMS' APPOINTMENT TO THE SENIOR CITIZENS COMMISSION WITH TERM ENDING 4/30/17.** The motion passed 8-0.

5. **OTHER BUSINESS**

A. Order of June 16 Village Board Agenda
B. Homeless Outreach Program Award

6. **ADJOURNMENT**

The meeting adjourned at 7:42 PM.

Item: Village Board 06/16/2014

Department: Village Clerk

Bid Section

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

ATTACHMENTS:

Description	Type
Village Board 06/16/2014	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 16,2014
8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Trustee Rosenberg was absent.

Also present were Village Manager Bill Dixon, Assistant Village Manager Diana Mikula, Assistant Village Attorney Robin Ward, Assistant Public Works Director Chris Papierniak, Director of Planning and Community Development Charles Perkins, Finance Director Tom Kuehne, Police Chief Gerald Mourning and Village Clerk Becky Hume.

IV. APPROVAL OF MINUTES

A. Committee-of-the-Whole 06/02/2014 Approved

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

Abstain: Blackwood , Hayes .
Absent: Rosenberg .

B. Village Board 06/02/2014 Approved

Trustee Robin LaBedz moved to approve. Trustee Mike Sidor Seconded the Motion.

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

Abstain: Blackwood , Hayes .
Absent: Rosenberg .

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register of 6/15/2014 Approved

Trustee Joe Farwell moved to approve the Warrant Register dated 6/15/2014 in the amount of $873,019.30. Trustee Thomas Glasgow Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Scaletta , Sidor , Tinaglia .

Absent: Rosenberg .

VI. RECOGNITIONS AND PRESENTATIONS

Trustee LaBedz moved to recognize retiring Village Manager Bill Dixon to after the Legal (XIII) section of the meeting. **Trustee Scaletta** seconded the motion. The motion carried unanimously.

Author's note: this recognition appears under Appointments (XIV) in the minutes as the format from the original agenda cannot be altered.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Evelyn Reid, 931 W. 75th Street, Naperville said she would like to make a presentation to the Board on how to save 20% on health care costs. She has already begun working with staff to prepare a presentation on behalf of TIPS@170.

IX. OLD BUSINESS

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

Consideration of a Class AA liquor license to Mike Ditka's Arlington Heights, LLC dba Ditka's located at 2000 W. Euclid Avenue

Trustee Glasgow moved, seconded by Trustee Farwell to recommend to the Liquor Commissioner the issuance of a Class "AA" Liquor License to Mike Ditka's Arlington

Heights, LLC dba Ditka's, located at 2000 W. Euclid Avenue.

The motion passed unanimously.

Trustee Thomas Glasgow moved to recommend to the Liquor Commissioner the issuance of a Class "AA" Liquor License to Ditka's Arlington Heights, LLC dba Ditka's located at 200 W. Euclid. Trustee Joe Farwell Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Scaletta , Sidor , Tinaglia .

Absent: Rosenberg .

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

Proposed Regulations for Electronic Cigarette Devices

Trustee Sidor moved, seconded by Trustee LaBedz, that the Committee-of-the-Whole recommend to the Village Board that the Village of Arlington Heights impose the same regulations for electronic cigarette devices as conventional cigarettes within the Village boundaries.

The motion passed unanimously.

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

Absent: Rosenberg .

C. Report of the Committee-of-the-Whole Meeting of June 16, 2014 — Approved

Use of public sidewalk for outdoor dining cafe for LaTasca Restaurant - 25 W. Davis

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

Absent: Rosenberg .

D. Report of the Committee-of-the-Whole Meeting of June 16, 2014 - Interview of Derek Prusener for Appointment to the Youth Commission — Approved

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

Trustee Robin LaBedz moved to concur with the Mayor's appointment of Derek Prusener to the Youth Commission with a term ending 4/30/15. Trustee Joe Farwell Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Scaletta , Sidor , Tinaglia .

Absent: Rosenberg .

E. Report of the Committee-of-the-Whole Meeting of June 16, 2014 - Interview of Tripp Turchik for Appointment to the Youth Commission — Approved

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

Trustee Thomas Glasgow moved to concur with the Mayor's appointment of Tripp Turchik to the Youth Commission with a term ending 4/30/15. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Sidor , Tinaglia .

Abstain: Scaletta .
Absent: Rosenberg .

F. Report of the Committee-of-the-Whole Meeting of June 16, 2014 - Interview of Tem Williams for Appointment to the Senior Citizens Commission — Approved

President Hayes administered the Oath of Office to Ms. Williams.

Trustee Carol Blackwood moved to concur with the Mayor's appointment of Tem Williams to the Senior Citizens Commission with a term ending 4/30/17. Trustee Mike Sidor Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Scaletta , Sidor , Tinaglia .

Absent: Rosenberg .

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 OLD BUSINESS

CONSENT APPROVAL OF BIDS

A. Heating, Ventilation and Air Conditioning (HVAC) Maintenance Services Contract Extension — Approved

Trustee Joe Farwell moved to approve a one year HVAC preventative maintenance contract extension to Hayes Mechanical in the amount of $39,577. Trustee Thomas Glasgow Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Scaletta , Sidor , Tinaglia .

Absent: Rosenberg .

B. 2014 MFT Street Reconstruction — Approved

Trustee Joe Farwell moved to award the contract to Arrow Road Construction of Mt. Prospect in the amount of $1,947,893.15. Trustee Thomas Glasgow Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Scaletta , Sidor , Tinaglia .

Absent: Rosenberg .

C. 2014 Neighborhood Storm Sewer Improvements - Surveying and Drafting Services — Approved

Trustee Joe Farwell moved to authorize execution of an agreement with Haeger Engineering in the amount of $21,900 to perform surveying and drafting services for the 2014 Neighborhood Storm Sewer Improvement Project. Trustee Thomas Glasgow

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

Absent: Rosenberg .

CONSENT NEW BUSINESS

A. Cash Contributions in Lieu of Land Dedication — Approved

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

Absent: Rosenberg .

CONSENT LEGAL

A. A Resolution Approving a License Agreement with Carlos and Eddy LLC
(Carlos and Carlos Ristorante, 27 W. Campbell Street, to use a small portion of the Harmony Park property located at 17 W. Campbell Street, as an outdoor dining area through October 31, 2014) — Approved

Trustee Joe Farwell moved to approve R14-020/A14-033. Trustee Thomas Glasgow Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Scaletta , Tinaglia .
Nays: Sidor .

Absent: Rosenberg .

B. An Ordinance Amending Ordinance Numbers 08-041 and 10-035 Granting a Special Use Permit for a Restaurant
(Toscana Restaurant, 1859 W. Central Road) — Approved

Trustee Joe Farwell moved to approve 14-027. Trustee Thomas Glasgow Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Scaletta , Tinaglia .
Nays: Sidor .

Absent: Rosenberg .

C. An Ordinance Amending Chapter 28 of the Arlington Heights Municipal Code (Sections 3.2, Definitions, Accupuncture and Foot Massage; Section 5.5-1, Permitted Use Table, Non-Manufacturing and Non-Residential - Foot Massage added) — Approved

Trustee Joe Farwell moved to approve 14-028. Trustee Thomas Glasgow Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Scaletta , Sidor , Tinaglia .

Absent: Rosenberg .

D. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code (Making available a Class "E" liquor license) — Approved

Trustee Joe Farwell moved to approve 14-029. Trustee Thomas Glasgow Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Scaletta , Sidor , Tinaglia .

Absent: Rosenberg .

E. An Ordinance Authorizing the Sale of Surplus Personal Property Owned by the Village of Arlington Heights (Vehicles/Machinery/Equipment) — Approved

Trustee Joe Farwell moved to approve 14-030. Trustee Thomas Glasgow Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Scaletta , Sidor , Tinaglia .

Absent: Rosenberg .

CONSENT PETITIONS AND COMMUNICATIONS

A. Bond Waiver - St. Edna's Bingo Event — Approved

Trustee Joe Farwell moved to approve. Trustee Thomas Glasgow Seconded the Motion.
The Motion: Passed

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

Absent: Rosenberg .

CONSENT REPORT OF THE VILLAGE MANAGER

A. Settlement - Workers' Compensation Claim - Forde — Approved

Trustee Joe Farwell moved to approve settlement in the amount of $38,267.90 for Joseph Forde. Trustee Thomas Glasgow Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Scaletta , Sidor , Tinaglia .

Absent: Rosenberg .

B. 2013 Resurfacing Program and Sidewalk Program Final Payout — Approved

Trustee Joe Farwell moved to approve the Balancing Change Order for Arrow Road Construction for $23,238.14 from the 2013 Resurfacing & Sidewalk Program. Trustee Thomas Glasgow Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Scaletta , Sidor , Tinaglia .

Absent: Rosenberg .

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

XIII. LEGAL

A. A Resolution Approving a License Agreement with the Owner of La Tasca Tapas Restaurant
(Outdoor eating area at 25 W. Davis Street) — Approved

Trustee Joe Farwell moved to approve R14-021/A14-034. Trustee Thomas Glasgow Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Scaletta , Sidor , Tinaglia .

Absent: Rosenberg .

XIV. APPOINTMENTS

A. Recognition of Bill Dixon - 21 years as Village Manager in Arlington Heights

President Hayes said that the retirement of Village Manager **Bill Dixon** after 21 years is a bittersweet moment for the Village.

Mr. Mike Cassady of the Illinois City/County Management Association said Mr. Dixon's made a difference in a lot of lives in his 45 wonderful years in Village Management. He said within the Association, Mr. Dixon is known for having the public's trust, honesty, ethics and humor. Mr. Cassidy said Mr. Dixon has been a coach, mentor and friend to many.

Mr. David Limardi Midwest Regional Director of the International City/County Management Association said Bill Dixon leaves historical foot prints that will be felt for generations to come. He noted Mr. Dixon's work ethic, professionalism, dedicated service, mentorship but most of all his commitment to the highest ethical standards. Mr. Limardi, on behalf of the ICMA Executive Board, conferred the designation of Life Member to Mr. Dixon.

President Hayes said his easiest and best vote ever was to hire Mr. Dixon 21 years ago. He proceeded to read the formal proclamation. President Hayes said he will miss Mr. Dixon personally and said he was a steady rock, who did not seek the limelight. He said he was a true leader who did not care who got the credit for good works. President Hayes proclaimed Friday, June 27, 2014 as Bill Dixon day in the Village of Arlington Heights.

Trustee Sidor thanked Mr. Dixon for his guidance, and for understanding and delivering service. He thanked him for making a big difference and for keeping early hours.

Trustee Farwell listed some of the major issues that were faced during Mr. Dixon's tenure: casinos, Downtown development, Hospital expansions, traffic issues, TIF's III and IV, and economic recession. He said that usually Village Managers last 10 years in one place because difficult decisions have to be made and are sometimes unpopular. That no one wants to see Mr. Dixon go, even after 21 years, is quite a feat. Trustee Farwell said that Mr. Dixon's impact is so deep that all his attributes (honesty, ethics, integrity and humor) will transcend his time in the Village. He said it is now the Board's duty and charge to carry his character into the future.

Trustee Blackwood said she will especially remember Mr. Dixon for his kindness, humanity, heart and the concern he shows for people. She said he has a professional demeanor with a kind, caring and true heart. She also noted his humor and cited her favorite quip "don't take me to the woodshed on this one."

Trustee LaBedz thanked Mr. Dixon for his guidance. She thanked him for his public service, from one public employee to another. She said he could have done anything and the Village is lucky that he chose public service as his career.

Trustee Scaletta said that Mr. Dixon always sent him in the right direction. He recalled a day when Mr. Dixon gave him a tour of the Village and how he and made Trustee Scaletta a better Trustee. He said it was often the little things that Mr. Dixon did that made a difference. Trustee Scaletta noted Mr. Dixon's mentoring of Staff, Department Heads and the Board. He said all of these groups will continue to use the wisdom and gifts imparted. He said "they can't take away your reputation."

Trustee Tinaglia appreciated that Mr. Dixon took the time to pick up the phone to give good feedback recalling a phone call he received as a resident regarding his daughter's softball success. He said that Mr. Dixon took the time to hold hands, teach, mentor and support good deeds. He never said no to a request for help. Trustee Tinaglia said he respected Mr. Dixon for a lot of different reasons but most of all for taking the time in communications. He said these are big shoes to fill.

Trustee Glasgow noted Mr. Dixon's wonderful sense of humor. He said his integrity was never in question. Government works in Arlington Heights because of Mr. Dixon's leadership. He said Mr. Dixon had more discretion than almost any other official and that the Board appreciates that. He noted that Mr. Dixon is very keen of the dynamics on the Board and helped them through many changes. He also noted the loyalty that Mr. Dixon engenders from the Department Heads. Trustee Glasgow said that Mr. Dixon always had staff's back but also held them accountable when mistakes were made. His policy knowledge and diplomacy even changed votes in the right direction.

President Hayes acknowledged Marianne Dixon's support of Mr. Dixon in his role and presented her with a bouquet.

Mr. Dixon thanked the Board for their individual comments. He said he was stunned by what they said as week to week one never knows how one is perceived. He thanked his wife and family as they had to move at times that were less than opportune. He said Arlington Heights has always been in the forefront of municipal leadership and noted that many other villages' ordinances are modeled after Arlington Heights'. When the Village Manager opening came available in the Village, he thought it might be his only opportunity to get hired here. He recalled that three Trustees were running for mayor and his wife thought he was out of his mind, as a family move would be required, and they did not know who would be mayor. He assured her that it was Arlington Heights and that things would work out.

Mr. Dixon said that people get the government they deserve, and said that the Village successes are a testament to the engaged citizenry of Arlington Heights. He said it is a great community and he will miss everyone on a day to day basis. Mr. Dixon said he

was thankful for the privilege of serving this wonderful community.

B. Appointment of Diana Mikula as Interim Village Manager

President Hayes appointed Diana Mikula as Interim Village Manager. He said it was well deserved as Ms. Mikula is respected by her peers and been extremely dedicated to the Village in her role as Assistant Village Manager.

XV. PETITIONS AND COMMUNICATIONS

President Hayes said that the Board wished to acknowledge the passing of **Phil Crusius**, District 25 School Board Member and community volunteer. He said Mr. Crusius represented the ideals and character of the community with his many years of dedicated service.

President Hayes announced that the Village had been awarded the Community Partnership Award from the City/County Management Association for its Homeless Outreach Program, which is collaboration between the Police Department and Alexian Brothers Center for Mental Health. He said the award winning program is a way to provide resources to help assist the homeless into a mainstream lifestyle. He said the award comes with a grant to help continue the program. **Police Chief Mourning** said this joint program has produced phenomenal results. He noted that Mr. Dixon was behind project from the beginning.

President Hayes said the very successful Promenade of Art was an excellent start to the summer and he thanked Nancy Kluz, the Police Department, Public Works and the Arts Commission for their efforts.

President Hayes said that the First Annual Community Bike Ride was also a success. 75 people were registered but over 200 showed up for the10 mile ride. He said during the ride all kinds of community events were occurring and that they showed how well the community was doing. He thanked the Bicycle and Pedestrian Advisory Commission and the Arlington Heights Bicycle Club for their efforts.

XVI. REPORT OF THE VILLAGE MANAGER

XVII. ADJOURNMENT

Trustee Thomas Glasgow moved to adjourn at 9:04. Trustee John Scaletta Seconded the Motion.
The Motion: Passed
Ayes: Blackwood , Farwell , Glasgow , Hayes , LaBedz , Scaletta , Sidor , Tinaglia .

Absent: Rosenberg .

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: Warrant Register of 6/30/2014

Department: Village Clerk

Bid Section

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

ATTACHMENTS:

Description	Type
Warrant Register 06/30/2014	Warrant Register

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR

CHECK DATE: 6 - 30 - 2014

Fund	Fund Description	Total Transaction Amount
101	General Fund	$537,464.51
215	CDBG Fund	$59.40
227	Foreign Fire Ins Tax Fund	$6,880.00
231	Criminal Investigation Fd	$120,543.41
235	Municipal Parkg Opr Fund	$9,573.75
261	TIF III Fund	$111.64
264	TIF V	$509.60
301	Debt Service Fund	$374.50
401	Capital Projects Fund	$156,873.46
426	Flood Control V Fund	$63,323.00
431	Public Building Fund	$124,710.15
435	EAB Fund	$215,576.19
505	Water and Sewer Fund	$92,311.29
515	Arts,Entert & Events Fund	$29,171.25
605	Health Insurance Fund	$296,364.55
611	General Liability Ins Fnd	$30,435.19
615	Workers Compensation Ins	$845,293.67
621	Fleet Operations Fund	$50,235.39
625	Technology Fund	$35,866.47
715	Guaranty Deposits Fund	$4,900.00
721	Escrow Deposits Fund	$92,142.92
TOTAL ALL FUNDS		**$2,712,720.34**

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**0**				
Division:	**0**				
1942	101-0000-210.95-00	WIRED COMMUTE	JUNE TRANSIT BENEFITS	$496.00	$496.00
186198	505-0000-140.10-00	AMERICAN PRINTING TECHNOLOGIES	POSTAGE FEES - WATER	$2,917.91	$2,917.91
186208	721-0000-221.10-11	ARLINGTON HTS MEMORIAL LIBRARY	CASH CONTRIBUTION	$4,232.09	$4,232.09
186209	721-0000-221.10-11	ARLINGTON HTS PARK DISTRICT	CASH CONTRIBUTION	$52,687.85	$52,687.85
186210	721-0000-221.10-11	ARLINGTON HTS SCHOOL DIST 25	CASH CONTRIBUTION	$22,918.28	$22,918.28
186214	101-0000-489.85-00	ARMOR SYSTEMS	COLLECTION FEES	$2,665.75	$2,665.75
186217	235-0000-435.65-02	AT & T	REFUND DUPLICATE PAYMENTS	$3,900.00	$3,900.00
186223	235-0000-435.65-03	CARL BALDASSARRA	REFUND PARKING PERMITS	$90.00	$90.00
186231	715-0000-220.93-00	BERS, MITCHELL & HETTY	REFUND BOND	$100.00	$100.00
186243	101-0000-140.51-00	CANON SOLUTIONS AMERICA	MAILROOM COPIER USAGE	$9.32	$9.32
186252	721-0000-221.11-09	CHRISTOPHER B BURKE LTD	SOMERSET CT MAINTENANCE	$1,003.00	$1,003.00
186274	721-0000-221.10-87	LARRY CRONE	REFUND CONTRIBUTION ORD	$187.40	$187.40
186275	101-0000-433.14-00	RICHARD CROOK	REFUND AMBULANCE CLAIM	$73.46	$73.46
186282	715-0000-220.93-00	DANLEYS GARAGE WORLD	REFUND BOND	$200.00	$200.00
186283	715-0000-220.93-00	DANLEYS GARAGE WORLD	REFUND BOND	$200.00	$200.00
186341	715-0000-220.93-00	CHRIS HILL	REFUND BOND	$200.00	$200.00
186357	231-0000-250.20-00	IL STATE POLICE ASSIST SEIZURE UNIT	REFUND-SEIZED FUNDS	$497.00	$3,501.32
			REFUND-SEIZED FUNDS	$331.00	
			REFUND-SEIZED FUNDS	$2,673.32	
186358	231-0000-250.20-00	IL STATE POLICE ASSIST SEIZURE UNIT	REFUND-SEIZED FUNDS	$8,300.00	$8,300.00
186359	231-0000-250.20-00	IL STATE POLICE ASSIST SEIZURE UNIT	REFUND-SEIZED FUNDS	$100,570.00	$107,556.00
			REFUND-SEIZED FUNDS	$6,140.00	
			REFUND-SEIZED FUNDS	$846.00	
186360	715-0000-220.93-00	ILLINI SUBURBAN ASPHALT	REFUND BOND	$1,000.00	$1,000.00
186361	715-0000-220.93-00	ILLINI SUBURBAN ASPHALT INC	REFUND BOND	$2,000.00	$2,000.00
186362	715-0000-220.93-00	ILLINI SUBURBAN ASPHALT INC	REFUND BOND	$1,000.00	$1,000.00
186376	715-0000-220.93-00	KATHY MONACO	REFUND BOND	$200.00	$200.00
186383	101-0000-140.52-00	KONICA MINOLTA BUSINESS USA	METER USAGE MAILROOM	$257.17	$257.17
186386	101-0000-433.14-00	ANTON KUZMANIC	REFUND AMBULANCE CLAIM	$40.00	$40.00
186387	101-0000-421.20-00	LA PROVIDENCIA TRAVEL	REFUND - LIQUOR LICENSE	$3,994.20	$3,994.20
186436	101-0000-433.14-00	NATL GOVERNMENT SERVICES	REFUND AMBULANCE CLAIM	$286.49	$913.69

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186436	101-0000-433.14-00	NATL GOVERNMENT SERVICES	REFUND AMBULANCE CLAIM	$313.60	$913.69
			REFUND AMBULANCE CLAIM	$313.60	
186471	235-0000-435.65-03	PLATANIA FINANCIAL	REFUND PARKING PERMITS	$315.00	$315.00
186494	101-0000-210.95-00	RTA	JULY RTA TRANSIT BENEFIT	$496.00	$496.00
186544	721-0000-221.10-11	TOWNSHIP HIGH SCHOOL DIST #214	CASH CONTRIBUTION	$11,114.30	$11,114.30
186548	231-0000-250.20-00	OSCAR TURNER #K83143	REFUND-SEIZED FUNDS	$259.31	$259.31
186569	231-0000-250.20-00	KEYONNA WALTON-SIMS	REFUND-SEIZED FUNDS	$20.00	$20.00
186579	235-0000-435.65-02	YANG, YE	REFUND PARKING PERMITS	$90.00	$90.00
			Total Division:	**$232,938.05**	
			Total Department:	**$232,938.05**	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**1**	**Board of Trustees**			
Division:	**1**				
186402	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	JUNE BOARD MEETING	$4,500.00	$5,555.00
			SPECIAL EVENTS	$1,055.00	
			Total Division:	**$5,555.00**	
			Total Department:	**$5,555.00**	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**2**	**Village Manager**			
Division:	**1**				
186199	101-0201-502.21-65	AMERICANEAGLE INC	MONTHLY FEE	$49.95	$49.95
186234	515-0201-525.40-55	BLOOZE BROTHERS	SOUNDS OF SUMMER 8-1-2014	$1,750.00	$1,750.00
186276	515-0201-525.40-55	CROSS COUNTRY PRODUCTIONS	SOUNDS OF SUMMER 7-18-14	$2,000.00	$2,000.00
186355	101-0201-502.22-02	IL CITY/COUNTY MGMT ASSOC	DUES - DIANA MIKULA	$203.50	$203.50
186422	101-0201-502.22-03	DIANA MIKULA	CONFERENCE 5-16-14	$97.20	$97.20
186431	515-0201-525.40-55	MURRAY, JAMES	SOUNDS OF SUMMER 8-7-2014	$1,400.00	$1,400.00
186456	101-0201-502.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$232.16	$238.50
			OFFICE SUPPLIES	$6.34	
186476	515-0201-525.40-55	PRAIRIE BRASS BAND	SOUNDS OF SUMMER 7-26-14	$700.00	$700.00
186488	515-0201-525.40-55	REID SPEARS	SOUNDS OF SUMMER 7-11-14	$1,750.00	$1,750.00
186492	515-0201-525.40-55	ROGERS, JONATHON	SOUNDS OF SUMMER 7-31-14	$750.00	$750.00
186514	101-0201-502.22-10	SIGNS BY TOMORROW	EVENT POSTERS	$180.00	$180.00
186516	515-0201-525.40-55	SMALL POTATOES	SOUNDS OF SUMMER 7-1-14	$1,000.00	$1,000.00
186532	101-0201-502.22-10	TANDEM PRINTING	BUSINESS CARDS	$48.00	$48.00
186537	101-0201-502.30-01	THOMSON REUTERS	SUBSCRIPTION	$78.00	$78.00
186578	101-0201-502.22-15	XEROX CORPORATION	MAINTENANCE AGREEMENT	$85.00	$85.00
			Total Division:	**$10,330.15**	
			Total Department:	**$10,330.15**	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**3**	**Human Resources**			
Division:	**1**				
186307	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	$324,504.42	$324,504.42
	615-0301-552.42-80		CLAIMS - W/C	$92,004.30	$92,004.30
186308	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	$67,102.61	$67,102.61
	615-0301-552.42-80		CLAIMS - W/C	$333,301.30	$333,301.30
186309	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	$10,401.41	$10,401.41
	615-0301-552.42-80		CLAIMS - W/C	$17,624.63	$17,624.63
186329	101-0301-503.22-03	HARRIS TRUST & SAVINGS BANK	EB EXEMPT VS NONEXEMP	$189.00	$189.00
186450	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	$1,729.00	$5,814.00
			SERVICE HEALTH TESTING	$936.00	
			SERVICE HEALTH TESTING	$2,617.00	
			SERVICE HEALTH TESTING	$532.00	
186456	101-0301-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$355.05	$355.05
186468	615-0301-552.22-02	PETTY CASH	SHRM MEMBERSHIP	$35.00	$35.00
186481	615-0301-552.20-50	NED PUCCI	JUNE FITNESS PROGRAM	$320.00	$320.00
186564	101-0301-503.21-65	VERIZON WIRELESS	INV 9727226354	$158.87	$158.87
186578	101-0301-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$85.00	$85.00
901009	605-0301-552.20-60	HMO ILLINOIS	INS PREMIUM 6-2014	$283,473.60	$283,473.60
901010	605-0301-552.20-65	PRUDENTIAL INSURANCE CO OF AMERICA	LIFE INS PREM 6-2014	$4,705.76	$4,705.76
	605-0301-552.20-66		LIFE INS (OPT) 6-2014	$2,371.19	$2,371.19
			Total Division:	**$1,142,446.14**	
			Total Department:	**$1,142,446.14**	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**4**	**Legal Department**			
Division:	**1**				
186267	101-0401-503.21-65	COOK COUNTY RECORDER OF DEEDS	RECORDINGS	$300.00	$300.00
186296	101-0401-503.20-15	ERNEST R BLOMQUIST PC	RETAINER	$4,170.00	$4,170.00
186298	101-0401-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	$28.31	$28.31
186344	101-0401-503.20-10	HOLLAND & KNIGHT LLP	RETAINER	$4,170.00	$4,170.00
	101-0401-503.20-20		LEGAL SERVICES	$1,327.50	$1,327.50
186456	101-0401-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$120.65	$120.65
186538	101-0401-503.33-05	THOMSON REUTERS-WEST	INFO CHARGES	$462.23	$462.23
186559	101-0401-503.21-65	VERIZON WIRELESS	INV 9727516031	$95.99	$95.99
186578	101-0401-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$140.90	$140.90
			Total Division:	**$10,815.58**	
			Total Department:	**$10,815.58**	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**5**	**Finance**			
Division:	**1**				
186202	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	SERVICE FINANCIAL	$5,736.62	$5,736.62
186307	611-0501-552.42-53	GALLAGHER BASSETT SERVICES INC	CLAIMS - VEHICLE LOSS	$1,947.35	$1,947.35
	611-0501-552.42-60		CLAIMS - LIABILITY LOSS	$8,099.02	$8,099.02
186308	611-0501-552.42-53	GALLAGHER BASSETT SERVICES INC	CLAIMS - VEHICLE LOSS	$109.00	$109.00
	611-0501-552.42-60		CLAIMS - LIABILITY LOSS	$16,038.70	$16,038.70
186309	611-0501-552.42-60	GALLAGHER BASSETT SERVICES INC	CLAIMS - LIABILITY LOSS	$4,241.12	$4,241.12
186456	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$12.08	$605.72
			OFFICE SUPPLIES	$19.48	
			OFFICE SUPPLIES	$60.54	
			OFFICE SUPPLIES	$11.69	
			OFFICE SUPPLIES	$55.09	
			OFFICE SUPPLIES	$222.71	
			OFFICE SUPPLIES	$224.13	
186464	101-0501-503.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	$117.45	$170.10
			ADVERTISING	$52.65	
	101-0501-503.30-01		ADVERTISING	$45.90	$45.90
186468	101-0501-503.21-65	PETTY CASH	HOTEL TAX DEPOSITION	$21.00	$21.00
186532	101-0501-503.22-10	TANDEM PRINTING	SERVICE PRINTING	$40.00	$40.00
186537	101-0501-503.30-01	THOMSON REUTERS	COMPILED STATUTES	$78.00	$78.00
			Total Division:	**$37,132.53**	
			Total Department:	**$37,132.53**	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**6**	**Information Technology**			
Division:	**1**				
186199	625-0601-553.20-39	AMERICANEAGLE INC	WEB HOSTING FEES	$180.00	$180.00
186264	625-0601-553.21-65	COMCAST PROCESSING CENTER	ACCT 907065060	$5,669.12	$5,669.12
186329	625-0601-553.33-05	HARRIS TRUST & SAVINGS BANK	AMERICAN EAGLECOM CHIC	$695.00	$2,543.58
			POINTDEV VPC	$153.10	
			SOFTMART	$1,695.48	
	625-0601-572.50-10		DMIDELL K-12/GOVT	$65.79	$9,531.37
			DMIDELL K-12/GOVT	$202.38	
			DMI DELL K-12/GOVT	$9,263.20	
186455	625-0601-553.21-02	OAK BROOK OFFICE SOLUTIONS INC	EQUIPMENT REPAIR	$113.70	$534.70
			EQUIPMENT REPAIR	$421.00	
186531	625-0601-553.20-39	SUNGARD PUBLIC SECTOR	SERVICE DATA PROC, SFTWR	$14,956.00	$14,956.00
186561	625-0601-553.21-65	VERIZON WIRELESS	INV 9727134351	$483.29	$483.29
186562	625-0601-553.21-65	VERIZON WIRELESS	INV 9727516030	$1,786.79	$1,786.79
			Total Division:	**$35,684.85**	
			Total Department:	**$35,684.85**	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**7**	**GIS**			
Division:	**1**				
186329	625-0701-553.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	$85.38	$85.38
186557	625-0701-553.21-65	VERIZON WIRELESS	INV 972678191	$96.24	$96.24
			Total Division:	**$181.62**	
			Total Department:	**$181.62**	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**10**	**Boards & Commissions**			
Division:	**8**				
186280	101-1008-502.22-01	DAILY HERALD	ADVERTISING	$944.00	$944.00
			Total Division:	**$944.00**	
Division:	**18**				
186236	515-1018-525.40-55	BMI GENERAL LICENSING	EVENT LICENSE	$711.90	$711.90
186363	515-1018-525.40-55	IMAJE RECORDS INC	MANE EVENT 8-8-2014	$4,500.00	$4,500.00
			Total Division:	**$5,211.90**	
Division:	**19**				
186197	101-1019-502.40-55	AMERICAN PRINT INC	BIKE ARLINGTON TICKETS	$35.00	$35.00
186340	101-1019-502.40-55	HIGH 5 PRINTWEAR	BIKE RIDE T-SHIRTS	$95.00	$95.00
186539	101-1019-502.22-10	THREE E MARKETING COMMUNICATIONS	BIKE MAPS	$599.60	$599.60
			Total Division:	**$729.60**	
Division:	**22**				
186213	515-1022-525.40-55	ARLINGTON RENTAL INC	ART COMM	$22.00	$22.00
			Total Division:	**$22.00**	
			Total Department:	**$6,907.50**	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**30**	**Police Department**			
Division:	**1**				
1941	101-3001-511.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT 7-2014	$63,389.97	$63,389.97
186201	101-3001-511.33-25	AMLINGS CYCLE	POLICE EQUIPMENT & SUPPLY	$193.94	$193.94
186203	101-3001-511.40-67	ANIMAL FEEDS AND NEEDS	CANINE UNIT PROGRAM	$43.99	$272.34
			CANINE UNIT PROGRAM	$24.39	
			CANINE UNIT PROGRAM	$63.99	
			CANINE UNIT PROGRAM	$34.99	
			CANINE UNIT PROGRAM	$43.99	
			CANINE UNIT PROGRAM	$60.99	
186206	101-3001-511.40-67	ARLINGTON HEIGHTS ANIMAL HOSPITAL	VETERINARY SERVICES	$694.55	$694.55
186211	101-3001-511.18-03	ARLINGTON HTS SCHOOL DIST 25	REIMB - CROSSING GUARDS	$18,110.99	$18,110.99
186214	101-3001-511.21-65	ARMOR SYSTEMS	COLLECTION FEE	$627.66	$627.66
186255	401-3001-572.50-15	CITY LIMITS HARLEY DAVIDSON	MOTORCYCLE PARTS	$21.44	$21.44
186269	101-3001-511.30-35	CORPORATE IDENTITY INC	CLOTHING & APPAREL	$478.80	$1,423.15
			SHIPPING/DELIVERY SERVICE	$11.63	
			PARK COUNSELOR CLOTHING	$932.72	
	101-3001-511.33-30		POLICE EQUIPMENT & SUPPLY	$1,436.46	$3,819.18
			SHIPPING/DELIVERY SERVICE	$49.54	
			SUPPLIES	$630.00	
			POLICE EQUIPMENT & SUPPLY	$1,248.80	
			POLICE EQUIPMENT & SUPPLY	$240.55	
			SHIPPING/DELIVERY SERVICE	$213.83	
186270	101-3001-511.30-35	COWSERT MICHAEL	CLOTHING REIMBURSEMENT	$42.21	$42.21
186272	101-3001-511.21-65	CRASH DATA GROUP	OTHER SERVICES	$899.00	$899.00
186277	101-3001-511.33-05	CROWN TROPHY	NAMEPLATES	$7.25	$7.25
186278	101-3001-511.30-35	GRZEGORZ J CZERNECKI	CLOTHING REIMBURSEMENT	$87.18	$87.18
186293	101-3001-511.22-03	SEAN EDMONDSON	TRAINING	$30.00	$30.00
186299	101-3001-511.22-03	FELSER MARK	TRAINING	$75.00	$75.00
186300	101-3001-511.30-35	DAVID FITZSIMMONS	CLOTHING REIMBURSEMENT	$124.49	$124.49
186317	101-3001-511.33-25	GRAINGER W W INC	POLICE EQUIPMENT & SUPPLY	$94.90	$289.30
			POLICE EQUIPMENT & SUPPLY	$194.40	
186319	101-3001-511.22-02	GREATER COOK CTY POLICE CAPTS	DUES	$30.00	$30.00

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186327	101-3001-511.22-03	HAMRICK PETER	TRAINING	$120.00	$120.00
186328	101-3001-511.30-05	HANSON HARDWARE	OFFICE SUPPLIES, GENERAL	$17.98	$87.96
			OFFICE SUPPLIES, GENERAL	$69.98	
186329	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	HAMPTON INNS	$448.00	$529.04
			SHELL OIL	$19.00	
			SHELL OIL	$40.87	
			SHELL OIL	$5.02	
			SHELL OIL	$16.15	
	101-3001-511.30-35		INTAPOL INDUSTRIES	$365.97	$365.97
	101-3001-511.33-05		JEWEL #3422	$56.98	$56.98
	101-3001-511.33-25		TLF AMLINGS FLOWERLAND	$80.00	$852.02
			PANERA BREAD #669	$27.98	
			PLANO MOLDING COMPANY	$448.00	
			JEWEL #3422	$56.38	
			MENARDS MOUNT PROSPECT	$239.66	
	101-3001-511.33-30		WAL-MART #2815	$94.85	$640.97
			DOMINO'S 2771	$546.12	
	401-3001-572.50-15		SAM ASH MUSIC #18	$1,477.75	$1,477.75
186332	101-3001-511.22-03	HAYES NATHAN	TUITION REIMBURSEMENT	$1,154.44	$1,154.44
186335	101-3001-511.22-10	HEART PRINTING INC	SERVICE PRINTING	$102.00	$182.00
			SERVICE PRINTING	$80.00	
186338	101-3001-511.33-25	HENNING BROTHERS INC	SUPPLIES	$116.04	$116.04
186354	101-3001-511.22-02	IL ASSOC OF CHIEFS OF POLICE	DUES	$100.00	$100.00
186365	101-3001-511.33-25	INTOXIMETERS INC	SUPPLIES	$49.10	$49.10
186373	101-3001-511.30-35	KALE/ASR	CLOTHING & APPAREL	$2,100.00	$5,985.09
			CLOTHING & APPAREL	$5.34	
			CLOTHING & APPAREL	$14.95	
			CLOTHING & APPAREL	$36.00	
			CLOTHING & APPAREL	$550.00	
			CLOTHING & APPAREL	$199.95	
			CLOTHING & APPAREL	$10.50	
			CLOTHING & APPAREL	$56.00	
			CLOTHING & APPAREL	$150.00	
			CLOTHING & APPAREL	$86.00	
			CLOTHING & APPAREL	$59.45	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186373	101-3001-511.30-35	KALE/ASR	CLOTHING & APPAREL	$241.80	$5,985.09
			CLOTHING & APPAREL	$96.45	
			CLOTHING & APPAREL	$39.00	
			CLOTHING & APPAREL	$125.00	
			CLOTHING & APPAREL	$44.00	
			CLOTHING & APPAREL	$156.00	
			CLOTHING & APPAREL	$45.00	
			CLOTHING & APPAREL	$24.50	
			CLOTHING & APPAREL	$37.00	
			CLOTHING & APPAREL	$150.00	
			CLOTHING & APPAREL	$26.50	
			CLOTHING & APPAREL	$186.00	
			CLOTHING & APPAREL	$56.95	
			CLOTHING & APPAREL	$162.00	
			CLOTHING & APPAREL	$120.90	
			CLOTHING & APPAREL	$112.95	
			CLOTHING & APPAREL	$96.45	
			CLOTHING & APPAREL	$57.00	
			CLOTHING & APPAREL	$50.00	
			CLOTHING & APPAREL	$43.00	
			CLOTHING & APPAREL	$227.80	
			CLOTHING & APPAREL	$32.00	
			CLOTHING & APPAREL	$199.95	
			CLOTHING & APPAREL	$38.90	
			CLOTHING & APPAREL	$94.95	
			CLOTHING & APPAREL	$131.90	
			CLOTHING & APPAREL	$120.90	
186397	101-3001-511.30-05	LIBRARY STORE INC, THE	OFFICE SUPPLIES	$72.92	$72.92
186408	101-3001-511.21-65	MC DONALDS CORPORATION	SERVICE MISCELLANEOUS	$228.16	$228.16
186409	101-3001-511.22-03	MC GRATH JAMES	TRAINING	$75.00	$75.00
186411	101-3001-511.30-35	MC GUIRE BRIAN	CLOTHING REIMBURSEMENT	$119.02	$119.02
186416	101-3001-511.21-65	METRO-WESTERN COOK CREDIT	SERVICE MISCELLANEOUS	$36.00	$202.00
			SERVICE MISCELLANEOUS	$166.00	
186420	401-3001-572.50-15	MIDWEST GLASS TINTERS	VEHICLE TINT	$75.00	$75.00
186423	401-3001-572.50-15	MNJ TECHNOLOGIES DIRECT	POLICE EQUIPMENT & SUPPLY	$2,650.28	$4,114.52

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186423	401-3001-572.50-15	MNJ TECHNOLOGIES DIRECT	POLICE EQUIPMENT & SUPPLY	$697.41	$4,114.52
			POLICE EQUIPMENT & SUPPLY	$59.07	
			POLICE EQUIPMENT & SUPPLY	$198.15	
			POLICE EQUIPMENT & SUPPLY	$197.76	
			POLICE EQUIPMENT & SUPPLY	$156.86	
			POLICE EQUIPMENT & SUPPLY	$154.99	
186437	101-3001-511.22-03	NE MULTI REGIONAL TRAINING INC	REGISTRATION	$100.00	$100.00
186439	101-3001-511.22-02	NELSON ALEXANDRA	REIMBURSEMENT DUES	$45.00	$45.00
186446	101-3001-511.22-02	NORTH SUBURBAN ASSOC CHF POLICE	DUES	$50.00	$50.00
186452	101-3001-511.22-03	NORTHWESTERN UNIVERSITY	TRAINING	$3,400.00	$3,400.00
186456	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$1,803.45	$2,076.17
			OFFICE SUPPLIES	($27.25)	
			OFFICE SUPPLIES	$60.59	
			OFFICE SUPPLIES	$62.87	
			OFFICE SUPPLIES	$176.51	
186457	101-3001-511.30-05	OFFICE MAX CONTRACT INC	OFFICE SUPPLIES	$149.89	$149.89
186462	101-3001-511.30-35	MICHAEL ORLANDO	CLOTHING REIMBURSEMENT	$214.00	$214.00
186484	401-3001-572.50-15	RADARSIGN	POLICE EQUIPMENT & SUPPLY	$9,123.17	$9,470.00
			SHIPPING/DELIVERY SERVICE	$346.83	
186485	101-3001-511.30-35	RADEK TODD	CLOTHING REIMBURSEMENT	$333.21	$333.21
186486	101-3001-511.33-25	RAY O'HERRON	POLICE EQUIPMENT & SUPPLY	$5,653.00	$12,041.00
			SUPPLIES	$388.00	
			POLICE EQUIPMENT & SUPPLY	$6,000.00	
186503	101-3001-511.21-65	SANTANA, MIGUEL	PROFESSIONAL SERVICES	$731.25	$731.25
186506	235-3001-532.30-35	SCHROEDER ROBERT	CLOTHING REIMBURSEMENT	$87.20	$87.20
186507	101-3001-511.21-65	SECRETARY OF STATE	SERVICE MISCELLANEOUS	$10.00	$10.00
186508	101-3001-511.30-35	CHRISTOPHER SEFTON	CLOTHING REIMBURSEMENT	$174.40	$174.40
186532	101-3001-511.22-10	TANDEM PRINTING	SERVICE PRINTING	$48.00	$283.50
			SERVICE PRINTING	$80.00	
			SERVICE PRINTING	$155.50	
186547	101-3001-511.22-02	MICHAEL TURANO	REIMBURSEMENT - DUES	$45.00	$45.00
186563	101-3001-511.21-65	VERIZON WIRELESS	INV 9727485570	$237.36	$237.36
186565	101-3001-511.40-67	VOHNE LICHE KENNELS INC	MEMBERSHIP/CERTIFICATION	$255.00	$255.00
186567	101-3001-511.21-65	WALGREEN COMPANY	SERVICE MISCELLANEOUS	$40.27	$140.71
			SERVICE MISCELLANEOUS	$100.44	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186570	101-3001-511.22-03	WARD SALLY	TRAINING	$120.00	$120.00
			Total Division:	**$136,705.32**	
Division:	**3**				
186265	231-3003-511.40-11	COMMUNICATION REVOLVING FUND	SERVICE MISCELLANEOUS	$186.08	$372.16
			SERVICE MISCELLANEOUS	$186.08	
186329	231-3003-511.40-11	HARRIS TRUST & SAVINGS BANK	ENTERPRISE RENT-A-CAR	$46.72	$234.62
			ENTERPRISE RENT-A-CAR	$90.02	
			ENTERPRISE RENT-A-CAR	$48.94	
			ENTERPRISE RENT-A-CAR	$48.94	
186520	231-3003-511.40-11	SPECTRUM PRODUCTIONS	PROFESSIONAL SERVICES	$300.00	$300.00
			Total Division:	**$906.78**	
			Total Department:	**$137,612.10**	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**35**	**Fire**			
Division:	**1**				
1941	101-3501-512.20-37	NORTHWEST CENTRAL DISPATCH SYS	MEMBER ASSESSMENT 7-2014	$21,130.00	$21,130.00
1943	101-3501-512.22-05	POSTMASTER ARLINGTON HEIGHTS	PO BOX 483 RENEWAL	$62.00	$62.00
186193	101-3501-512.22-10	ADMIRAL GRAPHICS	PARAMEDIC NOTE PADS	$557.53	$557.53
186194	101-3501-512.30-35	AIR ONE EQUIPMENT	BADGES & OTHER ID EQUIP.	$24.00	$24.00
	401-3501-572.50-15		FIRE PROTECTION EQUIP/SUP	$12,400.00	$12,400.00
186238	101-3501-512.33-50	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	$156.76	$156.76
186250	101-3501-512.21-02	CHICAGO COMMUNICATIONS LLC	REPAIR SERVICE EQUIPMENT	$155.00	$155.00
186286	101-3501-512.22-03	JASON DEXTER	TUITION REIMBURSEMENT	$502.50	$502.50
186329	101-3501-512.22-02	HARRIS TRUST & SAVINGS BANK	EMT LICENSE RENEWAL	$21.75	$509.25
			EMT LICENSE RENEWAL	$21.75	
			PARAMEDIC LIC RENEWAL	$41.75	
			PARAMEDIC LIC RENEWAL	$41.75	
			PARAMEDIC LIC RENEWAL	$41.75	
			PARAMEDIC LIC RENEWAL	$41.75	
			PARAMEDIC LIC RENEWAL	$41.75	
			EMT LICENSE RENEWAL	$21.75	
			AMBULANCE LICENSE FEE	$151.75	
			PARAMEDIC LIC RENEWAL	$41.75	
			PARAMEDIC LIC RENEWAL	$41.75	
	101-3501-512.22-03		B B CONVENIENCE CENQ39	$28.13	$59.48
			B B CONVENIENCE CENQ39	$31.35	
	101-3501-512.31-65		THERMOBIND INC	$455.00	$1,167.32
			WEBER STEPHEN PRODUCTS	$712.32	
186339	101-3501-512.31-65	HENRY SCHEIN MATRX MEDICAL	RESCUE SEATS	$512.00	$512.00
186369	101-3501-512.22-03	DAVID JOHNSON	TUITION REIMBURSEMENT	$2,118.70	$2,118.70
186371	101-3501-512.33-05	KAESER AND BLAIR INC	PUBLIC EDUCATION SUPPLIES	$433.80	$433.80
186434	101-3501-512.31-65	NATL BUSINESS FURNITURE	PRINTER STAND	$445.15	$445.15
186441	101-3501-512.21-65	NEXTEL COMMUNICATIONS	ACCT 668021225	$790.82	$790.82
186448	101-3501-512.22-02	NORTHWEST COMMUNITY HOSP EMS OFFICE	DUES-MEMBERSHIP	$75.00	$75.00
186449	101-3501-512.22-03	NORTHWEST COMMUNITY HOSP FOUNDATIO	IN STATION EMS TRAINING	$8,212.50	$8,212.50
186456	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$72.92	$998.06

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186456	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$447.98	$998.06
			OFFICE SUPPLIES	$477.16	
186461	101-3501-512.30-35	ON TIME INC	BADGES AND CASES	$945.90	$1,630.90
			T SHIRTS	$685.00	
186530	101-3501-512.21-02	SUBURBAN SERVICE INC	REPAIR SERVICE HOUSEHOLD	$451.21	$451.21
186543	101-3501-512.31-60	TOTAL FIRE & SFETY INC	FIRE EXTINGUISHER SERVICE	$221.40	$221.40
186583	101-3501-512.31-45	ZEP MANUFACTURING CO	JANITORIAL SUPPLIES	$437.34	$437.34
			Total Division:	**$53,050.72**	
			Total Department:	**$53,050.72**	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**37**	**Foreign Fire Insurance**			
Division:	**1**				
186260	227-3701-512.50-15	COMCAST CABLE	STA 1 INTERNET	$800.00	$800.00
186261	227-3701-512.50-15	COMCAST CABLE	STA 2 INTERNET	$800.00	$800.00
186262	227-3701-512.50-15	COMCAST CABLE	STA 3 INTERNET	$800.00	$800.00
186263	227-3701-512.50-15	COMCAST CABLE	STA 4 INTERNET	$800.00	$800.00
186266	227-3701-512.50-15	CONCEPT 2 CTS	EXERCISE EQUIPMENT	$3,680.00	$3,680.00
			Total Division:	**$6,880.00**	
			Total Department:	**$6,880.00**	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**40**	**Planning**			
Division:	**1**				
186329	101-4001-521.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	$14.89	$14.89
	101-4001-521.40-40		TAXI MAGIC	$38.00	$218.34
			GLOBAL EXPERIENCE SPEC	$307.60	
			BUDGET CAR AND TRUCK	$272.08	
			TAXI MAGIC	$37.00	
			GLOBAL EXPERIENCE SPEC	($537.33)	
			ICSC	$90.00	
			PANERA BREAD #669	$10.99	
186374	101-4001-521.20-05	KANE, MC KENNA & ASSOCIATES	SERVICE PROFESSIONAL	$2,798.45	$2,798.45
186393	101-4001-521.21-65	LEGRAND SERVICES	TRANSCRIPT SERVICES	$241.25	$241.25
186456	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$105.97	$105.97
186464	101-4001-521.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	$972.00	$1,158.30
			ADVERTISING	$52.65	
			ADVERTISING	$64.80	
			ADVERTISING	$68.85	
186468	101-4001-521.40-40	PETTY CASH	ECONO DEVELOPMENT	$22.86	$22.86
186532	101-4001-521.22-10	TANDEM PRINTING	SERVICE PRINTING	$40.00	$40.00
186535	261-4001-571.20-05	TESKA ASSOCIATES INC	SERVICE PROFESSIONAL	$111.64	$111.64
	264-4001-571.20-05		SERVICE PROFESSIONAL	$509.60	$509.60
186560	101-4001-521.21-65	VERIZON WIRELESS	INV 9727585100	$125.74	$125.74
			Total Division:	**$5,347.04**	
			Total Department:	**$5,347.04**	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**41**	**Community Devl Block Grnt**			
Division:	**1**				
186464	215-4101-522.41-02	PADDOCK PUBLICATIONS INC	ADVERTISING	$59.40	$59.40
			Total Division:	**$59.40**	
			Total Department:	**$59.40**	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**45**	**Building & Health Service**			
Division:	**1**				
186321	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	PLAN REVIEWS	$1,100.00	$1,100.00
186468	101-4501-523.22-03	PETTY CASH	TRAINING	$20.00	$20.00
	101-4501-523.33-05		SUPPLIES	$23.37	$23.37
186536	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	$190.00	$3,140.00
			SERVICE BLDG MAINT	$418.00	
			SERVICE BLDG MAINT	$38.00	
			SERVICE BLDG MAINT	$38.00	
			SERVICE BLDG MAINT	$38.00	
			SERVICE BLDG MAINT	$76.00	
			SERVICE BLDG MAINT	$1,848.00	
			SERVICE BLDG MAINT	$152.00	
			SERVICE BLDG MAINT	$266.00	
			SERVICE BLDG MAINT	$38.00	
			SERVICE BLDG MAINT	$38.00	
186578	101-4501-523.22-15	XEROX CORPORATION	MAINTENEANCE AGREEMENT	$248.98	$248.98
			Total Division:	**$4,532.35**	
Division:	**2**				
186268	101-4502-523.21-10	CORELOGIC SOLUTIONS LLC	PROPERTY SEARCH	$220.00	$220.00
186314	101-4502-523.33-10	GLAXOSMITHKLINE PHARMACEUTICALS	IMMUNIZATION SUPPLIES	$1,248.30	$1,248.30
186414	101-4502-523.33-10	MC KESSON GENERAL MEDICAL	FESTIVAL SUPPLIES	$20.70	$20.70
186425	101-4502-523.33-10	MOORE MEDICAL LLC	FESTIVAL SUPPLIES	$160.51	$160.51
186468	101-4502-523.22-03	PETTY CASH	TRAINING	$15.81	$89.73
			TRAINING	$10.08	
			TRAINING	$23.52	
			TRAINING	$40.32	
	101-4502-523.33-10		SUPPLIES	$22.97	$61.07
			SUPPLIES	$38.10	
186502	101-4502-523.33-10	SANOFI PASTEUR INC	CLINIC SUPPLIES	$38.38	$38.38

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186546	101-4502-523.21-10	TROY GRANDT	PROPERTY MAINTENANCE	$45.00	$2,315.00
			PROPERTY MAINTENANCE	$70.00	
			PROPERTY MAINTENANCE	$115.00	
			PROPERTY MAINTENANCE	$45.00	
			PROPERTY MAINTENANCE	$45.00	
			PROPERTY MAINTENANCE	$60.00	
			PROPERTY MAINTENANCE	$125.00	
			PROPERTY MAINTENANCE	$60.00	
			PROPERTY MAINTENANCE	$45.00	
			PROPERTY MAINTENANCE	$420.00	
			PROPERTY MAINTENANCE	$220.00	
			PROPERTY MAINTENANCE	$45.00	
			PROPERTY MAINTENANCE	$60.00	
			PROPERTY MAINTENANCE	$60.00	
			PROPERTY MAINTENANCE	$60.00	
			PROPERTY MAINTENANCE	$80.00	
			PROPERTY MAINTENANCE	$85.00	
			PROPERTY MAINTENANCE	$60.00	
			PROPERTY MAINTENANCE	$150.00	
			PROPERTY MAINTENANCE	$45.00	
			PROPERTY MAINTENANCE	$420.00	
			Total Division:	**$4,153.69**	
Division:	**3**				
186247	101-4503-523.31-65	CATHOLIC CHARITIES CATERING	SENIOR CENTER EVENT	$570.00	$570.00
186329	101-4503-523.31-65	HARRIS TRUST & SAVINGS BANK	WAL-MART #2815	$29.76	$63.25
			STAPLES	$33.49	
186469	101-4503-523.21-02	PETTY CASH/SENIOR CENTER	EQUIPMENT MAINTENANCE	$2.29	$2.29
	101-4503-523.22-05		POSTAGE	$21.25	$21.25
	101-4503-523.31-65		SUPPLIES	$124.35	$124.35
186474	101-4503-523.22-05	POSTMASTER ARLINGTON HEIGHTS	REIMB PERMIT 2594	$384.37	$384.37
186541	101-4503-523.22-40	THREE O THREE TAXI FLASH CAB	TAXI PROGRAM	$78.00	$78.00

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
			Total Division:	**$1,243.51**	
			Total Department:	**$9,929.55**	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**50**	**Engineering**			
Division:	**1**				
186215	401-5001-571.50-30	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	$17,636.48	$108,325.18
			2013 RESURFACING PROGRAM	$90,688.70	
186257	401-5001-571.50-30	CIVILTECH ENGINEERING INC	SERVICE CONSULTING	$3,868.76	$3,868.76
186298	101-5001-524.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	$40.02	$102.16
			SHIPPING/DELIVERY SERVICE	$62.14	
186326	401-5001-571.50-30	HAMPTON LENZINI & RENWICK INC	SERVICE CONSULTING	$4,974.22	$16,695.81
			SERVICE CONSULTING	$11,721.59	
186329	101-5001-524.22-03	HARRIS TRUST & SAVINGS BANK	AMERICAN PUBLIC WORKS	$280.00	$280.00
	101-5001-524.30-20		BEST BUY	$54.48	$54.48
	101-5001-524.31-85		POSITIONING SOLUTIONS	$57.47	$89.78
			WAL-MART #2815	$32.31	
186396	401-5001-571.50-30	ROBERT LIBIT	SIDEWALK REIMBURSEMENT	$425.00	$425.00
186456	101-5001-524.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$68.39	$129.42
			OFFICE SUPPLIES	$61.03	
186457	101-5001-524.30-05	OFFICE MAX CONTRACT INC	OFFICE SUPPLIES	$307.00	$307.00
186558	101-5001-524.21-65	VERIZON WIRELESS	INV 9727153842	$183.63	$183.63
186578	101-5001-524.22-15	XEROX CORPORATION	RENTAL/LEASE EQUIPMENT	$85.00	$85.00
			Total Division:	**$130,546.22**	
			Total Department:	**$130,546.22**	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**71**	**Public Works**			
Division:	**1**				
186190	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	STREET LIGHT SUPPLIES	$2,681.00	$2,681.00
186191	515-7101-525.33-05	ACUTRAK SOLUTIONS	RENTAL/LEASE EQUIPMENT	$14,542.39	$14,542.39
186192	101-7101-531.31-55	ADDISON BUILDING MATERIAL CO	BUILDING SUPPLIES	$15.14	$15.14
186196	101-7101-531.21-11	ALL WINDOW CLEANING SERV INC	SERVICE BLDG MAINT	$2,150.00	$2,150.00
186204	101-7101-531.21-02	APEX PUMPING EQUIPMENT	EQUIPMENT MAINTENANCE	$450.00	$450.00
186213	515-7101-525.33-05	ARLINGTON RENTAL INC	EQUIPMENT RENTAL	$44.96	$44.96
186215	101-7101-531.21-15	ARROW ROAD CONSTRUCTION CO	2013 RESURFACING PROGRAM	$30,000.00	$30,000.00
	101-7101-531.31-90		STREET/SIDEWALK SUPPLIES	$2,771.41	$85,472.31
			STREET/SIDEWALK SUPPLIES	$10,991.02	
			STREET/SIDEWALK SUPPLIES	$9,043.15	
			STREET/SIDEWALK SUPPLIES	$19,785.90	
			STREET/SIDEWALK SUPPLIES	$12,484.37	
			STREET/SIDEWALK SUPPLIES	$8,845.99	
			STREET/SIDEWALK SUPPLIES	$12,461.76	
			STREET/SIDEWALK SUPPLIES	$9,088.71	
186216	101-7101-531.22-70	AT & T	0515689822001	$369.81	$369.81
186221	101-7101-531.31-45	BADE PAPER PRODUCTS	JANITORIAL SUPPLIES	$9,473.00	$9,473.00
186222	435-7101-531.40-86	RONALD BAILITZ	EAB	$50.00	$50.00
186226	435-7101-531.40-86	LARRY BARR	EAB	$50.00	$50.00
186227	435-7101-531.40-86	KATHY BARRETT	EAB	$50.00	$50.00
186230	101-7101-531.31-55	BERKHEIMER CO INC	HOSES	$183.58	$183.58
186232	435-7101-531.40-86	BRUCE BERSON	EAB	$135.00	$135.00
186233	435-7101-531.40-86	LEO BLANKFIELD	EAB	$50.00	$50.00
186235	435-7101-531.31-85	BLUE TARP FINANCIAL	TOOLS	$72.33	$72.33
186239	435-7101-531.40-86	HELEN BOURKE	EAB	$30.00	$30.00
186240	435-7101-531.40-86	MICHAEL BROMMEL	EAB	$37.05	$37.05
186241	435-7101-531.40-86	MICHAEL BROST	EAB	$39.00	$39.00
186242	101-7101-531.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	$1,341.00	$1,663.00
			RENTAL/LEASE EQUIPMENT	$322.00	
	101-7101-531.21-65		RENTAL/LEASE EQUIPMENT	$35,476.17	$35,476.17
186243	101-7101-531.30-05	CANON SOLUTIONS AMERICA	OFFICE SUPPLIES	$180.70	$180.70

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186248	101-7101-531.31-45	CERTIFIED LABORATORIES	JANITORIAL SUPPLIES	$682.60	$682.60
186249	435-7101-531.40-86	JOHN CERZA	EAB	$100.00	$100.00
186253	435-7101-531.40-86	STEVE CICHOWICZ	EAB	$80.00	$80.00
186254	101-7101-531.30-35	CINTAS CORP	WORK SHIRTS AND PANTS	$37.66	$159.04
			WORK SHIRTS AND PANTS	$37.66	
			WORK SHIRTS AND PANTS	$41.86	
			WORK SHIRTS AND PANTS	$41.86	
186258	101-7101-531.31-65	CLESEN ARTHUR INC	SUPPLIES	$35.00	$35.00
186259	101-7101-531.22-70	COMCAST CABLE	INTERNET SCADA	$174.85	$174.85
186271	101-7101-531.21-11	COYNE TEXTILE SERVICES	SERVICE BLDG MAINT	$14.12	$151.20
			SERVICE BLDG MAINT	$16.52	
			SERVICE BLDG MAINT	$13.64	
			SERVICE BLDG MAINT	$26.36	
			SERVICE BLDG MAINT	$65.24	
			SERVICE BLDG MAINT	$15.32	
186273	435-7101-531.40-86	MICHAEL CRILLY	EAB	$50.00	$50.00
186279	101-7101-531.21-11	DAHME MECHANICAL INDUSTRIES	BUILDING MAINTENANCE	$308.00	$308.00
186281	435-7101-531.40-86	MICHAEL DANA	EAB	$81.00	$81.00
186284	435-7101-531.40-86	LON DEHAITRE	EAB	$50.00	$50.00
186285	435-7101-531.40-86	DWIGHT DELATTRE	EAB	$69.00	$69.00
186287	435-7101-531.40-86	SEYDOU DJABATE	EAB	$80.00	$80.00
186289	435-7101-531.40-86	JOHN DOWNEY	EAB	$50.00	$50.00
186290	435-7101-531.40-86	NICK DUBLINKSI	EAB	$50.00	$50.00
186291	435-7101-531.40-86	KAREN DURBIN	EAB	$50.00	$50.00
186294	435-7101-531.40-86	DEBORAH EDWARDS	EAB	$150.00	$150.00
186295	435-7101-531.40-86	WERNER ENGELMANN	EAB	$80.00	$80.00
186297	435-7101-531.40-86	JOHN FARLEY III	EAB	$80.00	$80.00
186301	435-7101-571.50-55	FLECKS LANDSCAPING	SERVICE MISCELLANEOUS	$6,717.55	$6,717.55
186303	101-7101-531.21-11	FOLDING PARTITION SERVICES INC	SERVICE BLDG MAINT	$3,628.00	$3,628.00
186305	101-7101-531.30-35	FRANCIS LLOYD M	CLOTHING REIMBURSEMENT	$100.00	$100.00
186306	435-7101-531.40-86	MARIE FRUKARCZ	EAB	$80.00	$80.00
186310	101-7101-531.30-35	BILL GAROPPOLO	CLOTHING REIMBURSEMENT	$100.00	$100.00
186311	101-7101-531.31-65	GEMPLERS	TARPS	$750.40	$750.40
186312	435-7101-531.40-86	JEFF GENDELMAN	EAB	$49.50	$49.50
186313	435-7101-531.40-86	JEAN GILL	EAB	$139.00	$139.00

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186316	435-7101-531.40-86	PAUL GOLERNO	EAB	$80.00	$80.00
186317	101-7101-531.31-45	GRAINGER W W INC	JANITORIAL SUPPLIES	$353.20	$822.78
			JANITORIAL SUPPLIES	$176.60	
			JANITORIAL SUPPLIES	$292.98	
186318	435-7101-531.40-86	PATRICIA GRANDOLPH	EAB	$72.87	$72.87
186320	435-7101-531.40-86	JEFF GREENBERG	EAB	$165.00	$165.00
186322	101-7101-531.21-62	GROOT INDUSTRIES INC	MONTHLY CHARGE	$344.43	$344.43
186323	101-7101-531.21-11	GSF USA INC	SERVICE BLDG MAINT	$11,049.00	$22,298.00
			SERVICE BLDG MAINT	$11,249.00	
186324	435-7101-531.40-86	KATHLEEN GUTH	EAB	$50.00	$50.00
186325	435-7101-531.40-86	MARTIN HAMILTON	EAB	$48.60	$48.60
186328	101-7101-531.31-45	HANSON HARDWARE	JANITORIAL SUPPLIES	$6.98	$15.97
			JANITORIAL SUPPLIES	$8.99	
	101-7101-531.31-55		BUILDER'S SUPPLIES	$10.48	$21.71
			HARDWARE SUPPLIES	$2.07	
			HARDWARE SUPPLIES	$9.16	
	101-7101-531.31-65		PAINT & EQUIPMENT	$18.48	$201.26
			HARDWARE SUPPLIES	$16.10	
			SUPPLIES	$5.48	
			EQUIPMENT, NON OFFICE	$31.45	
			TIRES AND TUBES	$24.76	
			EQUIPMENT, NON OFFICE	$52.94	
			EQUIPMENT, NON OFFICE	$55.97	
			STREET/SIDEWALK SUPPLIES	($26.47)	
			PAINT & EQUIPMENT	$22.55	
	101-7101-531.31-85		HAND TOOLS-POWER/NON POW	$8.99	$46.96
			HAND TOOLS-POWER/NON POW	$17.98	
			HAND TOOLS-POWER/NON POW	$19.99	
186329	101-7101-531.22-02	HARRIS TRUST & SAVINGS BANK	INTL SOC ARBORICULTURE	$200.00	$595.00
			ILCA	$395.00	
	101-7101-531.22-75		AMAZON MKTPLACE PMTS	$15.12	$15.12
	101-7101-531.31-65		GFS MKTPLC #1913	$292.42	$292.42
186330	101-7101-531.21-02	HASTINGS AIR ENERGY CONTROL	EQUIPMENT MAINTENANCE	$1,663.29	$1,663.29
186331	101-7101-531.21-02	HAYES MECHANICAL	EQUIPMENT MAINTENANCE	$770.00	$9,583.33
			EQUIPMENT MAINTENANCE	$817.00	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186331	101-7101-531.21-02	HAYES MECHANICAL	EQUIPMENT MAINTENANCE	$491.00	$9,583.33
			EQUIPMENT MAINTENANCE	$502.00	
			EQUIPMENT MAINTENANCE	$422.33	
			EQUIPMENT MAINTENANCE	$265.00	
			REPAIR SERVICE EQUIPMENT	$2,719.00	
			SERVICE BLDG CONSTRUCT	$3,597.00	
186336	435-7101-531.40-86	GARY HEINE	EAB	$50.00	$50.00
186337	101-7101-531.31-65	HELLER LUMBER CO	PLYWOOD	$198.40	$544.43
			PLYWOOD	$346.03	
	101-7101-531.31-90		SPRUCE PINE FIR	$4.92	$88.97
			ACQ GROUND CONTACT	$84.05	
186342	435-7101-531.40-86	JOHN HOEPPEL	EAB	$50.00	$50.00
186343	101-7101-531.31-55	HOH CHEMICALS INC	BUILDER'S SUPPLIES	$2,699.38	$2,699.38
186345	435-7101-531.40-86	CARISSA HOLMES LEE	EAB	$36.00	$36.00
186347	101-7101-531.31-90	HOME DEPOT CREDIT SERVICES	STREET/SIDEWALK SUPPLIES	$119.94	$119.94
186348	435-7101-531.40-86	MARY HORGAN	EAB	$80.00	$80.00
186350	101-7101-531.31-45	HP PRODUCTS CORP	JANITORIAL SUPPLIES	$9,901.46	$9,901.46
186351	435-7101-531.40-86	WEN HUANG	EAB	$80.00	$80.00
186352	101-7101-531.21-15	DIRK HUNTLEY	CURB REIMBURSEMENT	$477.00	$477.00
186353	435-7101-531.40-86	JOEL IHDE	EAB	$80.00	$80.00
186366	101-7101-531.31-65	J J KELLER & ASSOC	SUPPLIES	$222.45	$222.45
186367	101-7101-531.31-40	JCK CONTRACTORS	AGRICULTURAL SUPPLIES	$975.00	$975.00
186368	101-7101-531.31-65	JOHN DEERE & CO	UTILITY PUMP	$57.07	$57.07
186370	435-7101-531.40-86	ROBERT JONES	EAB	$49.50	$49.50
186372	435-7101-531.40-86	PETER KALAS	EAB	$84.08	$84.08
186375	435-7101-531.40-86	ANOOP KATDARE	EAB	$80.00	$80.00
186377	435-7101-531.40-86	MARY KEDZIE	EAB	$50.00	$50.00
186378	101-7101-531.30-35	RYAN KEENAN	CLOTHING REIMBURSEMENT	$98.05	$98.05
186379	435-7101-531.40-86	JEFFERY KELLERMAN	EAB	$36.00	$36.00
186380	435-7101-531.40-86	DEAN KEUKER	EAB	$93.00	$93.00
186381	435-7101-531.40-86	ROBERT KIMICATA	EAB	$50.00	$50.00
186382	435-7101-531.40-86	STEVE KITTAY	EAB	$39.00	$39.00
186384	435-7101-531.40-86	THOMAS KRZECZOWSKI	EAB	$50.00	$50.00
186385	101-7101-531.30-35	MATTHEW KUDLA	CLOTHING REIMBURSEMENT	$100.00	$100.00
186388	435-7101-531.40-86	MARCIE LAVERY	EAB	$87.00	$87.00

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186390	435-7101-531.40-86	JULIE LEBHERZ	EAB	$80.00	$80.00
186392	435-7101-531.40-86	CONNIE LEE	EAB	$35.00	$35.00
186394	435-7101-531.40-86	MARVIN LERMAN	EAB	$50.00	$50.00
186395	435-7101-531.40-86	JOHN LIAMBOTIS	EAB	$50.00	$50.00
186398	435-7101-531.40-86	ROBERT LINDEMANN	EAB	$90.00	$90.00
186399	435-7101-531.40-86	GENE LIPOW	EAB	$87.00	$87.00
186400	435-7101-531.40-86	BARI LOCKETT	EAB	$100.00	$100.00
186401	435-7101-531.40-86	MELISSA LOFRANO	EAB	$137.05	$137.05
186403	101-7101-531.31-40	LOWES COMMERCIAL SERVICES	AGRICULTURAL SUPPLIES	$26.10	$292.72
			AGRICULTURAL SUPPLIES	$18.97	
			AGRICULTURAL SUPPLIES	$30.38	
			AGRICULTURAL SUPPLIES	$183.51	
			AGRICULTURAL SUPPLIES	$33.76	
	101-7101-531.31-55		HARDWARE SUPPLIES	$187.44	$195.75
			HARDWARE SUPPLIES	$8.31	
	101-7101-531.31-65		EQUIPMENT, NON OFFICE	$9.04	$311.10
			EQUIPMENT, NON OFFICE	$1.76	
			EQUIPMENT, NON OFFICE	$1.58	
			HARDWARE SUPPLIES	$62.68	
			SUPPLIES	$13.14	
			SUPPLIES	$45.31	
			SUPPLIES	$69.75	
			HARDWARE SUPPLIES	$107.84	
	101-7101-531.31-75		STREET LIGHT SUPPLIES	$11.90	$11.90
	101-7101-531.31-85		HARDWARE SUPPLIES	$59.32	$59.32
	101-7101-531.31-90		STREET/SIDEWALK SUPPLIES	$3.78	$3.78
	435-7101-531.31-85		HARDWARE SUPPLIES	$42.38	$42.38
186404	435-7101-531.40-86	PEG LUDY	EAB	$48.45	$48.45
186405	101-7101-531.31-90	LURVEY LANDSCAPE SUPPLY	BRICK SEALER	$1,259.55	$1,259.55
186407	435-7101-531.40-86	HATAITIP MATSCHENKO	EAB	$100.00	$100.00
186410	435-7101-531.40-86	TONY MC GRATH	EAB	$50.00	$50.00
186413	435-7101-531.40-86	JAMES MC INERNEY	EAB	$50.00	$50.00
186417	101-7101-531.30-35	JEREMY MEYER	CLOTHING REIMBURSEMENT	$94.99	$94.99
186418	435-7101-531.40-86	ED MICHALSKI	EAB	$239.90	$239.90
186419	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	EQUIPMENT MAINTENANCE	$298.00	$1,760.00

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186419	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	CONTRACT BILLING 5-2014	$1,462.00	$1,760.00
186424	435-7101-531.40-86	WILLIAM MOLNAR	EAB	$80.00	$80.00
186426	435-7101-531.40-86	BARRY MORGEN	EAB	$113.00	$113.00
186427	435-7101-531.40-86	RICHARD MORRIS	EAB	$33.00	$33.00
186429	101-7101-531.31-90	MULTIPLE CONCRETE ACCESSORIES	SUPPLIES	$291.84	$291.84
186430	435-7101-531.40-86	GEORGE MURPHY	EAB	$89.00	$89.00
186438	435-7101-531.40-86	RAYMOND NEIHENGEN	EAB	$72.00	$72.00
186440	435-7101-531.40-86	LAURA NELSON	EAB	$50.00	$50.00
186442	435-7101-531.40-86	FRED NICKI	EAB	$50.00	$50.00
186443	435-7101-531.40-86	MIKE NIGRE	EAB	$80.00	$80.00
186444	435-7101-531.40-86	JACK NOETH JR	EAB	$80.00	$80.00
186451	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL EQUIP & SUPPLY	$78.32	$78.32
	101-7101-531.31-75		STREET LIGHT SUPPLIES	$224.28	$799.28
			STREET LIGHT SUPPLIES	$575.00	
186453	101-7101-531.21-15	JOHN NOVELLO	CURB REIMBURSEMENT	$483.75	$483.75
186454	435-7101-531.40-86	DON NOWAKOWSKI	EAB	$50.00	$50.00
186456	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$26.93	$73.73
			OFFICE SUPPLIES	$46.80	
186458	101-7101-531.21-15	OLIVE GROVE LANDSCAPING INC	SERVICE MISCELLANEOUS	$526.49	$526.49
186459	101-7101-531.30-35	OLSEN SAFETY EQUIPMENT CORP	RAIN JACKETS AND PANTS	$527.77	$527.77
186463	435-7101-531.40-86	JOAN OYEN	EAB	$48.99	$48.99
186465	435-7101-531.40-86	RICHARD PARENTI	EAB	$100.00	$100.00
186467	435-7101-531.40-86	MARK PEEL	EAB	$80.00	$80.00
186468	101-7101-531.22-03	PETTY CASH	TRAINING	$7.60	$7.60
	101-7101-531.31-55		SUPPLIES	$6.92	$6.92
186470	435-7101-531.40-86	TOM PICTOR	EAB	$33.00	$33.00
186472	435-7101-531.40-86	RICHARD POIRER	EAB	$80.00	$80.00
186475	435-7101-571.50-55	POWELL TREE CARE INC	SERVICE TREES	$23,610.90	$23,610.90
186480	101-7101-531.30-35	PRO SAFETY INC	SAFETY & FIRST AID EQUIP.	$174.25	$319.00
			CLOTHING & APPAREL	$144.75	
186482	435-7101-531.40-86	MAREK PUDLO	EAB	$80.00	$80.00
186487	101-7101-531.30-35	RED WING SHOE STORE	SHOES AND BOOTS	$100.00	$400.00
			SHOES AND BOOTS	$100.00	
			SHOES AND BOOTS	$100.00	
			SHOES AND BOOTS	$100.00	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186489	101-7101-531.30-39	RELADYNE	BULK FUEL	$1,920.80	$1,920.80
186490	435-7101-531.40-86	JEROME RICHMAND	EAB	$39.00	$39.00
186491	435-7101-531.40-86	RUSS ROBIN	EAB	$50.00	$50.00
186493	435-7101-571.50-55	ROUTE 12 RENTAL COMPANY	EQUIPMENT RENTAL	$47.84	$47.84
186495	435-7101-531.40-86	SHERRY RUDMAN	EAB	$100.00	$100.00
186496	435-7101-531.40-86	HOWARD RUDOLPH	EAB	$50.00	$50.00
186497	435-7101-531.40-86	EVAN RUMACK	EAB	$174.00	$174.00
186499	101-7101-531.31-65	RUSSO'S POWER EQUIPMENT INC	EQUIPMENT RENTAL	$110.00	$110.00
	435-7101-531.31-85		TOOLS	$252.66	$252.66
	435-7101-571.50-55		EQUIPMENT RENTAL	$833.82	$833.82
186500	435-7101-531.40-86	JOSEPH SALADINO	EAB	$183.70	$183.70
186501	101-7101-531.21-15	SANDY'S LAWN AND TREE CARE	SERVICE MISCELLANEOUS	$5,406.25	$6,982.25
			SERVICE MISCELLANEOUS	$1,576.00	
186504	435-7101-531.40-86	LYNN SAUL	EAB	$48.00	$48.00
186505	435-7101-531.40-86	SUSAN SCHMECHEL	EAB	$100.00	$100.00
186509	435-7101-531.40-86	LYNNEA SEMASKO	EAB	$50.00	$50.00
186510	435-7101-531.40-86	IRA SENDER	EAB	$36.00	$36.00
186511	435-7101-531.40-86	JEFF SENDER	EAB	$33.00	$33.00
186512	101-7101-531.21-36	SERVICE SANITATION	EQUIPMENT RENTAL	$610.00	$610.00
186513	435-7101-531.40-86	ELLEN SHARPE	EAB	$50.00	$50.00
186515	435-7101-531.40-86	BRENDA SIMON	EAB	$50.00	$50.00
186517	435-7101-531.40-86	JOHN SOBECKI	EAB	$86.00	$86.00
186518	435-7101-531.40-86	FRANK SOPRANO	EAB	$80.00	$80.00
186519	431-7101-571.50-20	SOUND INCORPORATED	SERVICE EQUIPMENT	$124,710.15	$124,710.15
186524	435-7101-531.40-86	DAN STARBECK	EAB	$80.00	$80.00
186525	435-7101-531.40-86	MRS STEIN	EAB	$45.00	$45.00
186526	101-7101-531.31-75	STEINER ELECTRIC	STREET LIGHT SUPPLIES	$5,380.00	$5,380.00
186527	435-7101-531.40-86	RICHARD STIVERS	EAB	$50.00	$50.00
186528	435-7101-531.40-86	BOB STOUDT	EAB	$80.00	$80.00
186529	435-7101-531.40-86	IRMA STROBEHN	EAB	$50.00	$50.00
186533	435-7101-531.40-86	MARY TASCA ANN	EAB	$48.00	$48.00
186540	101-7101-531.31-80	3M	SIGNS, SIGN MATERIAL	$180.60	$3,776.10
			SIGNS, SIGN MATERIAL	$1,912.50	
			SIGNS, SIGN MATERIAL	$1,683.00	
186542	101-7101-531.31-45	TITAN SUPPLY INC	JANITORIAL SUPPLIES	$2,196.30	$2,196.30

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186550	101-7101-531.30-35	UNITED LABORATORIES	GLOVES	$162.32	$162.32
186551	435-7101-531.40-86	MIKE URSO	EAB	$80.00	$80.00
186552	435-7101-571.50-55	US ARBOR PRODUCTS INC	MULCH	$1,390.25	$1,390.25
186553	435-7101-531.40-86	VAL VALAK	EAB	$48.00	$48.00
186554	435-7101-531.40-86	THOMAS VANBLADEL	EAB	$50.00	$50.00
186555	435-7101-531.40-86	MEGHAN VANDERBAAN	EAB	$45.65	$45.65
186556	435-7101-531.40-86	SCOTT VANDERVEEN	EAB	$87.00	$87.00
186566	426-7101-571.50-25	V3 CONSTRUCTION GROUP LTD	SERVICE CONSTRUCTION	$63,323.00	$63,323.00
186568	235-7101-571.50-20	WALKER PARKING CONSULTANTS	SERVICE CONSULTING	$1,040.00	$1,040.00
186571	435-7101-531.40-86	SAM WEISS	EAB	$100.00	$100.00
186573	101-7101-531.21-55	WEST CENTRAL MUNICIPAL CONF	AGRICULTURAL SUPPLIES	$8,086.20	$15,079.88
			AGRICULTURAL SUPPLIES	$6,993.68	
	435-7101-571.50-55		AGRICULTURAL SUPPLIES	$72,775.80	$175,075.12
			AGRICULTURAL SUPPLIES	$102,299.32	
186574	101-7101-531.21-36	WEST SIDE TRACTOR SALES CO	RENTAL/LEASE EQUIPMENT	$8,000.00	$8,000.00
186576	435-7101-531.40-86	SUE WICKLAND	EAB	$200.00	$200.00
186581	435-7101-531.40-86	STEVEN ZAZOVE	EAB	$63.00	$63.00
186582	435-7101-531.40-86	BOB ZEMAN	EAB	$50.00	$50.00
801368	101-7101-531.22-70	AT & T	8473989330605	$240.54	$3,520.47
			847253343805	$131.12	
			847577579505	$309.46	
			847259612405	$54.72	
			847341153605	$54.72	
			847439786805	$109.47	
			847Z97278405	$646.00	
			847R16051905	$1,974.44	
801370	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	3183115007	$24.56	$33,015.94
			8572043011	$176.95	
			4643388009	$217.86	
			3183115007	$18.75	
			1627055057	$877.27	
			5492508009	$238.30	
			0002031003	$31.55	
			0533073031	$31,430.70	
801371	101-7101-531.21-50	NICOR	58401600000	$224.21	$10,366.69

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
801371	101-7101-531.21-50	NICOR	43278900002	$359.39	$10,366.69.
			72489260108	$152.43	
			55616726109	$5,273.28	
			06802945268	$23.08	
			96945600003	$3,632.65	
			94830700004	$701.65	
			Total Division:	**$743,249.07**	
			Total Department:	**$743,249.07**	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**72**	**Water and Sewer**			
Division:	**1**				
186189	505-7201-561.30-35	BRETT ABRAHAM	CLOTHING REIMBURSEMENT	$100.00	$100.00
186205	505-7201-561.22-03	APWA	APWA REGISTRATION	$35.00	$35.00
186212	505-7201-561.31-65	ARLINGTON POWER EQUIPMENT	ELECTRICAL EQUIP & SUPPLY	$2,448.00	$2,448.00
	505-7201-561.31-85		HAND TOOLS-POWER/NON POW	$957.52	$957.52
186229	505-7201-561.22-02	BAUMGARTNER TOM	CDL REIMBURSEMENT	$50.00	$50.00
186237	505-7201-561.22-03	BOTTERMAN TERRENCE	TRAINING	$1,500.00	$1,500.00
186242	505-7201-561.21-62	C C CARTAGE INC	SERVICE DISPOSAL	$637.65	$814.65
			SERVICE DISPOSAL	$177.00	
	505-7201-561.31-90		STREET/SIDEWALK SUPPLIES	$3,628.68	$3,628.68
186243	505-7201-561.30-05	CANON SOLUTIONS AMERICA	OFFICE SUPPLIES	$180.60	$180.60
186248	505-7201-561.31-65	CERTIFIED LABORATORIES	SUPPLIES	$360.45	$1,732.55
			SUPPLIES	$1,372.10	
186256	505-7201-561.21-36	CITY WELDING SALES & SERVICE	RENTAL/LEASE EQUIPMENT	$130.95	$130.95
186258	505-7201-561.31-40	CLESEN ARTHUR INC	INSECTICIDE	$75.00	$1,374.00
			HYDROSEED	$1,299.00	
186292	505-7201-561.31-01	EAST JORDAN USA INC	WATER SEWER SYSTEM SUPPLY	$8,000.00	$8,000.00
186302	505-7201-561.50-15	FLOW TECHNICS INC	EVALUATION FLYGT PUMP	$960.00	$960.00
186317	505-7201-561.30-35	GRAINGER W W INC	SAFETY & FIRST AID EQUIP.	$620.22	$620.22
186328	505-7201-561.21-02	HANSON HARDWARE	WATER SEWER SYSTEM SUPPLY	$34.94	$34.94
	505-7201-561.31-01		PAINT & EQUIPMENT	$17.97	$17.97
	505-7201-561.31-02		WATER SEWER SYSTEM SUPPLY	$50.94	$77.93
			WATER SEWER SYSTEM SUPPLY	$26.99	
	505-7201-561.31-65		EQUIPMENT, NON OFFICE	$4.49	$27.44
			PAINT & EQUIPMENT	$22.95	
186329	505-7201-561.21-65	HARRIS TRUST & SAVINGS BANK	I-PASS ONLINE #7031	$86.20	$217.60
			I-PASS ONLINE #7031	$65.70	
			I-PASS ONLINE #7031	$65.70	
	505-7201-561.30-05		AMAZON.COM	$26.52	$79.56
			AMAZON.COM	$53.04	
	505-7201-561.31-55		AMAZON MKTPLACE PMTS	$19.91	$19.91
186333	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	$2,785.00	$7,653.37

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186333	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	$3,153.66	$7,653.37
			SERVICE METER	$1,644.75	
			SERVICE METER	$69.96	
	505-7201-561.31-02		SUPPLIES	$299.00	$1,541.35
			SUPPLIES	$28.75	
			METER DEVICES	$1,213.60	
186334	505-7201-561.31-85	HD SUPPLY WATERWORKS	TOOLS	$122.00	$122.00
186346	505-7201-561.22-03	RYAN HOLTHOUSE	TRAINING	$1,495.40	$1,495.40
186366	505-7201-561.31-65	J J KELLER & ASSOC	SUPPLIES	$222.45	$222.45
186367	505-7201-561.31-40	JCK CONTRACTORS	AGRICULTURAL SUPPLIES	$2,275.00	$2,275.00
186403	505-7201-561.31-01	LOWES COMMERCIAL SERVICES	WATER SEWER SYSTEM SUPPLY	$37.38	$37.38
	505-7201-561.31-55		WATER SEWER SYSTEM SUPPLY	$27.46	$27.46
	505-7201-561.31-65		SUPPLIES	$18.97	$18.97
	505-7201-561.31-85		HARDWARE SUPPLIES	($14.23)	$-11.40
			HAND TOOLS-POWER/NON POW	$2.83	
186412	505-7201-561.20-05	MC HENRY ANALYTICAL WATER LAB	SERVICE CONSULTING	$860.00	$1,310.00
			SERVICE CONSULTING	$450.00	
186415	505-7201-561.31-55	MCM ELECTRONICS	SUPPLIES	$173.64	$173.64
186421	505-7201-561.50-15	MIDWEST METER INC	WATER SEWER SYSTEM SUPPLY	$20,995.00	$20,995.00
186429	505-7201-561.31-90	MULTIPLE CONCRETE ACCESSORIES	WOOD STAKES	$372.00	$372.00
186445	505-7201-561.22-03	NORDIN DAVID	TRAINING	$1,495.40	$1,495.40
186456	505-7201-561.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$26.93	$73.74
			OFFICE SUPPLIES	$46.81	
186458	505-7201-561.21-30	OLIVE GROVE LANDSCAPING INC	SERVICE MISCELLANEOUS	$1,579.46	$1,579.46
186459	505-7201-561.30-35	OLSEN SAFETY EQUIPMENT CORP	RAIN JACKETS AND PANTS	$527.78	$527.78
186460	505-7201-561.30-35	MICHAEL OLSON	REIMBURSEMENT CLOTHING	$70.06	$70.06
186468	505-7201-561.22-03	PETTY CASH	LICENSE RENEWAL	$10.00	$38.00
			TRAINING	$28.00	
	505-7201-561.31-85		SUPPLIES	$32.68	$32.68
186477	505-7201-561.31-90	PRAIRIE MATERIAL SALES INC	STREET/SIDEWALK SUPPLIES	$801.44	$2,219.49
			STREET/SIDEWALK SUPPLIES	$899.83	
			STREET/SIDEWALK SUPPLIES	$518.22	
186479	505-7201-561.22-03	PREUCIL JOHN	TRAINING	$1,500.00	$1,500.00
186480	505-7201-561.30-35	PRO SAFETY INC	CLOTHING & APPAREL	$545.10	$545.10
186487	505-7201-561.30-35	RED WING SHOE STORE	SHOES AND BOOTS	$100.00	$100.00

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186523	505-7201-561.31-02	STANDARD PIPE & SUPPLY INC	ADAPTER	$75.92	$93.84
			ADAPTER	$17.92	
186545	505-7201-561.22-03	VERONICA TREVINO	TRAINING	$1,500.00	$1,500.00
186549	505-7201-561.33-05	ULTRA PURE BOTTLING	KITCHEN SUPPLIES & EQUIP.	$3,434.00	$3,434.00
186584	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER SEWER SYSTEM SUPPLY	$3,087.50	$5,168.82
			WATER DISTRIBUTION SUPPLY	$1,207.32	
			WATER SEWER SYSTEM SUPPLY	$874.00	
801368	505-7201-561.22-70	AT & T	847590808504	$181.02	$427.88
			847437468405	$54.72	
			847253017405	$57.43	
			847437468505	$134.71	
801369	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	0441087047	$2,438.64	$9,530.79
			0081080033	$2,132.27	
			0528113037	$4,959.88	
801370	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	3973144001	$107.01	$833.53
			1104021044	$83.53	
			1284169036	$135.14	
			0645171017	$66.12	
			0297160055	$441.73	
801371	505-7201-561.21-50	NICOR	04055600003	$114.02	$885.33
			76830700001	$323.46	
			58544400003	$61.13	
			42567835683	$49.59	
			90920700003	$81.39	
			05850400002	$84.12	
			19278600002	$171.62	
801372	505-7201-561.22-70	AMERICAN MESSAGING	ACCT U1-109311	$97.34	$97.34
			Total Division:	**$89,393.38**	
			Total Department:	**$89,393.38**	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**73**	**Parking**			
Division:	**1**				
801370	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	5231622008	$51.26	$51.26
			Total Division:	**$51.26**	
Division:	**3**				
186225	235-7303-532.33-05	BANK SUPPLIES	POLICE EQUIPMENT & SUPPLY	$357.36	$357.36
801368	235-7303-532.21-50	AT & T	847253097805	$136.87	$136.87
801371	235-7303-532.21-50	NICOR	12690400002	$58.83	$58.83
			Total Division:	**$553.06**	
Division:	**4**				
801369	235-7304-532.21-50	CONSTELLATION NEW ENERGY INC	0983023007	$3,375.56	$3,375.56
801371	235-7304-532.21-50	NICOR	92296400002	$71.67	$71.67
			Total Division:	**$3,447.23**	
			Total Department:	**$4,051.55**	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**75**	**Municipal Fleet Services**			
Division:	**1**				
186195	621-7501-551.31-51	ALEXANDER EQUIPMENT CO INC	VEH MAINTENANCE SUPPLY	$70.95	$70.95
186200	621-7501-551.21-02	AMERIMEX SALES & SERVICE	REPAIR JACKS	$440.00	$440.00
186207	621-7501-551.31-51	ARLINGTON HTS FORD INC	VEH MAINTENANCE SUPPLY	$212.91	$443.31
			VEH MAINTENANCE SUPPLY	($237.39)	
			VEH MAINTENANCE SUPPLY	$301.52	
			VEH MAINTENANCE SUPPLY	$69.12	
			VEH MAINTENANCE SUPPLY	$39.94	
			VEH MAINTENANCE SUPPLY	$44.76	
			VEH MAINTENANCE SUPPLY	$12.45	
186212	621-7501-551.31-51	ARLINGTON POWER EQUIPMENT	VEH MAINTENANCE SUPPLY	$15.00	$191.70
			VEH MAINTENANCE SUPPLY	$149.52	
			VEH MAINTENANCE SUPPLY	$15.04	
			VEH MAINTENANCE SUPPLY	$12.14	
186218	621-7501-551.31-51	ATLAS BOBCAT INCORPORATED	VEH MAINTENANCE SUPPLY	$33.76	$781.01
			VEH MAINTENANCE SUPPLY	$33.76	
			VEH MAINTENANCE SUPPLY	$713.49	
186219	621-7501-551.31-51	AUTO TECH CENTERS INC	VEH MAINTENANCE SUPPLY	$920.66	$2,070.86
			VEH MAINTENANCE SUPPLY	$1,150.20	
186220	621-7501-551.31-51	AUTO ZONE	VEH MAINTENANCE SUPPLY	$214.69	$941.83
			VEH MAINTENANCE SUPPLY	$108.80	
			VEH MAINTENANCE SUPPLY	$28.42	
			VEH MAINTENANCE SUPPLY	$13.57	
			VEH MAINTENANCE SUPPLY	$30.59	
			VEH MAINTENANCE SUPPLY	$29.18	
			VEH MAINTENANCE SUPPLY	$48.61	
			VEH MAINTENANCE SUPPLY	$15.51	
			VEH MAINTENANCE SUPPLY	($3.71)	
			VEH MAINTENANCE SUPPLY	$193.02	
			VEH MAINTENANCE SUPPLY	$39.09	
			VEH MAINTENANCE SUPPLY	$175.45	
			VEH MAINTENANCE SUPPLY	$33.62	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186220	621-7501-551.31-51	AUTO ZONE	VEH MAINTENANCE SUPPLY	$14.99	$941.83
186228	621-7501-551.31-51	BATTERIES PLUS #296	BATTERIES	$81.36	$845.43
			BATTERIES	$545.22	
			BATTERIES	$218.85	
	621-7501-551.31-65		BATTERIES	$230.85	$230.85
186235	621-7501-551.31-65	BLUE TARP FINANCIAL	SUPPLIES	$303.18	$303.18
186244	621-7501-551.31-51	CAR QUEST	VEH MAINTENANCE SUPPLY	$83.77	$417.53
			VEH MAINTENANCE SUPPLY	$8.05	
			VEH MAINTENANCE SUPPLY	$30.94	
			VEH MAINTENANCE SUPPLY	$61.88	
			VEH MAINTENANCE SUPPLY	$17.70	
			VEH MAINTENANCE SUPPLY	$20.92	
			VEH MAINTENANCE SUPPLY	$83.76	
			VEH MAINTENANCE SUPPLY	$64.32	
			VEH MAINTENANCE SUPPLY	$27.71	
			VEH MAINTENANCE SUPPLY	$13.60	
			VEH MAINTENANCE SUPPLY	$4.88	
186245	621-7501-551.21-07	CASSIDY TIRE & SERVICE	VEH MAINTENANCE SUPPLY	$55.00	$110.00
			VEH MAINTENANCE SUPPLY	$55.00	
	621-7501-551.31-51		VEH MAINTENANCE SUPPLY	$435.00	$1,319.00
			TIRES AND TUBES	$308.00	
			TIRES AND TUBES	$576.00	
186246	621-7501-551.31-51	CATCHING FLUID POWER	VEH MAINTENANCE SUPPLY	$41.40	$41.40
186248	621-7501-551.31-65	CERTIFIED LABORATORIES	SUPPLIES	$457.59	$457.59
186250	621-7501-551.21-07	CHICAGO COMMUNICATIONS LLC	SERVICE VEHICLE PARTS	$2,660.00	$2,660.00
186251	621-7501-551.31-51	CHICAGO PARTS AND SOUND	VEH MAINTENANCE SUPPLY	$150.36	$872.65
			VEH MAINTENANCE SUPPLY	$20.75	
			VEH MAINTENANCE SUPPLY	$296.50	
			VEH MAINTENANCE SUPPLY	$357.14	
			VEH MAINTENANCE SUPPLY	$47.90	
186254	621-7501-551.30-35	CINTAS CORP	WORK SHIRTS AND PANTS	$37.66	$159.06
			WORK SHIRTS AND PANTS	$37.66	
			WORK SHIRTS AND PANTS	$41.87	
			WORK SHIRTS AND PANTS	$41.87	
186256	621-7501-551.21-36	CITY WELDING SALES & SERVICE	RENTAL/LEASE EQUIPMENT	$112.00	$112.00

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186304	621-7501-551.31-51	FOX SPRINKLER SUPPLY CORP	VEH MAINTENANCE SUPPLY	$7.56	$7.56
186315	621-7501-551.31-51	GLOBAL EMERGENCY PRODUCTS	VEH MAINTENANCE SUPPLY	$419.15	$1,327.98
			VEH MAINTENANCE SUPPLY	($190.13)	
			VEH MAINTENANCE SUPPLY	$802.86	
			VEH MAINTENANCE SUPPLY	$200.25	
			VEH MAINTENANCE SUPPLY	$95.85	
186328	621-7501-551.31-51	HANSON HARDWARE	HARDWARE SUPPLIES	$3.60	$49.47
			HARDWARE SUPPLIES	$8.47	
			HARDWARE SUPPLIES	$1.44	
			VEH MAINTENANCE SUPPLY	$35.96	
186349	621-7501-551.31-51	HOSKINS CHEVROLET INC	VEH MAINTENANCE SUPPLY	$16.88	$463.20
			VEH MAINTENANCE SUPPLY	$223.76	
			VEH MAINTENANCE SUPPLY	$69.19	
			VEH MAINTENANCE SUPPLY	$7.28	
			VEH MAINTENANCE SUPPLY	$78.53	
			VEH MAINTENANCE SUPPLY	$67.56	
186356	621-7501-551.31-51	IL RECOVERY GROUP INC	VEH MAINTENANCE SUPPLY	$133.90	$133.90
186364	621-7501-551.31-51	INNOVATIVE CONTROLS INC	VEH MAINTENANCE SUPPLY	$761.43	$761.43
186389	621-7501-551.31-51	LEACH ENTERPRISES INC	VEH MAINTENANCE SUPPLY	$618.49	$1,069.70
			VEH MAINTENANCE SUPPLY	$23.50	
			VEH MAINTENANCE SUPPLY	$427.71	
186391	621-7501-551.31-51	LEE AUTO PARTS	VEH MAINTENANCE SUPPLY	$24.95	$49.52
			VEH MAINTENANCE SUPPLY	$24.57	
	621-7501-551.31-65		EQUIPMENT, NON OFFICE	$6.57	$6.57
186406	621-7501-551.31-51	MASTER HITCH INC	VEH MAINTENANCE SUPPLY	$109.95	$172.80
			VEH MAINTENANCE SUPPLY	$62.85	
186428	621-7501-551.21-07	MORTON GROVE AUTOMOTIVE WEST	VEH MAINTENANCE SUPPLY	$90.00	$275.00
			VEH MAINTENANCE SUPPLY	$185.00	
186432	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	($41.49)	$201.60
			VEH MAINTENANCE SUPPLY	($55.00)	
			VEH MAINTENANCE SUPPLY	($12.97)	
			VEH MAINTENANCE SUPPLY	$43.14	
			VEH MAINTENANCE SUPPLY	$541.50	
			VEH MAINTENANCE SUPPLY	($273.58)	
186433	621-7501-551.31-51	NAPLETONS HEIGHTS MOTORS INC	VEH MAINTENANCE SUPPLY	$42.76	$42.76

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186435	621-7501-551.31-65	NATL CAP & SET SCREW CO	EQUIPMENT, NON OFFICE	$40.41	$40.41
186447	621-7501-551.21-07	NORTHWEST AUTO WASH	VEHICLE MAINTENANCE	$777.45	$777.45
186456	621-7501-551.30-05	OFFICE DEPOT	OFFICE SUPPLIES	$2.34	$2.34
186466	621-7501-551.31-51	PATTEN INDUSTRIES INC	VEH MAINTENANCE SUPPLY	$399.12	$418.32
			VEH MAINTENANCE SUPPLY	$19.20	
186473	621-7501-551.31-51	POMP'S TIRE SERVICE INC	VEH MAINTENANCE SUPPLY	$427.00	$427.00
186478	621-7501-551.31-51	PRECISION SERVICE PARTS	VEH MAINTENANCE SUPPLY	($208.70)	$1,252.91
			VEH MAINTENANCE SUPPLY	$50.20	
			VEH MAINTENANCE SUPPLY	$159.25	
			VEH MAINTENANCE SUPPLY	$58.11	
			VEH MAINTENANCE SUPPLY	$208.70	
			VEH MAINTENANCE SUPPLY	$89.43	
			VEH MAINTENANCE SUPPLY	$271.91	
			VEH MAINTENANCE SUPPLY	$48.59	
			VEH MAINTENANCE SUPPLY	$69.90	
			VEH MAINTENANCE SUPPLY	$4.56	
			VEH MAINTENANCE SUPPLY	$4.56	
			VEH MAINTENANCE SUPPLY	$122.64	
			VEH MAINTENANCE SUPPLY	$165.06	
			VEH MAINTENANCE SUPPLY	$208.70	
186483	621-7501-551.31-51	R A ADAMS ENTERPRISES INC	VEH MAINTENANCE SUPPLY	$300.00	$525.62
			VEH MAINTENANCE SUPPLY	$225.62	
186487	621-7501-551.30-35	RED WING SHOE STORE	SHOES AND BOOTS	$85.49	$85.49
186489	621-7501-551.31-65	RELADYNE	SUPPLIES	($140.00)	$-140.00
186498	621-7501-551.31-51	RUSH TRUCK CENTERS OF ILLINOIS INC	VEH MAINTENANCE SUPPLY	$1,036.50	$1,138.18
			VEH MAINTENANCE SUPPLY	$101.68	
186521	621-7501-551.21-07	SPRING ALIGN	VEH EQUIPMENT MAINTENANCE	$1,444.23	$1,444.23
186522	621-7501-551.21-07	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$973.01	$973.01
	621-7501-551.31-51		VEH MAINTENANCE SUPPLY	($842.56)	$377.73
			VEH MAINTENANCE SUPPLY	$397.90	
			VEH MAINTENANCE SUPPLY	$139.88	
			VEH MAINTENANCE SUPPLY	$21.59	
			VEH MAINTENANCE SUPPLY	$123.29	
			VEH MAINTENANCE SUPPLY	$246.93	
			VEH MAINTENANCE SUPPLY	$389.02	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
186522	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$397.90	$377.73
			VEH MAINTENANCE SUPPLY	($308.39)	
			VEH MAINTENANCE SUPPLY	($187.83)	
186534	621-7501-551.31-51	TERMINAL SUPPLY CO	VEH MAINTENANCE SUPPLY	$34.33	$34.33
	621-7501-551.31-65		SUPPLIES	$126.65	$126.65
186572	621-7501-551.31-51	WENTWORTH TIRE SERVICE	VEH MAINTENANCE SUPPLY	$35.70	$35.70
186575	621-7501-551.31-51	WHOLESALE DIRECT INC	VEH MAINTENANCE SUPPLY	$79.69	$579.18
			VEH MAINTENANCE SUPPLY	$212.72	
			VEH MAINTENANCE SUPPLY	$286.77	
186577	621-7501-551.31-51	WIRFS INDUSTRIES INC	VEH MAINTENANCE SUPPLY	$474.00	$474.00
186580	621-7501-551.31-51	ZARNOTH BRUSH WORKS INC	VEH MAINTENANCE SUPPLY	$424.00	$848.00
			VEH MAINTENANCE SUPPLY	$424.00	
			Total Division:	**$26,450.39**	
			Total Department:	**$26,450.39**	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**90**	**Capital**			
Division:	**3**				
186288	621-9003-572.50-05	DOOSAN INFRACORE AMERICAN CORP	EQUIPMENT, NON OFFICE	$23,785.00	$23,785.00
			Total Division:	**$23,785.00**	
			Total Department:	**$23,785.00**	

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amt
Department:	**95**	**Debt Service**			
Division:	**45**				
186224	301-9545-582.60-20	BANK OF NEW YORK MELLON	PAYING AGENT FEES	$374.50	$374.50
			Total Division:	**$374.50**	
			Total Department:	**$374.50**	
TOTAL ALL FUNDS:				**$2,712,720.34**	

Item: Swearing in of Peter Ahlman as Deputy Fire Chief

Department:

Bid Section

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

Item: Swearing in of Dwayne Wood as Fire Commander

Department:

Bid Section

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

Item: Swearing in of Benjamin Kimmel as Fire Lieutenant

Department:

Bid Section

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

Item: Report of the Committee-of-the-Whole Meeting of June 9, 2014

Department: Finance

Report of the Committee-of-the-Whole Meeting of June 9, 2014

Proposed Transfers from General Fund

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

Ayes: Trustee Blackwood, Farwell, Glasgow, LaBedz, Scaletta, Sidor, and Tinaglia
Nayes: Trustee Rosenberg
The motion carried.

Additional Information
In lieu of the motion shown above from the June 9, 2014 COW meeting and in accordance with the attached memo previously forwarded to the Village Board, the following revised motion would be appropriate:

To approve the proposed transfers from the General Fund of $600,000 to the EAB Fund, $1 million to the Flood V Fund, $1.4 million to the Fleet Fund, $600,000 to the Capital Projects Fund, and $600,000 to the MFT Fund, using projected surplus monies as of the end of FY2014.

Bid Section

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

ATTACHMENTS:

Description	Type
FY2014 General Fund Transfers - Fleet Fund Information	Agreement

MANAGER'S NOTE
This memo pertains to an item that will appear on the July 7 Agenda. BDixon 6/25/14

INTER OFFICE

MEMO

To: William C. Dixon, Village Manager
From: Thomas F. Kuehne, Finance Director/Treasurer TFK
Date: June 25, 2014
Subject: **FY2014 GENERAL FUND TRANSFERS – FLEET FUND INFORMATION**

At the June 9, 2014 Committee-of-the-Whole (COW) Meeting, staff's proposal to transfer one-time FY2014 General Fund surplus funds to various capital related programs was reviewed. After some good discussion, the Committee was supportive of transferring the one-time surplus funds, but the Committee's preference and recommendation to the Village Board was to transfer more of the available funds for street purposes than was proposed by staff. Prior to the COW meeting, a Trustee had asked if staff could estimate the dollar amount of additional street projects that could be completed using the one-time surplus funds. The Village's Engineering Department stated that it could handle $1 to $1.2 million in additional funding for street projects that were ready to be bid. Based on this information, the staff proposed transfer of $1.3 million to the Emerald Ash Borer (EAB) Fund was reduced by $700,000. These funds were subsequently added to the originally proposed transfer of $500,000 for street purposes, bringing the new total transfer for street purposes to $1.2 million.

At the COW meeting, staff anticipated that the additional street purpose funds would all be added to the proposed transfer to the Capital Projects Fund. However, after conferring with Jim Massarelli, Director of Engineering, he recommended that the total transfer from the General Fund for street purposes be split between the Capital Projects and MFT Funds. He indicated that $600,000 could be used toward additional street resurfacing in the Capital Projects Fund and the other $600,000 could be used to augment the Village's street reconstruction program in the MFT Fund. A chart at the end of this memo outlines the original transfer proposal, the Committee's recommendation at the June 9th meeting, and the revised recommended action outlined above.

As mentioned earlier, the COW was supportive of the one-time transfers from the General Fund, but the Committee asked for more information in regard to the $1.4 million transfer to the Fleet Fund in order to have a better understanding of this transfer. In staff's original memo outlining the proposed transfers from the General Fund, it was noted that the Fleet Fund is funded through annual depreciation charges paid by departments that utilize Village vehicles. During the June 9, 2014 COW Meeting staff explained that the Fleet Fund is an Internal Service Fund that was established to smooth out the Village's vehicle purchases rather than having large expenditure swings from year to year.

As with the Village's pension funds, the Fleet Fund should maintain an adequate funded status in order to generate the annual funding needed for vehicle replacement. To provide the Board with an idea of how this fund operates, Attachment A is a page from the vehicle replacement schedule that shows how a vehicle is budgeted for each year, as well as its scheduled replacement date. It

should be noted that even though a vehicle has reached its designated useful life, it is not replaced unless it is ready for replacement based on mileage, expected future repair costs, and condition.

Attachment B shows the funded status of the Fleet Fund over the last ten years. The funded status is based on the Fleet Fund's current assets as a percentage of the accumulated depreciation of the vehicles. The funded status of the Fleet Fund has decreased from nearly 100% in FY2004 to 55% funded as of FY2013. Staff is still working on closing FY2014 so figures for that fiscal year-end are not yet available. Cris Papierniak, Assistant Director of Public Works reviewed this information and the methods used by Public Works to develop the annual vehicle lease charge to applicable departments. Based on this review the decrease in the funded status of the Fleet Fund is attributable to the following reasons:

- Vehicle lease charges are based on the depreciation of the purchase cost, not the anticipated replacement cost. If interest income earned by the Fleet Fund is not sufficient to cover this increased future cost, the replacement cost is not fully prefunded.

- Low interest earnings on fund investments. The Federal Reserve has kept interest rates artificially low as one of its tools to address the national recession.

- During the FY2004 economic downturn the vehicle lease charge to the General Fund was reduced as a way to cut operating costs. This was done by crediting insurance claim revenue, interest income and vehicle/equipment auction revenue against the vehicle lease charge prior to allocating the lease charge to the departments. These credit amounts for FY2015 equaled $11,229, $20,694, and $87,235 respectively totaling $119,158 in credits. Starting next fiscal year staff will no longer apply these credits against the vehicle lease charge.

- There have been a variety of vehicle improvements to the municipal fleet over the years, including improved technology, hybrid drive systems, and enhanced air pollution control measures. Some of these improvements were requested by staff and others were Federal EPA requirements which have resulted in higher vehicle replacement costs. A couple of examples include:

    - The 1993 Aerial Truck (Fire) cost $570,000 and the 2014 replacement Aerial Truck cost $1,003,603.

    - The 2006 Ambulance cost $118,300 and the 2014 replacement Ambulance cost $226,227.

  The price of a vehicle is updated when the vehicle is replaced. A significant price increase as illustrated above can leave large funding deficit until the annual depreciation charge back can catch up.

- The Village's vehicle list needs to be reviewed and updated as needed to reflect the most up to date actual vehicle cost.

Until the last couple of years, the Village struggled financially and was not able to concentrate its resources on improving the Fleet Fund or other funds. In fact, vehicle lives were lengthened in FY2004, and in FY2010 the Fleet Fund temporarily loaned the General Fund money during the Great Recession. This loan was subsequently paid back in FY2013. The Village's General Fund is now in a more secure financial position, and it is prudent that we attempt to put the other key Village funds on a similar path. Over the last two years the Village has worked on improving the long-term viability of its Police and Fire Pension Funds by decreasing the actuarial interest rate assumption from 7.5% to 6.75%. This resulted in moderate property tax increases, but by setting the actuarial interest rate assumption at a lower level, when the interest rate assumption is not met at some point in the future, the upward pressure on property taxes to make up the difference will now be diminished.

This year it has been proposed that $1.4 million of the one-time FY2014 General Fund surplus be used to improve the Fleet Fund's funded status. This would increase the funded status of the Fleet Fund as of April 30, 2013 from 55% to 67%. By eliminating the credits noted above, the annual vehicle lease charge to the General Fund departments will increase somewhat for next fiscal year and beyond, but the vehicle lease charges will now be more closely aligned with required contribution amounts. In order to improve further the funded status of the Fleet Fund and in lieu of increasing significantly the annual vehicle lease charge, staff recommends that the Village Board consider making additional transfers to the Fleet Fund in the future, should additional one-time revenues become available.

Chart of One-Time FY2014 General Fund Transfers:

	Original Staff Proposal	**6/9/14 COW Recommendation**	**Revised Recommended Village Board Action**
EAB Fund	1,300,000	600,000	**600,000**
Flood V Fund	1,000,000	1,000,000	**1,000,000**
Fleet Fund	1,400,000	1,400,000	**1,400,000**
MFT Fund	0	0	**600,000**
Cap. Projects Fund	500,000	1,200,000	**600,000**

Cc: D. Mikula
J. Massarelli
S. Shirley
C. Papierniak
M. Juarez
P. Robb

Building & Health Department

INV. #	SIDE #		DESCRIPTION	NOTES	PURCHASE COST	ORIGINAL SRVC LIFE TOTAL	ORIGINAL SRVC LIFE REMAIN	SRVC LIFE (2002) TOTAL	SRVC LIFE (2002) REMAIN	SRVC LIFE (2011) TOTAL	SRVC LIFE (2011) REMAIN	CURRENT COST BASIS	2014 YRS.	DEPRECIATION ANNUAL	DEPRECIATION ACCRUED	DEPRECIATION REMAIN	Check	13/14	14/15	15/16	16/17	17/18
Building																						
1689	250	2010	Ford Escape Hybrid		$29,681					12	8	$29,681	8	$2,473	$9,894	$19,787	$29,681					
1023	251	2003	Chevy Cavalier		$11,708			8	(3)	12	1	$11,708	1	$976	$10,732	$976	$11,708			$22,000		
1680	252	2010	Ford Fusion		$26,485					12	8	$26,485	8	$2,207	$8,828	$17,657	$26,485					
1735	253	2013	Ford Escape		$23,212					12	11	$23,212	11	$1,934	$1,934	$21,278	$23,212					
1736	254	2013	Ford Escape		$23,507					12	11	$23,507	11	$1,959	$1,959	$21,548	$23,507					
1681	255	2009	Toyota Prius Hybrid		$21,500			8	3	12	7	$21,500	7	$1,792	$8,958	$12,542	$21,500					
1723	256	2014	Ford Focus		$15,971					12	12	$15,971	12	$1,331	$0	$15,971	$15,971					
1722	258	2002	Ford Taurus		$14,286			8	(4)	12	0	$0		$0	$0	$0	$0		$22,000			
1682	260	2009	Toyota Prius hybrid		$21,500			8	3	12	7	$21,500	7	$1,792	$8,958	$12,542	$21,500					
1748	261	2008	Ford F-150 Pickup		$14,505			10	4	12	6	$14,505	6	$1,209	$7,253	$7,253	$14,505					
1724	262	2002	Ford Taurus		$14,826			8	(4)	12	0	$0	-	$0	$0	$0	$0			$22,000		
1725	263	2002	Ford Taurus		$14,826			8	(4)	12	0	$0	-	$0	$0	$0	$0			$22,000		
Building Total			12		$232,007							$188,069		$15,672	$58,517	$129,552		$0	$22,000	$66,000	$0	$0
Health																						
1693	320	2002	Ford Taurus		$14,826	6	6	8	(4)	12	0	$0	-	$0	$0	$0	$0			$22,000		
1683	321	2009	Toyota Prius Hybrid		$21,500			8	3	12	7	$21,500	7	$1,792	$8,958	$12,542	$21,500					
1684	322	2009	Toyota Prius Hybrid		$21,500			8	3	12	7	$21,500	7	$1,792	$8,958	$12,542	$21,500					
1696	323	2002	Ford Taurus		$14,826	6	6	8	(4)	12	0	$0	-	$0	$0	$0	$0			$22,000		
1694	324	2002	Ford Taurus		$14,826	6	6	8	(4)	12	0	$0	-	$0	$0	$0	$0		$22,000			
1695	325	2002	Ford Taurus		$14,826	6	6	8	(4)	12	0	$0	-	$0	$0	$0	$0		$22,000			
1746	326	2002	Ford Taurus		$14,826	6	6	8	(4)	12	0	$0	-	$0	$0	$0	$0			$22,000		
1728	327	2009	Ford Fusion	Senior Center	$14,217			8	3	12	7	$14,217	7	$1,185	$5,924	$8,293	$14,217					
Health total			8		$131,347							$57,217		$4,768	$23,840	$33,377		$0	$44,000	$66,000	$0	$0
Building & Health Total			20		$363,354							$245,286		$20,441	$82,357	$162,929		$0	$66,000	$132,000	$0	$0

Engineering Department

INV. #	SIDE #		DESCRIPTION	NOTES	PURCHASE COST	ORIGINAL SRVC LIFE TOTAL	ORIGINAL SRVC LIFE REMAIN	SRVC LIFE (2002) TOTAL	SRVC LIFE (2002) REMAIN	SRVC LIFE (2011) TOTAL	SRVC LIFE (2011) REMAIN	CURRENT COST BASIS	2014 YRS.	DEPRECIATION ANNUAL	DEPRECIATION ACCRUED	DEPRECIATION REMAIN		13/14	14/15	15/16	16/17	17/18
1734	381	2013	Ford Escape		$23,507					12	11	$23,507	11	$1,958.92	$1,959	$21,548	$23,507	$25,000				
1043	382	2002	Chevrolet Blazer		$21,314	6	6	10	(2)	12	0	$0	-	$0.00	$0	$0	$0		$25,000			
1044	384	2002	Chevrolet Blazer		$21,314	6	6	10	(2)	12	0	$0	-	$0.00	$0	$0	$0		$25,000			
1747	385	2002	Ford Taurus		$15,336	6	6	8	(4)	12	0	$0	-	$0.00	$0	$0	$0			$22,000		
1742	386	2000	Chrysler Voyager		$20,163	6	4	10	(4)	12	(2)	$0	-	$0.00	$0	$0	$0				$22,000	
1045	387	2002	Chevrolet Blazer		$21,314	6	6	10	(2)	12	0	$0	-	$0.00	$0	$0	$0			$25,000		
1749	388	2000	Ford Pickup		$17,472	6	4	10	(4)	12	(2)	$0	-	$0.00	$0	$0	$0					
1213	392	2005	Ford Pickup		$15,310			10	1	12	3	$15,310	3	$1,275.83	$11,483	$3,828	$15,310					$25,000
1733	390	2013	Ford Escape		$23,212					12	11	$23,212	11	$1,934.33	$1,934	$21,278	$23,212	$25,000				
Engineering Total			9		$178,942							$62,029		$5,169	$15,376	$46,653		$50,000	$50,000	$47,000	$22,000	$25,000

IT Department

INV. #	SIDE #		DESCRIPTION	NOTES	PURCHASE COST	ORIGINAL SRVC LIFE TOTAL	ORIGINAL SRVC LIFE REMAIN	SRVC LIFE (2002) TOTAL	SRVC LIFE (2002) REMAIN	SRVC LIFE (2011) TOTAL	SRVC LIFE (2011) REMAIN	CURRENT COST BASIS	2014 YRS.	DEPRECIATION ANNUAL	DEPRECIATION ACCRUED	DEPRECIATION REMAIN		13/14	14/15	15/16	16/17	17/18
1697	316	2002	Ford Taurus Wagon		$16,640	6	6	8	(4)	12	0	$0	-	$0.00	$0	$0	$0			$23,000		
IT Total			1		$16,640							$0		$0	$0	$0		$0	$0	$23,000	$0	$0

Planning Department

INV. #	SIDE #		DESCRIPTION	NOTES	PURCHASE COST	ORIGINAL SRVC LIFE TOTAL	ORIGINAL SRVC LIFE REMAIN	SRVC LIFE (2002) TOTAL	SRVC LIFE (2002) REMAIN	SRVC LIFE (2011) TOTAL	SRVC LIFE (2011) REMAIN	CURRENT COST BASIS	2014 YRS.	DEPRECIATION ANNUAL	DEPRECIATION ACCRUED	DEPRECIATION REMAIN		13/14	14/15	15/16	16/17	17/18
1716	310	2012	Ford Fusion		$17,880					12	10	$17,880	10	$1,490	$2,980	$14,900	$17,880					
1692	311	2002	Ford Taurus		$14,826	6	6	8	(4)	12	0	$0	-	$0	$0	$0	$0		$22,000			
Planning Total			2		$32,706							$17,880		$1,490	$2,980	$14,900		$0	$22,000	$0	$0	$0

ATTACHMENT A

FLEET FUND - PERCENT FUNDED
FY2004 THRU FY2013

ATTACHMENT B

FISCAL YEAR	CURRENT ASSETS	ACCUMULATED DEPRECIATION	% FUNDED
FY2004	7,529,126	(7,566,355)	99.51%
FY2005	7,427,871	(7,868,112)	94.40%
FY2006	7,384,319	(8,335,675)	88.59%
FY2007	8,051,341	(9,095,207)	88.52%
FY2008	7,123,041	(9,266,133)	76.87%
FY2009	6,118,093	(10,143,678)	60.31%
FY2010	5,791,905	(10,536,413)	54.97%
FY2011	6,106,444	(11,206,802)	54.49%
FY2012	5,539,149	(11,879,614)	46.63%
FY2013	5,990,465	(10,953,770)	54.69%
FY2013 (+ $1.4 M)	7,390,465	(10,953,770)	67.47%

Source: FY2004 through FY2013 Comprensive Annual Financial Reports (CAFR's)

Item: Report of the Committee-of-the-Whole Meeting of July 7, 2014 - Consideration of a Liquor License - Joe Caputo and Sons

Department:

Report of the Committee-of-the-Whole Meeting of July 7, 2014

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

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Bid Section

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

Item: Report of the Committee-of-the-Whole meeting of July 7, 2014 - Use of public sidewalks for outdoor dining cafe for Salsa 17 Restaurant - 17 W. Campbell

Department:

Report of the Committee-of-the-Whole Meeting of July 7, 2014

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

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Bid Section

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

Item: Report of the Committee-of-the-Whole meeting of July 7, 2014 - Interview of Christopher Laughlin

Department:

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

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Bid Section

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

Item: Sodium Chloride (Road Salt) Purchase

Department: Public Works

BACKGROUND

The FY15 Public Works operating budget includes $500,300 for the purchase of road salt used for snow and ice control operations. Staff anticipated salt shortages and higher costs due to the severe FY14 winter season and split our salt needs on two salt bids. Staff began this method of splitting our purchases several years ago after a salt shortage in order to spread our risk. As such, we bid one salt purchase on our own and participate in a second one through the State Office of Central Management Services (CMS). On June 3rd, the Village held a public bid opening for the purchase of 3,600 tons of road salt. Three bids were opened and publicly read aloud. North American was the lowest responsible bidder at $74.52 per ton. Although the lowest price exceeds budget amount of $62.00 per ton, staff recommends awarding the contract to North American based on the current trends of rising salt prices and reported shortages. Staff will have a better understanding of budget implications once the state announces their prices in August.

RECOMMENDATION

It is recommended that the Village Board award a contract to North American Salt Co., Overland Park, Kansas in the amount not to exceed $268,272.00 for the purchase of Sodium Chloride for the FY 2015 winter season.

Bid Section

Item:	Sodium Chloride (Road Salt)
Bid Opening Date:	June 3, 2014
Account Numbers:	101-7101-531.31-90
Total Budget for Specific Item:	$500,300
Amount of Bidder Recommended:	$268,272.00

ATTACHMENTS:

Description	Type
Salt Bids	Agreement

VILLAGE OF ARLINGTON HEIGHTS
Bid Tabulation Sheet

SODIUM CHLORIDE (ROAD SALT)

The following bids were publicly opened June 3, 2014, at 11:00 A.M., in the Village of Arlington Heights Municipal Building, 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005.

BIDDER	BID DEPOSIT	UNIT PRICE 3600 TONS	TOTAL BID PRICE (3,600 tons)	Alternate #1 12/1/14-1/31/15	Alternate #2 Pick-Up Price
Morton Salt Chicago, IL	Bond	$103.38	$372,168.00	$103.38	$99.00 ton
Central Salt Elgin, IL	Bond	$104.28	$375,408.00	No-Bid	No-Bid
North American Salt Overland Park, KS	Bond	$74.52	$268,272.00	$74.52	$65.00 ton

Notice: This is a preliminary summary of the bids as they were opened and announced at the bid opening. Bid prices have not been verified and are subject to change in the event mathematical errors are discovered during bid review. Other information contained in this summary is also subject to review.

Item: Resolution - Agreement - Senior Center - NWCH

Department: Health

Background

Earlier this year, Village Staff met with Steve Scogna, the new Chief Executive Officer of Northwest Community Hospital (NCH), to determine if NCH was interested in expanding their services offered at the Senior Center. Mr. Scogna expressed an interest in offering a full range of health related programs at the Senior Center. He also advised that NCH was in the process of hiring a Senior Liaison who could spend a portion of her staff hours at their office there.

NCH has an existing agreement for space at the Senior Center that has been in place since 1999. The attached Agreement addresses NCH's expanded services, but is otherwise consistent with the other agency agreements for the Senior Center. Due to the cost associated with implementing these new services, NCH has requested the right of first refusal on health care related programming offered by other health care providers. This request is addressed in Section Four of the attached Agreement, which provides that in the event NCH determines that it is unable or unwilling to provide such new programming, the Village may contact other area providers to provide such programming.

Recommendation

It is recommended that the Village Board approve the attached Resolution Approving an Agreement with Northwest Community Hospital for the use of space at the Senior Center.

Bid Section

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

ATTACHMENTS:

Description	Type
Senior Center - Northwest Community Hospital	Resolution
Senior Center - Northwest Community Hospital	Agreement

A RESOLUTION APPROVING AN AGREEMENT WITH NORTHWEST COMMUNITY HOSPITAL

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

SECTION ONE: That the Agreement by and between the Village of Arlington Heights and Northwest Community Hospital, dated July 7, 2014, for the use of space at the Senior Center, a true and correct copy of which is attached hereto, be and the same is hereby approved.

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

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

AYES:

NAYS:

PASSED AND APPROVED this 7th day of July, 2014.

_____
Village President

ATTEST:

_____
Village Clerk

AGRRES:Senior Center NWCH

AGREEMENT

THIS AGREEMENT entered into by and between the Village of Arlington Heights, a municipal corporation of the County of Cook, State of Illinois ("Village") and Northwest Community Hospital ("NCH"), a not-for-profit organization recognized by the State of Illinois.

W I T N E S S E T H

WHEREAS, NCH provides programs and services for senior citizens of the Village; and

WHEREAS, the Village is the owner of a building ("Senior Center") located at 1801 West Central Road in the Village of Arlington Heights, Cook County, Illinois; and

WHEREAS, NCH desires to use space in the Senior Center for a program specifically designed for senior citizens aged 55 or older; and

NOW, THEREFORE, it is expressly agreed that the parties acknowledge the sufficiency of the consideration and it is further agreed by and between the parties as follows:

SECTION ONE: All matters set forth in the preamble of this Agreement are expressly made a part of this Agreement.

SECTION TWO: The Village, in consideration for this Agreement, hereby agrees as follows:

A. To provide approximately 116 square feet in the Senior Center to house NCH's program.

B. To ensure adequate interior building conditions by providing heat, electricity and water service.

C. To provide routine and usual maintenance and repair and limited daily routine custodial services to the Senior Center facility and grounds.

D. To provide assistance from the Senior Center Volunteer Program by helping to recruit and enroll volunteers, maintain time records for volunteers and coordinate the recognition of volunteers.

E. To provide basic assistance to seniors through the main office central switchboard/receptionist; provided, however, that

switchboard responsibilities are limited to routing calls to the appropriate agency within the Senior Center and accepting program registrations.

F. To coordinate the use of space within the Senior Center.

SECTION THREE: NCH, in consideration for this Agreement, hereby agrees as follows:

A. To cooperate with the Village in the use of the Senior Center.

B. To operate a program or provide a service for senior citizens aged 55 and older, in accordance with the attached Exhibit.

C. To keep operating hours substantially consistent with the operating hours of the Village administrative facilities. A list of Village designated holidays, when the Senior Center will be closed, will be provided on an annual basis, prior to January 1 of each year.

D. To cooperate when using the Senior Center Volunteer Program by filling out any necessary forms, surveys, etc. required by any agency providing funding for the Volunteer Program.

E. To attend meetings as scheduled by Village staff of the Senior Center to ensure continued cooperation and smooth operation of the Senior Center.

F. To pay the Village within 30 days of receipt of an invoice for telephone service and use of the copier. Copier charges will be based on actual copies made by NCH through use of a specific code for NCH. NCH will be charged $.05 per copy.

G. To pay to the Village for custodial services, an annual fee of $4.00 per square foot for the space assigned to NCH, with payment to be made on a quarterly basis.

H. To provide, on a timely basis, a list of programs and services and publicity for each to the Senior Center Manager, prior to general public release, for information and for inclusion in the Senior Center newsletter.

J. To obtain the written approval of the Village Manager prior to making any substantive changes to the physical space utilized by NCH.

K. To operate NCH on a free or user-fee basis where the charge to participants is based only on the direct cost of the program to NCH. NCH understands that the Senior Center is a tax-exempt property because all of the users of space in the Senior Center are not-for-profit agencies.

L. To operate the program and/provide services under the supervision of trained staff and volunteers as needed.

M. To furnish one copy of a Certificate of Insurance issued by an insurance carrier having at least an "A" rating as defined in Best's Key Rating Guide for coverages required, with the Village of Arlington Heights named as an additional insured for coverage, other than Workers Compensation and Employer's Liability Coverage. This Certificate of Insurance will reflect the actual amount of insurance in force. It should not reflect only the minimum insurance requirements required by this Agreement.

The Village requires a certified copy of the insurance policies held by NCH. The policies will provide, in the event the insurance should be changed or canceled, such change or cancellation will not be effective until 30 days after the Village has received written notice from the insurance company(s). Such notice will be mailed to the Village in care of the Arlington Heights Finance Director, 33 S. Arlington Heights Road, Arlington Heights, Illinois, 60005. Only an insurance company having at least an "A" Policyholders Rating as listed in the most recently published "Alfred M. Best and Company Insurance Guide," will be considered acceptable.

Types and amount of insurance protection required:

1. Workers' Compensation and Workers' Occupational Disease. Workers' compensation limits of coverage will be as required by law in the State of Illinois. This will include coverage for all persons whom NCH may employ directly or through subcontractors in carrying out the work under this contract.

2. Employer's Liability will be $1,000,000.

3. Commercial General Liability for Bodily Injury and Property Damage (occurrence form) including General Coverage, Broad Form Property Damage. Contractual Liability assumed in the Agreement and Personal Injury Liability will be no less than $1,000,000.

4. Comprehensive Automobile Liability for bodily injury and property damage arising out of owned, non-owned and hired vehicles. A combined single limit of $1,000,000 per occurrence is required.

NCH will retain the responsibility for loss or damage of their own or rented property or property of their employees of whatever kind or nature.

N. In the event of accidents of any kind that involve the general public and/or private or public property, NCH will immediately notify the Senior Center Manager and will provide a full accounting of all details of the accident. NCH will furnish the Village with copies of all reports of accidents at the same time that the reports are forwarded to any other interested parties.

O. NCH will indemnify and save harmless the Village, and its officers, agents and employees from any and all liability, losses or damages, including attorneys' fees and costs of defense, the Village may suffer as a result of claims, demands, suits, actions or proceedings of any kind or nature, including workers' compensation claims in any way resulting from or arising out of the operations of NCH under this Agreement, including operations of subcontractors; and NCH will, at its own expense, appear, defend, and pay all charges of attorneys and all costs and other expenses arising therefrom, or incurred in connection therewith; and, if any judgments will be rendered against the Village in any such act, NCH will, at its own expense, satisfy and discharge same. NCH expressly understands and agrees that any performance bond or insurance protection required by the Agreement, or otherwise provided by NCH, will in no way limit the responsibility to indemnify, keep and save harmless and defend the Village as herein provided.

In the event of any conflict between the language of the insurance policies and the above paragraph, the above paragraph will govern.

P. To advise all NCH staff as to the existence of this Agreement, outlining common areas of interest, such as hours of operation, security, volunteer coordination and the newsletter as well as any other areas deemed appropriate by NCH supervisor.

Q. To operate the program in compliance with the rules and regulations of the Arlington Heights Senior Center as established by the Village and with all other applicable laws and regulations.

SECTION FOUR: NCH and the Village agree that upon identifying a desire for an additional or similar service related to the health and wellness programs offered at the Senior Center ("New Service"), the Village shall notify NCH in writing of such desire and shall allow NCH the right of first refusal to provide such New Service. NCH shall have 14 days to notify the Village whether it will add the New Service or not. In the event NCH determines it is unable or unwilling to provide such New Service, for any reason, the Parties agree that nothing in this Agreement shall prevent the Village from contacting other area providers to provide such New Services. If the Village does not receive a response from NCH at the expiration of the 14-day notice period, the Village may move forward with contacting other area providers to provide such New Services.

SECTION FIVE: This Agreement shall become effective as of the date this Agreement is fully executed, and remain in effect until April 30, 2016. This Agreement shall renew automatically every two years unless terminated by either party. Any party wishing to terminate this Agreement prior to that date must notify the other party in writing prior to the desired effective date of the termination.

SECTION SIX: All notices required to be sent shall be served by U. S. certified mail, postage prepaid, return receipt requested or equivalent, at the following addresses:

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

Northwest Community Hospital
800 W. Central Road
Arlington Heights, IL 60005

or by personal delivery of any such notice delivered during the regular business hours of the office as addressed above.

SECTION SEVEN: This Agreement shall be binding upon and inure to the benefit of any successor entity which may assume and perform the duties of either party.

SECTION EIGHT: This Agreement sets forth the entire understanding of the parties and may only be amended or modified by a written instrument signed by the parties except as otherwise provided herein.

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

Northwest Community Hospital	Village of Arlington Heights
_____	_____
CEO	
Title	Title
6/17/14	
Date	Date
Attest:	Attest:
K Barbara	
_____	_____

f.agrmnts.Senior Center NCHC.rw

EXHIBIT

Northwest Community Hospital agrees to:

- Provide registered nurses, clinical, and other staff to run various health and wellness programs and services at predetermined and mutually agreed upon dates and times at the Senior Center.
- Provide all materials and supplies needed to run health and wellness programs and services at the Senior Center.
- Work collaboratively with the Village to identify unmet healthcare needs of clients and programs to address these needs.
- Work collaboratively with the Village to schedule programs and services at times that best meet clients' needs and compliment offerings from other Senior Center partners.
- Provide the Village with program submissions for its newsletter in accordance with the deadlines identified on the newsletter schedule.
- Promote NCH offerings at the Senior Center through its Senior Services Club newsletter and other public relations vehicles.
- Maintain Agency Partner status and adhere to all terms and conditions as outlined in the Partnership Agreement.
- Track client participation in health and wellness programs and services and share data with the Village.

Item: Ordinance - Chapter 19 - Alternative Nicotine Product

Department: Health

Bid Section

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

ATTACHMENTS:

Description	Type
Section 19-502 Alternative Nicotine Product	Ordinance

AN ORDINANCE AMENDING CHAPTER 19 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE

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

SECTION ONE: That Article V, Prohibiting Smoking in Certain Places, of Chapter 19, Health and Sanitation, of the Arlington Heights Municipal Code, be and is hereby amended as follows:

a. That the following definition is hereby added to Section 19-502, Definitions. The existing definitions within the section shall be relettered accordingly:

a. Alternative Nicotine Product. A product or device not consisting of or containing tobacco that provides for the ingestion into the body of nicotine, whether by chewing, smoking, absorbing, dissolving, inhaling, snorting, sniffing or by any other means. This does not include tobacco products as that term is defined in this Section or any product approved by the United States Food and Drug Administration as a non-tobacco product for sale as a tobacco cessation product, as a tobacco dependence product, or for other medicinal purposes.

b. That the following definitions in Section 19-502, Definitions, are hereby amended as follows (the language being added is highlighted):

d. Secondhand smoke or involuntary smoking. A mixture of the smoke given off by the burning ends of a cigarette, pipe, cigar, bidis, and kreteks (sidestream smoke) and the smoke emitted at the mouthpiece and exhaled from the lungs of smokers (mainstream smoke) or from any alternative nicotine product.

e. Smoking. Inhaling, exhaling, burning or carrying any lighted cigar, cigarette, pipe, weed, hookah or other lighted tobacco product in any manner or in any form or any alternative nicotine product.

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

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

AYES:

NAYS:

PASSED AND APPROVED this 7th day of July, 2014.

_____
Village President

ATTEST:

_____
Village Clerk

Item: U.S. Route 14 & Wilke Road Intersection Improvements

Department: Engineering

Hampton, Lenzini, and Renwick, Inc. (HLR) was retained to complete the Phase I and Phase II design of the Northwest Highway/Wilke Road Intersection Improvements. Phase I was completed and approved by all agencies in Summer 2012, Phase II Engineering was approved by all agencies earlier this year, and a tentative construction letting date of September, 2014 has been established.

The Village requested that the State of Illinois financially participate in Phase I Engineering, Phase II Engineering, and construction. The State agreed to reimburse the Village for 50% of all Preliminary Engineering costs up to a maximum of $100,000. The State also agreed to pay the Village for construction costs and construction engineering costs associated with the project up to a maximum of $2,000,000.

There is an existing agreement between the Village and the State from May 2011 documenting the financial participation with the State covering the Phase I and Phase II Engineering. The State has asked the Village to enter into a new agreement covering the construction costs up to a maximum amount of $2,000,000.00

RECOMMENDATION

It is recommended that the Village Board approve the attached Resolution and authorize the execution of the agreement between the State of Illinois and the Village of Arlington Heights for the financial participation of the construction costs.

Bid Section

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

ATTACHMENTS:

Description	Type
Resolution	Resolution
Agreement	Agreement

A RESOLUTION APPROVING AN AGREEMENT WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION

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

SECTION ONE: A certain Agreement by and between the Village of Arlington Heights and the State of Illinois Department of Transportation, related to costs for improvements at the intersection of Route 14 (Northwest Highway) and New Wilke Road, a true and correct copy of which is attached hereto, be and the same is hereby approved.

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

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

AYES:

NAYS:

PASSED AND APPROVED this 7th day of July, 2014.

_____
Village President

ATTEST:

_____
Village Clerk

AGREEMENTRES:IDOT Rt 14 @ New Wilke construction costs

FAU Route 3512
U.S. Route 14
State Section: 2008-026 I
Cook County
Job No.: C-91-478-08
Agreement No.: JN-114-569

AGREEMENT

This Agreement entered into this _____ day of _____, 2014 A.D. by and between the STATE OF ILLINOIS, acting by and through its DEPARTMENT OF TRANSPORTATION hereinafter called the STATE, and the VILLAGE OF ARLINGTON HEIGHTS of the State of Illinois, hereinafter called the VILLAGE.

WITNESSETH:

WHEREAS, the VILLAGE in order to facilitate the free flow of traffic and insure safety to the motoring public, is desirous of improving U.S. Route 14 at New Wilke Road, ((FAU Route 3512, U.S. Route 14, STATE Section: 2008-026 I, State Job No.: C-91-478-08)) herein after called the IMPROVEMENT; and

WHEREAS, the VILLAGE requests that the STATE financial participate in the IMPROVEMENT and;

WHEREAS, the STATE has agreed to the VILLAGE's request; and

WHEREAS, the VILLAGE and the STATE are desirous of the IMPROVEMENT in that same will be of immediate benefit to the VILLAGE residents and permanent in nature;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. The VILLAGE agrees to make the surveys, obtain all necessary rights of way, prepare plans and specifications, furnish engineering inspection during construction and cause the IMPROVEMENT to be built in accordance with the approved plans, specifications and contract.
2. The STATE agrees to receive bids and award the contract through the STATE's Bureau of Local Roads.

3. The VILLAGE agrees to pay for all right of way, construction and engineering costs, subject to reimbursement by the STATE as hereinafter stipulated.

4. The STATE agrees to pay the VILLAGE for payable construction costs and construction engineering costs associated with the IMPROVEMENT up to a maximum AMOUNT of $2,000,000.

5. Upon execution of this agreement, award of the construction contract for the IMPROVEMENT and receipt of an invoice from the VILLAGE, the STATE will pay the VILLAGE, an amount equal to 80% of its obligation incurred under this AGREEMENT and will pay to said VILLAGE the remainder of the obligation in a lump sum, upon completion of the project based upon final construction and construction engineering costs.

6. It is mutually agreed that the IMPROVEMENT will be processed, let and constructed in accordance with Motor Fuel Tax standards, policies and procedures.

7. The VILLAGE will certify to the STATE that all necessary right-of-way, temporary and permanent easements, and temporary use permits have been obtained or are not required, prior to the IMPROVEMENT being advertised for bids.

8. The VILLAGE agrees to obtain the necessary Right of Way in accordance with the following requirements:

A. Any Right of Way required for improvements along U.S. Route 14 shall be acquired in the name of the STATE on standard State forms which will be provided for that purpose in accordance with Land Acquisition Policies and Procedures of the STATE.

B. No award of a contract shall be made to cover construction of the project or any part thereof without first having been made a title approval by the Attorney General of Illinois on each individual parcel of right of way, the consideration for which exceeds $10,000, including within such construction. A title approval shall be made by the STATE on each parcel of right of way acquired for the project where the consideration is $10,000 or less. In the event acquisition of the right of way is by condemnation, then such action must be brought in the name of the State by the Attorney General and an Assistant Attorney General appointed by him.

C. All parties engaged in the acquisition of the right of way shall be approved in advance by the STATE.

9. The VILLAGE shall maintain, for a minimum of 3 years after the completion of the IMPROVEMENT, adequate books, records, and supporting documents to verify the amounts, recipients and uses of all disbursements of funds passing in conjunction with this Agreement. All books, records, and supporting documents related to the IMPROVEMENT shall be available for review and audit by the Auditor General and the Department. The VILLAGE agrees to cooperate fully with any audit conducted by the Auditor General and the Department and to provide full access to all relevant materials. Failure to maintain the books, records and supporting documents required by this section shall establish a presumption in favor of the STATE for the recovery of any funds paid by the STATE under the contract of which adequate books, records, and supporting documentation are not available to support their purported disbursement.

10. The VILLAGE agrees to complete the IMPROVEMENT within three years from the date this agreement is approved by the STATE.

11. All projects for the construction of fixed works which are financed in whole or in part with funds provided by this Agreement shall be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.) unless the provisions of that Act exempt its application.

12. The VILLAGE agrees to comply with all applicable Executive Orders and Federal Highway Acts pursuant to the Equal Employment Opportunity and non-discrimination regulations required by the Illinois Department of Transportation.

13. The VILLAGE, subrecipient or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The VILLAGE shall carry out applicable requirements of 49 CFR, Part 26, in the award and administration of STATE assisted contracts. Failure by the VILLAGE to carry out these requirements is a material breach of this Agreement, which may result in the termination of this Agreement or such other remedy as the STATE deems appropriate.

14. The VILLAGE agrees not to permit driveway entrance openings to be made in the curb, as constructed, or the construction of additional entrances, private or commercial, along U.S. Route 14 without the consent of the STATE.

15. It is the intent of the State that all or a portion of the costs of this project will be paid or reimbursed from the proceeds of tax-exempt bonds subsequently issued by the State. This provision in no way constitutes an obligation of the STATE to use any particular funding or to confer a contractual or other right to demand that any particular funding be used.

Obligations of the STATE and VILLAGE will cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly or Federal funding source fails to appropriate or otherwise make available funds for this contract.

This AGREEMENT and the covenants contained herein shall be null and void in the event the contract covering the construction work contemplated herein is not awarded within the three years subsequent to execution of the agreement.

This Agreement shall be binding upon and to the benefit of the parties hereto, their successors and assigns.

VILLAGE OF ARLINGTON HEIGHTS

Attest:

_____ By: _____
(Signature) (Signature)

_____ By:_____
(Print or Type) (Print or Type)

Title: _____ Title: _____

Date: _____ Date:_____

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

By: _____ By: _____
Ann L. Schneider
Secretary of Transportation

Tony Small
Director - Finance & Administration

Date: _____ Date: _____

By: _____ By: _____
Omer A. Osman
Director of Highways/Chief Engineer

Michael A. Forti
Chief Counsel

Date: _____ Date: _____

TIN CERTIFICATION

The VILLAGE certifies that:

The number shown on this form is the VILLAGE's correct taxpayer identification number (or the VILLAGE) is waiting for a number to be issued to them), and

The VILLAGE is not subject to backup withholding because: (a)the VILLAGE is exempt from backup withholding, or (b) the VILLAGE has not been notified by the Internal Revenue Service (IRS) that the VILLAGE is subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that the VILLAGE no longer subject to back-up withholding , and

The VILLAGE's person with signatory authority for this AGREEMENT is a U. S. person (including a U.S. resident alien)

Taxpayer Identification Number: _____

Legal Status

___	Individual	_X	Government
___	Sole Proprietor	___	Nonresident Alien
___	Partnership/Legal Corporation	___	Estate or Trust
___	Tax-exempt	___	Pharmacy (Non Corp.)
___	Corporation providing or billing medical and/or health care services	___	Pharmacy/Funeral home /Cemetery
___	Corporation NOT providing or billing medical and/or health care services	___	Limited Liability Company (select applicable tax classification) □ D= Disregarded entity □ C= Corporation □ P= Partnership
___	Other _____		

Item: Bond Waiver - Cross & Crown Lutheran Church

Department: Building & Health Services

BACKGROUND

Cross & Crown is requesting a waiver of the bond requirement for their upcoming raffle to be held at their event on July 19, 2014. Tickets will be sold from 1:00pm - 8:00pm.

RECOMMENDATION

Staff recommends the Village Board grant the waiver of the bond fee requirement.

Bid Section

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

ATTACHMENTS:

Description	Type
letter	Correspondence

Cross & Crown Lutheran Church

The Alliance of Renewal Churches

June 17, 2014

To Whom It May Concern:

We are writing to request a waiver of bond for our event on July 19, 2014 that includes a raffle fundraiser. The value of the prizes range from ~~$5.00 to $10.00~~. 500.—

Thank you for your attention to this matter.

Sincerely,

Craig Christell

Building Community in Jesus Christ
Pastor Randy Thompson
1122 W. Rand Road, Arlington Heights, Illinois 60004
Phone (847) 394-0362 ■ Fax (847) 394-0637 ■ e-mail crossandcrownchurch@yahoo.com
Website: www.CrossandCrownLC.com

Item: Bond Waiver - Senior Center, Inc.

Department: Building & Health Services

BACKGROUND

Arlington Heights Senior Center, Inc. is requesting a waiver on the bond requirement for their annual golf outing held on July 17, 2014 at the Arlington Lakes Golf Course. Tickets will be sold at the Arlington Heights Senior Center and Arlington Lakes Golf Course from June 20-July 17, 2014.

RECOMMENDATION

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

Bid Section

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

ATTACHMENTS:

Description	Type
Letter	Correspondence

ARLINGTON HEIGHTS SENIOR CENTER, INC.
1801 West Central Road
Arlington Heights, Illinois 60005-2410
Telephone: (847) 253-5532

OFFICERS & DIRECTORS

Kris Stabler Niemann
President
Brenda Borchers
Secretary
Richard E. Onnen
Treasurer

Piper Boston
Richard Chierico
Sue Duchek
John Glueckert Jr.
Kelly Hutchison
Thomas McQuillan
Cathy A. Puchalski
Mary M. Stitt
Charles Vande Ven
George Weber

May 7, 2014

Mr. Bill Dixon
Village Manager
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear Mr. Dixon,

Arlington Heights Senior Center, Inc. which funds items for the Arlington Heights Senior Center is requesting a waiver on the insurance requirement for their upcoming raffle to be held in conjunction with their July 17, 2014 golf outing. The reason for this request is that Arlington Heights Senior Center, Inc. has funds well in excess of the $2,000 value of the prizes, sufficient to guarantee the prizes.

We are seeking to begin selling raffle tickets in June. The application is submitted to the building department.

If we can be of further assistance, please do not hesitate to reach me or contact Karen Hansen at khansen@vah.com or 847-253-5532 ext. 301.

Sincerely,

Kris Stabler Niemann
President
Arlington Heights Senior Center, Inc.

Item: FY2015 Budget Encumbrance

Department: Finance

BACKGROUND

The appropriation of resources by a governing board represents the legal right to incur expenditures for its activities. Encumbrance accounting is designed to improve the control over government expenditures and to ensure that total actual expenditures do not exceed budgeted amounts.

Encumbrances are purchase orders or other commitments for goods or services that have not yet been received and which become expenditures only upon receipt of those goods and services. Encumbrances are formally recorded in the general ledger as budgetary control accounts. The budget line is reduced by that amount so the line item is not overspent. When the goods are received, the encumbrance is removed and the true expense is recorded.

Encumbrances on the books at the end of the year present a problem. Legally, appropriations lapse at year end; however, we have ordered goods or entered into contracts that we have not yet paid for. If we intend to honor those contracts-in-progress at year-end, we must "rebudget" for them. Generally accepted accounting principles do not allow us to include these items as expenses in the old fiscal year. Therefore, within our accounting system we will remove the encumbrance from last fiscal year and reserve the fund balance for the amount of the encumbrances. Since we did not "spend" this amount last year even though it was budgeted and purchase orders were issued, the cash is available to be rebudgeted. We increase the amount of the new year budget by the amount of the encumbrances using the reserved fund balance as the source of funds. In effect, we have rebudgeted for items that were properly budgeted and ordered in the old year, but will be paid for in the new year. By increasing the new year budget to cover these expenditures, we maintain our budget controls and try to ensure that the new year budget will not be exceeded.

Attached is a schedule listing the account numbers and the amount of the encumbrances that need to be carried over to FY2015. The encumbrances total $3,046,057 and the majority of that amount is for capital projects. Major projects include road projects ($1,334,699), parkway ash tree removal/replacement ($550,220), flood control ($326,508), and vehicle equipment ($207,937). All other capital improvements and equipment from the prior year total $255,922. The balance of $370,771 is for regular operating expenses.

RECOMMENDATION

Recommend to the Board of Trustees that the FY2015 Budget be amended to include prior year encumbrances in the amount of $3,046,057.

Bid Section

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

ATTACHMENTS:

Description	Type
FY2015 Budget Encumbrance	Exhibits

SUMMARY

FY2015 BUDGET AMENDMENTS DUE TO FY2014 ENCUMBRANCE CARRYOVER

FUND	AMOUNT
General	$246,327
MFT	349,497
Criminal Investigations	11,126
Parking Operations	6,165
TIF III	6,310
TIF IV	28,800
Capital Projects	1,153,447
Flood Control V	326,508
Public Building	1,455
EAB	550,220
Water & Sewer	158,265
Fleet Operations	207,937
TOTAL FY2015 BUDGET AMENDMENTS DUE TO FY2014 ENCUMBRANCE CARRYOVER:	**$3,046,057**

PURPOSE	AMOUNT
Road Projects	$1,334,699
Parkway Ash Tree Removal/Replacement Program	550,220
Flood Control Projects	326,508
Vehicle Equipment	207,937
Other Capital Improvements & Equipment	255,922
Operating Expenses	370,771
TOTAL FY2015 BUDGET AMENDMENTS DUE TO FY2014 ENCUMBRANCE CARRYOVER:	**$3,046,057**

FY2015 BUDGET AMENDMENTS DUE TO FY2014 ENCUMBRANCE CARRYOVER

Account #	Project #	Account Name	Project (or Vendor) Name	Amount
General Fund				
101-3001-511.2165		Other Services	Imaging Systems; Three Si Security; MNJ Tech	$7,601
101-3001-511.3035		Clothing	Environmental Safety Group; Kale/ASR; Eye Safety Systems; Corporate Identity; American Outfitters	21,137
101-3001-511.3325		Operational Supplies	Kale/ASR; Williams Shooters Supply; Ray O'Herron	7,113
101-3001-511.3330		Community Service Supplies	Corporate Identity; Greenlight	6,520
101-3501-512.3035		Clothing	Air One Equipment	19,450
101-3501-512.3165		Other Equipment & Supplies	Displays 2Go	1,817
101-3501-512.3185		Small Tools and Equipment	Heiman Fire Equipment; CDS Office Technology	1,690
101-3501-512.3350		Medical Supplies	Henry Schein MatRX Medical; Bound Tree Medical	8,719
101-4001-521.2005		Professional Services	Kane, McKenna & Associates	9,606
101-4001-521.3305		Other Supplies & Equipment	Arlington Signs; Quality Banners; Visual Edge	8,638
101-4001-521.4040		Promote Economic & Business Development	Visual Edge; Costar Realty	3,351
101-4001-521.4041		Discover Arlington	Three E Marketing; Visual Edge	4,300
101-7101-531.2005		Professional Services	Legat Architects; Garland Co; Dome Corporation	7,615
101-7101-531.2111		Building Maintenance	Anderson Lock; South Interstate Stone	14,430
101-7101-531.2115		Street & Sidewalk Maintenance	Arrow Road Construction; Pothole Pros	58,603
101-7101-531.2155		Tree Services	West Central Municipal Conference	27,353
101-7101-531.3175		Street Light Supplies	Steiner Electrical; Active Electrical	26,406
101-7101-531.3180		Street Sign Supplies	Pacific Cascade	10,740
101-7101-531.3190		Street and Sidewalk Supplies	Lurvey Landscape	1,238
		Total General Fund		**$246,327**
MFT Fund				
211-5001-571.5040	ST-90-09	MFT Programs	Street Rehab Program	$182,497
211-5001-571.5040	ST-09-12	MFT Programs	Algonquin Rd Street Lighting	167,000
		Total MFT Fund		**$349,497**
Criminal Investigation Fund				
231-3003-511.4011		Expenditures - Justice	Brazo Technology; Three Si Security	$11,126
		Total Criminal Investigation Fund		**$11,126**
Parking Operations Fund				
235-3001-532.2210		Printing	Graphic Tickets	$3,409
235-3001-532.3035		Clothing	Kale/ASR	1,580
235-7101-571.5020	BL-14-10	Building Improvements	Parking Structure Evaluation	1,176
		Total Parking Operations Fund		**$6,165**

FY2015 BUDGET AMENDMENTS DUE TO FY2014 ENCUMBRANCE CARRYOVER

Account #	Project #	Account Name	Project (or Vendor) Name	Amount
TIF III Fund				
261-4001-571.2005		Professional Services	Teska Associates	$6,310
		Total TIF III Fund		**$6,310**
TIF IV Fund				
264-4001-571.2005		Professional Services	Teska Associates	$28,800
		Total TIF IV Fund		**$28,800**
Capital Projects Fund				
401-3001-572.5015	EQ-08-03	Other Equipment	Police Vehicle Equipment Replacement	$3,053
401-3001-572.5015	EQ-95-01	Other Equipment	Operational Equip. - Police	4,115
401-3501-572.5015	EQ-95-02	Other Equipment	Operational Equip. - Fire	24,382
401-4001-571.5030	ST-99-03	Road Projects	Corridor Beautification	11,682
401-4001-571.5030	ST-01-01	Road Projects	Gateway Signs & Beautification	10,249
401-4001-571.5030	ST-12-01	Road Projects	Davis/Sigwalt Landscaping	11,060
401-5001-571.2005	ST-05-03	Professional Services	NW Hwy/Davis/Arthur Intersection Improv	15,215
401-5001-571.5030	SG-08-02	Road Projects	Traffic Signal Improvements NWHwy/Wilke	23,597
401-5001-571.5030	SG-14-15	Road Projects	Traffic Signal LED Upgrades	24,310
401-5001-571.5030	ST-90-08	Road Projects	Street Resurfacing Program	102,696
401-5001-571.5030	ST-05-03	Road Projects	NW Hwy/Davis/Arthur Intersection Improv	624,393
401-5001-571.5030	ST-11-05	Road Projects	Commuter Drive Reconstruction	162,000
401-5001-571.5045	ST-09-03	Sidewalk Program	McDonald Creek Bike Trail	8,676
401-5001-571.5045	ST-09-04	Sidewalk Program	Douglas Aveanue Multi-Use Path	22,354
401-7101-572.5015	EQ-94-01	Other Equipment	Operational Equip. - PW	29,839
401-7101-571.5020	BL-96-03	Building Improvements	Exterior Brick Maintenance	4,970
401-7101-571.5020	BL-96-04	Building Improvements	Historical Soc Building Repairs	8,614
401-7101-571.5020	BL-13-10	Building Improvements	Training Tower Renovation	14,699
401-7101-571.5030	ST-05-01	Road Projects	Paver Brick Maintenance	36,354
401-7501-572.5015	EQ-97-01	Other Equipment	Operational Equipment - Fleet	11,189
		Total Capital Projects Fund		**$1,153,447**

FY2015 BUDGET AMENDMENTS DUE TO FY2014 ENCUMBRANCE CARRYOVER

Account #	Project #	Account Name	Project (or Vendor) Name	Amount
Flood Control V Fund				
426-5001-571.5025	SW-11-02	Construction In Progress	Neighborhood Drainage Improvements	$5,118
426-5001-571.5025	SW-13-02	Construction In Progress	Flood Study	112,213
426-5001-571.5025	SW-13-03	Construction In Progress	Utility Modeling	144,542
426-7101-571.5025	SW-14-01	Construction In Progress	McDonald Creek Bank Stabilization (Rebudget)	64,635
		Total Flood Control V Fund		**$326,508**
Public Building Fund				
431-7101-571.5020	BL-13-15	Building Improvements	Phone System Replacement	$1,455
		Total Public Building Fund		**$1,455**
EAB Fund				
435-7101-571.5055	ST-13-20	Other Capital Outlay	Parkway Tree Removal / Replacement	$550,220
		Total EAB Fund		**$550,220**
Water & Sewer Fund				
505-7201-561.2005		Professional Services	Legat Architects	$7,660
505-7201-561.3101		Water Distribution Supplies	Advance Valve Technologies	7,585
505-7201-561.3102		Meters/Backflow Devices	HBK Water Meter Service	13,581
505-7201-561.3107		Sewer Collection Supplies	Neenah Foundry	9,205
505-7201-561.3155		Building Supplies	Midwest Water Group	5,572
505-7201-561.3165		Other Equipment & Supplies	Graybar Electrical; Standard Equip; Arlington Power	29,616
505-7201-561.5015	EQ-94-01	Other Equipment	Operational Equip. - PW	46,546
505-9001-571.5020	BL-95-06	Building Improvements	Roof Maintenance Program	38,500
		Total Water & Sewer Fund		**$158,265**
Fleet Operations Fund				
621-9003-572.5005	VH-95-01	Vehicle Equipment	Vehicles/Spec Equip. - PW	$36,749
621-9003-572.5005	VH-95-02	Vehicle Equipment	Vehicle/Spec Equip. - Water	105,563
621-9003-572.5005	VH-95-03	Vehicle Equipment	Vehicles - Police	41,840
621-9003-572.5005	VH-95-06	Vehicle Equipment	Vehicles - Fleet Services	23,785
		Total Fleet Operations Fund		**$207,937**
			TOTAL FY2015 BUDGET AMENDMENTS DUE TO FY2014 ENCUMBRANCE CARRYOVER:	**$3,046,057**

Year End Encumbrance Carryover

Fiscal Year	Total Encumbrance carry over from prior year	
2005-06	$ 4,272,263	L. A. Hanson $900K; AMR $700K
2006-07	$ 4,373,360	Watermain Repl $1.3M; AMR $523K; L.A. Hanson $355K
2007-08	$ 6,564,508	Municipal Campus $2.5M; Lynnwood $1M; TIF I Development $1M
2008-09	$ 2,941,746	Vehicles $608K; Municipal Campus $418K; Sewer/Watermain $608K
2009-10	$ 1,455,156	Vehicles $222K; Sewer Rehab $131K; All Road Projects $392K
2010-11	$ 2,344,749	Vehicles $301K; Downtown Devl $420; Sewer Rehab $260K; Watermain Rehab $259K; All Road Projects $357K
2011-12	$ 1,324,284	All Road Projects $286K; Roof Maint Program $127K
2012-13	$ 1,543,873	All Road Projects $569K; Water Tank Painting $181K; Vehicle Equipment $171K
2013-14	$ 2,894,482	Vehicles $681K; Parkway Ash Tree Removal/Replacement $356K; Road Projects $535K; Roof Maintenance Program $181K; Flood Control $174K
2014-15	$ 3,046,057	Road Projects $1.3M; Parkway Ash Tree Removal/Replacement $550K; Flood Control $326.5K; Vehicles $208K

Item: Settlement - Workers' Compensation Claim - Utterback

Department: Human Resources

Background

At the May 5, 2014 Closed Session, the Village Board authorized settlement of the workers' compensation claim for Police Officer Benjamin Utterback. Officer Utterback was in a self-defense training class when he developed a hernia.

The settlement amount of $10,688.25 falls within the authorization previously granted by the Board.

Recommendation

It is recommended that the Village Board approve the settlement of $10,688.25 for Benjamin Utterback's worker's compensation claim.

Bid Section

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

Item: Hickory / Kensington TIF Redevelopment Plan - PC14-010

Department: Planning & Community Development

BACKGROUND

The Hickory Kensington Area Plan, which was approved by the Village Board in January 2013, amended the Village's Comprehensive Plan setting forth Goals and Objectives and specific Recommendations. Recommendation #7 is to evaluate the use of Tax Increment Financing to provide a mechanism to assist with redevelopment.

As outlined in the Redevelopment Plan and Project, the project area qualifies as a "conservation area" as more than 50% of the buildings are at least 35 years old and the area meets at least three of the qualifying criteria. It was found that 6 factors are present in the proposed TIF area those being: Lag in Equalized Assessed Valuation; Lack of Community Planning; Deleterious Land Use; Inadequate Utilities; Deterioration; and Obsolescence.

RECOMMENDATION

Commissioner Dawson moved and Commissioner Sigalos seconded:

A motion to recommend to the Village Board of Trustees approval of PC#14-010, the Hickory/Kensington TIF District Redevelopment Plan and Project and Ordinances establishing a Tax Increment Financing District.

Roll Call Vote: Commissioner Dawson, Sigalos, Jensen, Warskow, Ennes, Cherwin, and Vice-Chair Green voted in favor. Commissioners Jensen and Warskow had the following comments:

Commissioner Jensen: Well, I think that Staff and the consultants have done a great job of laying out what this area could look like and I think they need to be commended. What I would say to primarily to the Board is I think we need to be very forthcoming to the business owners who are in that area. There's a little bit of tension in what we've communicated to them. On the one hand, we've told them, or at least they've been led to believe they can be in those places in perpetuity and they can lease it out in perpetuity. In fact, that was the language that was used here.

On the other hand, we can't realize this wonderful plan if that happens. And so, there's some tension there between those comments. And this is the first time I've heard quite that bluntly

that eminent domain not only can be used, it has been used by the Village on a number of occasions. So, I think we need to be very forthcoming and be a little bit both circumspect in what we say to the people who are there. Because I'd hate to be in a position where we basically approved this, and the Village Board approves it, and then five years down the road we basically use eminent domain and we transfer the property in essence from one private entity to a developer. Hopefully there would be fair compensation.

So, I just think we need to be honest and forthcoming, whatever the action the Board takes on this.

Commissioner Warskow: Yes. I'm very supportive of the end use of this area. I like the idea of something so close to the train station being higher density, being a walkable community, already having Mariano's and Walgreen's there. I feel the same way as Lynn. I have a lot of, these businesses have been in Arlington Heights for years and they have been contributing to the tax base for years. So, I want to see them get their due for making that contribution all along.

What I just want to be sure about is that everybody understands that the money from this increment is not just about development and new retail or housing. But it's also about infrastructure that benefits everyone. And of particular interest, although I don't live in this area, I do live in an area of combined sewers, and that's something that could be remediated with the funds for this. So, I do want people to understand there is benefit for people outside of the district for this financing.

The Motion carried.

Bid Section

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

ATTACHMENTS:

Description	Type
Redevelopment Commission Minutes 6/11/14	Minutes
Staff Report Memorandum	Correspondence
Hickory/Kensington TIF Redevelopment Plan	Exhibits
Joint Review Board Resolution	Exhibits
Joint Review Board Minutes 5/7/14	Minutes
Ordinance Hickory Kensington Area Approved Plan	Ordinance
Ordinance Hickory Kensington Area Designating District	Ordinance
Ordinance Hickory Kensington Area Financing	Ordinance

Written Objection from Citizen

Hickory Kensington Approved Area Plan

Correspondence
Exhibits

DRAFT

REDEVELOPMENT
_____
_____
_____

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

COMMISSION

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Redevelopment Commission Meeting taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the 11th day of June, 2014, at the hour of 7:30 o'clock p.m.

MEMBERS PRESENT:

BRUCE GREEN, Vice-Chairman
LYNN JENSEN
MARY JO WARSKOW
TERRY ENNES
SUSAN DAWSON
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

CHARLES PERKINS, Director
BILL ENRIGHT, Deputy Director
BOB RYCHLICKI, Vice-President of Kane McKenna & Associates, Inc.

VICE-CHAIRMAN GREEN: I'd like to call this meeting to order. The first item on the agenda is our pledge of allegiance. If we would all please rise and join in?

(Pledge of allegiance.)

VICE-CHAIRMAN GREEN: Bill, would you take roll?

MR. ENRIGHT: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. ENRIGHT: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. ENRIGHT: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MR. ENRIGHT: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. ENRIGHT: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. ENRIGHT: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. ENRIGHT: And Commissioner Green.

VICE-CHAIRMAN GREEN: Here. And I guess we're going to shift to new business?

MR. ENRIGHT: Yes, there's no items to report under approval of minutes, reports or old business.

VICE-CHAIRMAN GREEN: Okay. Is there anybody, appointment of a vice-chairperson, is there any --

COMMISSIONER ENNES: **I would like to make a motion to appoint Bruce Green Vice-Chair** since our Commissioner isn't here.

VICE-CHAIRMAN GREEN: Okay. We have a motion. Is there a second to that?

COMMISSIONER SIGALOS: I would like to second that.

VICE-CHAIRMAN GREEN: Do we take a roll call vote, Bill, or is it just a --

MR. ENRIGHT: Voice vote is fine.

VICE-CHAIRMAN GREEN: All those in favor say aye.

(Chorus of ayes.)

VICE-CHAIRMAN GREEN: All those opposed?

(No response.)

VICE-CHAIRMAN GREEN: Looks like I'm it. Our second item is the Hickory/Kensington TIF Redevelopment Plan. And Bill, I assume you're going to make the Village presentation?

MR. ENRIGHT: Yes. I'm Bill Enright, Deputy Director of Planning and Community Development. And to my left is Charles

Perkins, the Director of Planning. And to my right is Bob Rychlicki who is president of Kane McKenna & Associates. I gave you a promotion? Vice-president.

VICE-CHAIRMAN GREEN: Now, Bill, before you proceed, do I have to swear you guys in for this hearing? I know you swore an oath when you took the job.

MR. ENRIGHT: I don't think it's necessary now.

VICE-CHAIRMAN GREEN: Okay.

MR. ENRIGHT: We're here tonight to present the next phase in the redevelopment of the Hickory/Kensington area. Back in 2012, leading into early 2013, the Village went through a series of public meetings including the Plan Commission and the Village Board, and ultimately led to the adoption of the Hickory/Kensington Area Plan, which was approved in January of 2013 by the Village Board. That set forth the framework as a policy document to redevelop the Hickory/Kensington area with a vision statement to create a vibrant mixed use neighborhood complementing the downtown and providing new housing and commercial opportunities in a walkable, pedestrian-friendly environment. That's kind of the overriding vision statement. There are a series of goals and objectives from that as well and also recommendations, which we'll get to in a second.

These are just some, you know, existing pictures of the area. It's obviously an older industrial area. That's the heritage of Hickory/Kensington. There has obviously been some redevelopment in the area with Mariano's and Walgreen's in the upper left, the Arlington Crossings townhomes in the upper right. And then the sketch below is just a vision for Hickory Avenue in the future with anywhere from three to five-story buildings, which is consistent with the redevelopment plan.

The steps taken in the redevelopment plan, there are two specific recommendations that were implementation steps. The first was recommendation 4 which was to rezone the properties which occurred also in 2013 after a series of public meetings as well where the properties were rezoned from Manufacturing to either R-6 Residential, R-7 Residential, or B-2 with an overlay zone that is created to allow for four to five stories maximum height. It also allowed for a clause that would allow the existing uses to continue to operate, and if there were any vacancies in the M District buildings that are out there today, they could re-tenant those buildings with uses that would have been permitted normally under the M-2 District.

The recommendation 7 was to evaluate tax increment financing. So, that's what the Village has been looking at now over the last several months. To that end, in July of 2013, the Village Board approved a contract with Kane McKenna & Associates to do the qualification study to determine whether or not this area did indeed

qualify as a tax increment financing district consistent with state law. The first portion of the study was completed in November and reported to the Village Board Committee of the Whole on November 18th, 2013 where the findings of Kane McKenna's report concluded that the area does indeed qualify pursuant to state law as a TIF district. At that time, the Board authorized Staff to commence phase 2 with Kane McKenna & Associates which was to draft the full redevelopment plan pursuant to the requirements of state law and to initiate the public process for creating or at least considering a TIF district.

That process included, on April 2nd, 2014, a public meeting that we held here. Those invited were the current property owners within the proposed TIF boundaries as well as the taxing districts. The Village has had separate meetings with the taxing districts as well early on to inform them about this TIF district. And on April 21st, the Board adopted an ordinance setting the time and place for the public hearing, which is tonight, that was a requirement in state law that the Board has to actually adopt an ordinance to set this public hearing date.

As part of the process, the state law requires convening what's called a Joint Review Board, and that was held on May 7th, a public meeting. And that consists of representatives from the taxing districts. Those in attendance were School District 25, School District 214, the Arlington Heights Park District, the Village of Arlington Heights, and a public member that was selected by the Joint Review Board. That meeting was held again on May 7th, and the Joint Review Board unanimously recommended approval of the redevelopment plan and determined that the area does meet the eligibility requirements as a TIF district and made a recommendation which is included in your packet in the form of a resolution which is basically their findings in support of the TIF district.

As part of that, the school districts had asked that the Village consider entering into a separate agreement that would set forth the requirements for any Village payments that might be required for new residential units within the TIF. The state law requires the Village to reimburse the elementary and high school districts for any new students that live within the TIF district that are new to the taxing district. If they are already part of the school district, the Village doesn't have to reimburse for those costs. As part of that as well, the Village would have to actually use TIF funds to subsidize the project which we would expect to do in many of the projects that we're, you know, contemplating if this TIF gets approved.

Therefore, the Village is working on a separate agreement, inter-government agreement with the taxing districts. It basically just solidifies what's required by law anyway, that we have to make these payments as necessary. And it just sets forth the

mechanics of that. That has not been included in this because that's a separate thing the Board would recommend.

June 11th of course is tonight, the Redevelopment Commission public hearing. Dependent upon after the Staff presentation and questions and answers from the Redevelopment Commission, Vice-Chairman Green will open it up to the public for comments at that point and deliberation. After that, if the Redevelopment Commission makes a recommendation tonight, it would be forwarded to the Village Board in July.

This is the boundary of the TIF district. And just so you know, the proposed TIF redevelopment plan has been on the Village's website since April 10th. So, it's been on for just over two months for public viewing. This is a boundary that indicates what properties are being considered for the TIF district. This boundary is also made part of the proposed redevelopment plan and the proposed ordinances.

With that, I'd like to turn it over to Bob Rychlicki with Kane McKenna & Associates. He's going to get into some of the qualification factors as to why the area qualifies as a TIF district. The Village specifically hired Kane McKenna due to their vast experience in tax increment financing in the State of Illinois and other states. I believe they have worked on approximately 300 TIF districts throughout not just the state, but the region I believe. But also, they have assisted the Village on previous TIF districts, specifically TIF districts 4 and 5.

At that point, I'd like to turn it over to Mr. Rychlicki.

MR. RYCHLICKI: Thank you, Bill.

VICE-CHAIRMAN GREEN: Hey, Bob, if I can just interrupt you? If you would just state your name and address and spell your last name for the court reporter?

MR. RYCHLICKI: Sure. Very good. First name is Bob, last name is Rychlicki, R-y-c-h-l-i-c-k-i. And executive vice president with Kane McKenna & Associates at 150 North Wacker Drive, Chicago, Illinois.

VICE-CHAIRMAN GREEN: Thank you.

MR. RYCHLICKI: Based on the events of the last few years, I think what we've seen as Bill indicated, you know, we've not only worked with Arlington Heights but also other towns within Cook County, with the Midwest region. And what we've seen is the impacts of the recession, downturn, however you want to categorize it. Revenue sources for many governments are impacted by this. In particular, areas that have been determined to lag behind the rest of the Village or show declines are of particular importance as it relates to redevelopment opportunities that any government may have.

I mean the one thing we learned from the last few years is growth is not automatic. I think the days in terms of forecasting for larger increases in valuation and, as a result, larger revenue sources is basically a thing of the past. It's our belief, and I think the Village has demonstrated this, in order to keep ahead of the curve, you have to be proactive in order to maintain or increase its tax base.

A TIF, which was identified by the plan that the Village looked at early in 2013, and you've done or the Village has undertaken TIFs in a number of other areas, is really one of the few tools left for municipalities, local government, local control. State and federal revenue sources have dried up over the years and, as a result, a TIF has been one of the few tools available for government to direct development.

The TIF plan is a requirement under state law. Part of it, what you have to do is a series of hearings, notices, which have been done. It also has to conform to the Village's Comprehensive Plan, which has been adopted and amended over the last few years, it has to be an area that's contiguous and is in excess of an acre and-a-half, which we have. There is also the requirement as it relates to the 'but for', that the Village has made a determination that in order to achieve its vision for the area either due to the requirements for extraordinary cost or infrastructure, another mechanism is going to be needed to coordinate development.

I want to point out for the general public or taxpayers, owners who have come to the meeting, a TIF first and foremost is not a new tax. Basically, under Illinois law, taxes are uniformly levied for properties both within and outside of the TIF district. Properties are uniformly valued in and outside of the TIF district. What happens is at the County Clerk and at the County Treasurer level, as taxes increase over and above the base, those taxes are bifurcated or split by the Treasurer's office and allocated. First bucket, bucket number one goes to all the taxing districts as per normal based on the original valuation when the TIF is designated by the Village. The second bucket only gets filled if valuations increase and taxes attributable to that increase, again same tax rate, but taxes attributable to that increase in value then are put into the second bucket. That bucket is only utilized for project costs or redevelopment costs per the Village's TIF plan within that TIF area. It's not utilized for operations. It's basically utilized for bricks and sticks or redevelopment activities, that at the end of the day the idea is that blue line is going to go up, and that blue line going up is the increase in valuation that results in the additional taxes. I mean that's the name of the game with TIF.

In order to get there, the Village has to make a

determination, and we have assisted, that the area qualifies under state law. There's two ways it can go, either blighted area or conservation area. Based upon our assessment of the characteristics of the area, we found that it would qualify as a conservation area. And all that simply means is that 50 percent or more of the buildings in the area are 35 years old or greater.

In addition, then 3 factors out of 13 have to be found to be present within the area. We found that all 26 structures in the area were over 35 years old or greater. So, as a result, we meet the threshold factor for conservation area. And in addition to, we had more than 3 factors, we identified 6 factors that were present within the area.

The first had to do, and this is simply a mathematical computation that the TIF Act provides for, it says there's three ways that you could qualify under this factor, and it's for data over the last five years. Either the rate of growth, positive or negative, is lagging behind the Village as a whole. Either there has been an absolute decline for three out of the five years. Or there has been a lag behind the consumer price index or the CPI for three out of five years.

Well, unfortunately, which I guess is good for TIF, bad for the area, we hit the trifecta here. All three are present. The area has lagged behind both the CPI for four years and has also recorded an absolute decline. We've almost had a 40 percent reduction in valuation from its high point in 2007, and it's also lagged behind the CPI. So, this factor is present pursuant to the requirements of the Act.

The second factor we identified had to do with lack of community planning. And this is not as much as it relates to the planning undertaken now, but the way the TIF Act is stated is if the property initially was built or developed prior to the advent or utilization of a comprehensive plan by the Village. In this case, almost two-thirds of the buildings were really developed or built before even the Village's first comprehensive plan in 1960, and obviously before the major amendments that occurred in 1997, and then the amendments as it related to the use of this area in 2013. And again, most of these buildings, most of the original uses really developed as industrial around the adjacency to the railroad, and both the initial platting of the area and the development patterns do reflect that.

The third factor we identified had to do with deleterious actually layout rather than land use. Again, in concert with Village Staff and looking at the recommendation of the area plan from 2013, there were a number of recommendations relating not only to street networking but also to internal access and egress between the

parcels.

Fourth factor we identified related to inadequate utilities, and there was actually two major parts. One had to do with the age of the systems there, both the water main and the combined storm and sewer. And then a sidebar from those, related to the materials and obsolescence of materials for the water main and the fact that the storm and sanitary would have to be replaced to provide for separation. Thirdly, we also found a need for storm water detention as it relates to development within the area.

Fifth factor had to do with deterioration. And this was based on physical site surveys we undertook over a couple of days, and that related to identification of deterioration not only on site improvements which largely were parking lots, driveways, some of the streets, but also some of the building components were found to have deteriorated condition as well. And again, it was dispersed throughout the area that Bill shown on the map, just a few identifications of what we had seen in terms of alligator cracking, cracked pavement.

The last factor we identified related to obsolescence. And this was more on an area-wide basis. Again, many, the functions, uses in this area are 50 years old or greater. Some of this is reflected in the valuations. The valuations, because of the age of the structures and maybe some of the condition, as you could see on the first chart, there was a rate of decrease that was greater than that of the Village, and in part that has to do with the characteristics I think or age of some of the properties.

The second step after you find the overall qualification, and we think that's done, and again just to summarize it, conservation area requires 50 percent or more of the buildings to be 35 years old or greater. That was identified as all of the buildings. And secondly, the second part of the test is are there 3 factors out of 13, and we identified 6 that were present. The other portion of the matter before the Commission relates to once the area is found to qualify, then the Village really puts together what's called a TIF plan. And this is a little different from the plan from 2013, which is more along the lines of what you're used to in terms of a land use plan.

A TIF plan is really more of a financing vehicle. It basically allows the Village to capture moneys from that bucket and utilize them for certain redevelopment activities within the TIF. So, as a result, the TIF plan is going to look a little different obviously, and it's going to run concurrently with what the area plan is for this area. And the main purpose of the TIF plan is to conform to some of the statutory requirements as it relates to what the mandates of the TIF Act area, which we'll go into.

The TIF Act and the plan that's authorized under it require the Village to make certain disclosures as it relates to the other taxing districts in terms of how money is going to be utilized, what's the base EAV, and the most current is the 2012, that's $9,636,936. That's the amount of value that the districts will continue to receive or levy their taxes upon. Any overage over the $9,636,000 goes into that bucket for TIF-related costs.

Based upon the types of uses that we've reviewed with Staff and in conformance with the 2013 plan, we project an increase of $30 million to $40 million, again that's dependent on market factors, but again it basically ties in to a more intense or different use for the properties within the TIF district that would allow for more increase in value. The proposed TIF budget, that's again a requirement of the TIF Act, is $35 million. That is a maximum amount, it doesn't necessarily mean that's going to be spent within the TIF area, but it's again a requirement of the TIF Act where we let the other districts know what we think the ceiling is going to be for expenditures within the TIF Act. And again, land uses are primarily mixed use with residential, commercial, and then open space or park uses.

The budget identified here is primarily again a working document. Since it is over a 23-year period potentially, the TIF Act does allow the Village to allocate or reallocate amounts between the budget items, or line items I should say. But again this was at the outset, this is the best guess as it relates to how amounts might be spent within the TIF.

The bulk of the costs really are related to the first three items: there is land acquisition and assembly which also would include business relocation costs if needed and that could come out of the TIF program; site preparation, which would include environmental remediation costs; and then infrastructure. Again, some of the items that we found in terms of the inadequacies of the area, the water, the sewer, the storm water detention could be included in that $9 million number.

Rehab is also an eligible cost. And then you have interest costs pursuant to the Act. And that's really an interest rate rebate. I think Illinois is the only state that we're aware of that has that feature. It's a good element to add to the TIF plan in terms of potential incentive. There are soft costs or administrative costs, and lastly, school tuition costs. To the extent residential development occurs within the TIF, and Bill alluded to this in terms of the clarification with the school districts, they want to set up the protocol as it relates to how those amounts would be paid. If there are new schoolchildren residing in a TIF-assisted project, moneys do have to be allocated for tuition costs and reimbursed to the school

districts, both elementary and high school on an annual basis.

And again, the budget is required per the TIF Act. It is an outside limit, which may be spent, may not be spent over the term of the TIF. The Village does have the ability to shift some items, again given the fact it's a longer term budget. But as per usual, again the Board would have to approve any outlays, both the Board and the Staff would make a determination of costs. And from a reporting standpoint, similar to the other Village TIFs, there is a separate audit for the TIF funds, and that's reported to the Joint Review Board as well as the other taxing districts. And I'm sorry, actually the State of Illinois is involved, too, that's done on an annual basis.

So, what's on the agenda today relates to only the public hearing as it relates to the matters for both the TIF plan and the eligibility. And we'll turn it back over as it relates to any questions you may have or the public.

VICE-CHAIRMAN GREEN: Thank you, Bob. Who would like to start here? Lynn?

COMMISSIONER JENSEN: I have just a few questions, and then I'd like to come back after we hear in public hearing with some additional questions. Yes, excuse me.

First, I'd like to get Bill to speak a little bit to a point you made early in your presentation about recommendation 4 and what it implies for the existing entities that are now what are in M-2 areas. Is there some grandfathering or some arrangement?

MR. ENRIGHT: Yes. And you know, we went over this when the properties were rezoned which was part of a separate public process that the Plan Commission held a public hearing on, the Village Board held a meeting on. And that's not related to tonight's action. I just brought it up in terms of the history of how this has progressed.

But basically, when the property was rezoned Residential, the Village made an accommodation to allow the existing buildings and landowners of those buildings to re-tenant those buildings if they were vacant or if they became vacant. If we didn't make that accommodation to allow them to be re-tenanted for uses that were previously allowed in the M-2 District, then they would have to come in and seek special zoning approval every time they wanted to bring in a new tenant because those wouldn't be consisted with the Residential Districts that they are now in.

So, that accommodation was made out of fairness so as to not be, you know, the rezoning to not be overly cumbersome to just try and lease out an existing building. So, that accommodation was made and written into the rezoning ordinances for the properties that were affected by the rezoning.

COMMISSIONER JENSEN: Is there any limited time that that will hold sway?

MR. ENRIGHT: It's in perpetuity.

COMMISSIONER JENSEN: Okay. How many enterprises are in the, there were 26 buildings, but how many enterprises do we have that are going concerns that are in that area right now? In the M-2, that would be designated M-2? Do we have any list or any idea of the number?

MR. ENRIGHT: Well, yes. Some buildings have multiple business but, you know, and some of the buildings are in the B-2 District, so you know, businesses fronting on Kensington are zoned B-2, but then as you go north on Hickory, it then transitions where Campbell Street is, the unimproved Campbell Street, north of there transitions to the R-7. So, I would estimate there is probably about, you know, 10 to 12 businesses that are still, you know, that are zoned R-7 or R-6 that were previously zoned M-2.

COMMISSIONER JENSEN: For this TIF to have the effect that you projected, you'd need to actually have all of those businesses essentially not operating under an M-2 and you'd need to have other kinds of enterprises in there if you're going to actually have the level of the TIF revenues that you'd expect. Is that not correct?

MR. ENRIGHT: Well, the idea behind the plan which, you know, you were certainly a part of the approval process, is to redevelop the area.

COMMISSIONER JENSEN: Sure.

MR. ENRIGHT: And that will include, at least the vision is in the plan, to have the area redevelop for higher density, three to five-story buildings, most of which will be residential, but some will have some retail commercial component on the first levels, for instance buildings fronting Kensington. So, when you have that increase in square footage and density in the area, the taxes are going to go up significantly, and that's that increment in real estate taxes for the new properties that are built or redeveloped. So, that's that increment, that other bucket that Bob was alluding to that can now be used for the redevelopment effort.

COMMISSIONER JENSEN: Thanks, Bill. I'm going to stop at that point and I'll reserve my other questions until we have the public comment.

VICE-CHAIRMAN GREEN: Thanks, Lynn. Mary Jo?

COMMISSIONER WARSKOW: I don't have any questions at this time.

VICE-CHAIRMAN GREEN: Okay. Terry?

COMMISSIONER ENNES: Mr. Rychlicki, I have a couple of questions for you in regard to the equalized assessed value in the area. The five-year period that you studied where the equalized

assessed value was declining, do you know how much of that was the result of properties that were torn down as opposed to just the declining value of the property in general?

MR. RYCHLICKI: Basically, there were, I think Dana Molded was one of the properties that went down. And then I think there was another lot that we saw. Actually, two things were going on there. So, it was only a small portion, to answer your question. As to what percentage --

COMMISSIONER ENNES: Okay. So, it went down by a couple of million dollars?

MR. RYCHLICKI: Right. By far, the largest two components I think of the decline had to do with Cook County had changed its classification system on commercial properties in 2009, basically bringing it down from 38 percent to 25 percent. That was a part of this. And secondly, there were a number of properties that had protested or required reductions in value based upon economic factors in part associated with the downtown, and in some cases occupancy.

COMMISSIONER ENNES: Was there, you brought up something that I hadn't thought about, with that change in the assessment ratio, which would affect the equalized assessed value.

MR. RYCHLICKI: Yes.

COMMISSIONER ENNES: Was anything done to equalize that between the years of the study?

MR. RYCHLICKI: It's the perfect storm, unfortunately, because of the downturn. Usually the equalizer, the state equalizer would be applied to the assessed valuation and that basically serves to keep that steady, or in many cases increase it.

COMMISSIONER ENNES: Some would say.

MR. RYCHLICKI: Because it's based on a three-year rolling average, and the economy being what it was over the same year, I don't have to get off the soap box, the equalizer has actually gone down. So, it's the worst of both worlds. You've had a decline as it relates to the classification system. There's been a decline associated with loss in value just due to economic circumstances. And the equalizer has gone down uninterrupted three years in a row.

COMMISSIONER ENNES: Okay. On the other side of the picture, if the district is approved and we see an increase in the equalized assessed value, can that come from not only new improvements within the district which will come sometime out in the future, but could that also come from appreciations in any of the properties that's there that could be --

MR. RYCHLICKI: Yes. Absolutely. And that we can respond to, we have actually seen it. Based on the number of TIFs we have worked in, there is what they call a swamping effect in terms of appraisal theory, that the value improvements from whether it's a core

project or a series of projects that are undertaken do have a positive impact on the valuation of the surrounding areas both within and outside of the TIF district.

COMMISSIONER ENNES: Okay. And I would like to clarify one other point. The increase comes on a parcel by parcel basis, not on an overall basis?

MR. RYCHLICKI: It starts at the parcel by parcel basis, but the way the county computes the increment, it's on the area as a whole so everything feeds in there. I think Cook County and Lake County are the only ones who do this area as a whole calculation to --

COMMISSIONER ENNES: So, until the area as a whole appreciates.

MR. RYCHLICKI: Right, right.

COMMISSIONER ENNES: If some are still going down more than the increase of others, there isn't anything going into the bucket.

MR. RYCHLICKI: Right, that's correct. Yes.

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

VICE-CHAIRMAN GREEN: Thank you, Terry. Sue?

COMMISSIONER DAWSON: The school, the reimbursement to the schools, is that only for the length of the TIF or, you didn't state an end date to that.

MR. RYCHLICKI: Oh, sorry. It's only over the length of the TIF, because the idea being when the legislature amended the TIF Act in '99, the idea being that over that term of the TIF district they did not have access to any of those increases in the valuation. But if TIF assisted in a project that resulted in new schoolchildren, the idea was have a safety valve to allow for payment to the districts on an annual basis. So, those payments are only made over the term of the TIF.

COMMISSIONER DAWSON: Okay. No questions.

VICE-CHAIRMAN GREEN: Thank you, Sue. John?

COMMISSIONER SIGALOS: Can you explain a little further how this affects existing businesses within this TIF area?

MR. RYCHLICKI: A TIF as it relates to just the designation itself, Commissioner, is neutral. As I said earlier, properties are assessed the same way whether they're in the TIF or whether they're outside of the TIF. They have the same tax rate applied, whether they're inside or the outside of the TIF. Any impact of the TIF as it relates to an impact on businesses would occur because of redevelopment activities, whether, you know, properties are acquired for different uses or whether they're redeveloped. That would be the impact.

But a TIF on its own, if you just designate a TIF district from a standpoint of let's say taxation, it's a neutral in our

opinion as it relates to the properties. Because again, under the Act, not just the TIF Act but the assessment requirements, again properties are assessed the same way in the TIF, outside of the TIF, and they have the same tax rate. So, from that standpoint, a TIF is a neutral.

COMMISSIONER SIGALOS: I guess that wasn't quite what I was asking. In that budget, there's a $35 million budget and I saw line item in there about land acquisition.

MR. RYCHLICKI: Oh, okay. That's --

COMMISSIONER SIGALOS: So, that's something that the Village would purchase the properties of these existing buildings?

MR. RYCHLICKI: That is an option that they have.

COMMISSIONER SIGALOS: And then I saw that there was a line item in there, I think it was two and a quarter million dollars for rehabilitation of structures.

MR. RYCHLICKI: That is correct.

COMMISSIONER SIGALOS: So, that would be, the Village would be helping the existing building owners update their facade or what is that?

MR. RYCHLICKI: Under the TIF Act, they could do it. Again, it's a matter of policy. But a facade or even interior work can be done with TIF rehab moneys.

MR. ENRIGHT: But to add to that, the intent of that line item really fits in with one of the goals of the redevelopment plan which was also articulated in the Hickory/Kensington Area Plan which was previously adopted by the Village Board. And that is to retain and enhance existing affordable housing in the TIF district. One of the, some of the properties that are included are the five Dryden Place apartment buildings on the east of Dryden, just north of Kensington. And the renovation or rehabilitation of structures, that line item is intended for those structures, to help any of the current owners of those buildings to enhance those residential units and retain them as affordable.

COMMISSIONER SIGALOS: Okay, thank you. That's all I have right now.

VICE-CHAIRMAN GREEN: Thank you, John. Jay?

COMMISSIONER CHERWIN: Thank you, sir. Just a few questions or clarification. I think it goes a little bit here on what we were talking about with John. But looking at the exhibits and the redevelopment plan, if you look at the existing land uses and then you go to the proposed land use map in Exhibit 6, you would be looking at say along Hickory, for example, the existing businesses that are there, the plan would assume that those will then become a higher density multi-family housing. So, I think the implication there is the, I think to your point the line item for land acquisition would fund the acquisition of those properties to convert them from existing business

to multi-family. Is that --

MR. ENRIGHT: Yes, the purpose of land acquisition and business relocation is to have funds available for the Village to either acquire land or to help assist a developer in acquiring land, and also to help with any existing businesses that would want to relocate to another area that's zoned for their use. So, it doesn't necessarily mean the Village would, you know, buy land ourselves. It might happen, but it also could be used to supplement a developer bottom line basically to assist with acquisition and business relocation costs.

COMMISSIONER CHERWIN: And then I guess the other question I have, thanks, Bill, the other question I have is since we're looking at this, you know, the Village has already gone through a development plan for the area since we're now looking at it from a TIF perspective, if we look at the land immediately north say to the vacant parcel there, Wing Street residential properties, and then to the south the Mariano's property, can you give me a general date? I think Mariano's is maybe in the area of 2008-2009. When was the Wing Street property developed?

MR. ENRIGHT: So, the townhomes?

COMMISSIONER CHERWIN: Yes, so the townhomes would be immediately north of the red --

MR. ENRIGHT: Right. Those were finished, it might have been about two years.

COMMISSIONER CHERWIN: Okay. And then the Mariano's was about 2007 or so?

MR. ENRIGHT: It's been I think four years. Four.

COMMISSIONER CHERWIN: Okay. And I guess --

MR. ENRIGHT: 2009, four or five years.

COMMISSIONER CHERWIN: One question I have is, you know, we look at the assessed value of the properties, do we have any consideration for those properties because, you know, those properties were developed without TIF financing. They were developed under I guess market conditions at the time without the necessity for the TIF financing. I guess what I'm saying is are we certain that as the market corrects itself, that there is no opportunity for the property in the middle to develop such as the property to the south and the property to the north developed without TIF financing?

MR. ENRIGHT: The concerns we have with the property in the middle, and that would be just south of the townhomes that were built a couple of years ago, you can see to the western portion, you can kind of see that pond there. And you won't be able to see this pointer but I'll point it for the public. There's still some environmental contamination there that has to be remediated. The developer who has now put up the very first model that everybody has

probably seen go up on Dryden, the single family home, they just purchased about two-thirds of that middle piece. They have not acquired the last portion to the west because of the environmental conditions. And the current owner, which is a bank has to remediate that before they'll move forward with doing anything there.

So, there is concern about whether or not, you know, if and when that portion would get developed because no one has bought it yet. And there could be some cost there to clean it up obviously. But also, whether or not the single family homes that are platted on this middle portion which goes back to 2007 from a previous developer that obviously fell through, you know, we don't know for sure what the success will be of this product. We're hopeful it will be successful, but we don't know until it's built. And this process through the TIF district evaluated is what are the conditions presently at the site. And so, that's what we've recommended including it.

And we have this discussion with the taxing districts and the Joint Review Board. And given the fact that any new residential students have to be, you know, reimbursed if it's TIF-funded of course, there wasn't TIF funds for this portion of the property, but the Joint Review Board did not object to it. So, we're basing it on existing conditions, not what might happen there. And specifically, there could be issues with the environmental remediation in getting that developed.

COMMISSIONER CHERWIN: Okay. I'll reserve my time pending the public comment, thank you.

VICE-CHAIRMAN GREEN: Thank you, Jay. I have no questions. Well, I just have one question. I was reading in here about a housing impact study if there's more than 10 families. Is that what I was reading, Bob?

MR. RYCHLICKI: It does reference the 10 inhabited units. But a housing impact study is only required, which we do not require in this case as the Village is certifying they're going to not use TIF funding to dislocate 10 or more inhabited units, so as a result there is no requirement for that study.

VICE-CHAIRMAN GREEN: Okay. So, the apartment buildings that are there are staying, so, I just want to make sure --

MR. RYCHLICKI: That's, well, I think Bill indicated part of that rehab component of the budget would be to potentially, that's the key word, you know, all this is potential, to assist in terms of upgrade or improvements there.

VICE-CHAIRMAN GREEN: Thank you. At this point, I'm going to hold back any more questions that I might have and we're going to open it up to the public. And the way we do that, we're going to start on this side of the room. If you have questions, come forward, identify yourself, name, spell your last name, and your address for the

court reporter. So, if anybody on this side of the room would like to speak?

MR. REESE: I'll reserve my comments for later.

VICE-CHAIRMAN GREEN: Okay. It looks like, I don't see -- come on up, sir.

MR. CIFFONE: My name is John Ciffone. I reside at 814 East Wing Street, Arlington Heights. I am located in the Arlington Crossings development, which is --

VICE-CHAIRMAN GREEN: Would you spell your last name, John, for the court reporter?

MR. CIFFONE: C-i-f-f-o-n-e.

VICE-CHAIRMAN GREEN: Thank you.

MR. CIFFONE: Which is to the north of the development area. And I also serve on the board of directors of that association. And as a representative of the association, I am in full support of the TIF district, and our community wishes that you all approve it. Thank you.

VICE-CHAIRMAN GREEN: Thank you, John. Anybody else from that side of the room? Switch over to this side. Who would like to start? Come on up, sir.

MR. HELLER: I'm Bob Heller. I reside at 546 Balmoral Lane, Inverness, excuse me. I had a lot here but I think --

VICE-CHAIRMAN GREEN: Okay, would you please start by spelling your last name just for the court reporter?

MR. HELLER: H-e-l-l-e-r.

VICE-CHAIRMAN GREEN: Thank you.

MR. HELLER: I think my questions were answered by Mr. Jensen's first question which I think tells me that Heller Lumber can continue to operate as a lumber yard as long as we want. And I'll need clarification on that.

MR. ENRIGHT: Yes. On the zoning, absolutely, yes.

MR. HELLER: Thank you. Appreciate your attention.

VICE-CHAIRMAN GREEN: Thank you, Mr. Heller. Sir, come forward please.

MR. MOENS: Good evening, all. My name is Keith Moens. I live at, that's M-o-e-n-s, and I live at 636 South Cleveland in Arlington Heights. And I object to the TIF proposal as a homeowner in Arlington Heights. I don't live near the district but I've been here for a few years and I've seen it. It seems like we're kind of in a deja vu moment again, you know, where we give TIF districts that, you know, subsidize developers to come in and build and I just don't think developers need a tax break from me as a homeowner, you know, because the Village then has to raise property taxes to fill the hole that this TIF district creates. And you know, to me and my neighbors, it seems like that if the open market can't develop this piece of ground, you

know, why do we think that a tax break to developers is going to do that? I mean, you know, to make it forcibly happen?

I mean the argument is that, you know, unless we offer TIFs, neighboring towns are going to do it and then they get the development. You know, well, we say let them do it, let them offer the TIF to the neighboring towns because eventually that will make this area a whole lot more attractive to develop in its own. And we won't have to offer the TIF to do that.

Besides, if it's a difference of a tax break that, you know, the development is profitable, we think the margin is just way too slim. And it just seems like it's another kind of 'build it and they will come' kind of thing like we, you know, to subsidize the developers again at the cost of the homeowners which, you know, if we're just building things here, you know, you're going to lead to like excessive capacity like we see downtown, in the downtown district. You know, and we keep citing the Downtown Arlington Heights is like an example of a, you know, a successful TIF, you know, downtown was an example of why we must do TIFs. And I think that's a dubious argument and it's misleading because I don't think anybody actually really honestly believes that the Arlington Heights Downtown would never have developed without a TIF district. I mean it would have developed on its own without pouring excessive tax subsidies into downtown.

I mean I've seen many empirical studies that, you know, that show that even if the EAV, the equalized assessed valuation, grows within the TIF district which it can grow substantially within the TIF district, that the EAV in the overall municipality lags somewhat. So, even though it grows in the TIF dramatically, the EAV in the rest of the municipality drags somewhat because we've got to somewhat subsidize that district with street and water and fire and police and so forth. And so, it drags that when you blend the two together, that it basically overall grows less than if there was no TIF district whatsoever.

So, from my standpoint, I would ask you not to approve the TIF. Thank you.

VICE-CHAIRMAN GREEN: Okay. If you want an explanation of how it's not going to cost the taxpayer, if you remember the bucket analogy, and maybe, Bob, you could expand on that a little bit?

MR. RYCHLICKI: Yes, I guess two things. One is it relates to the statement about the tax breaks. I guess maybe it's semantical, maybe it's not. The developers will pay taxes, any project in that area will pay taxes. I mean they pay their taxes as normal.

What happens is at the county level, County Treasurer, they will take that same tax payment, that $10,000 tax payment that that entity is paying, and let's say if the base was $5,000, $5,000 goes out to the other entities, the taxing districts,

and $5,000 comes back to the TIF. And that's the $5,000 that could be utilized, you know, as it related to whether it's a subsidy or whether it's infrastructure, which pays for that project. So, really, the way I look at it, it's the same, you know, it's taxes. Taxes are taxes.

And the second statement as you said as it related to burden on the other properties, I have an issue with that just because of the fact that the taxing district levy remains the same regardless of whether there's a TIF or not a TIF. A levy by each district is independent of what happens in the TIF district. Admittedly, they can't, if their tax rate is 5 percent, that 5 percent cannot go against the property in the TIF, I mean it goes against that property but then they don't get that money, but they still retain the rest, I mean their levy is pristine as it relates to the remainder of the properties outside of the TIF.

So, I mean mechanically, that's really what happens. I think one of the most large, you know, criticisms that we've seen on the TIF is that the taxing districts don't get their funds or they don't get their revenues. They actually do. Their levy is not impaired by the utilization of the TIF district. So, I just want to point that out.

MR. MOENS: I mean it seems that, you know, if you're collecting $10,000, if that value goes up, I mean the schools and so forth could get $10,000 rather than peeling off the 5 for the second bucket.

MR. RYCHLICKI: And that's what we hear from the schools all the time, you're right. And that's where that whole issue comes in about the "but for" is but for the utilization of the TIF, you wouldn't have that $5,000. Again, you know, people can argue and that's where we have disagreements over the use of the TIF is, oh, would that happen anyway? But the theory of TIF, and again it's a tool that's been utilized in 48 states, it may be different implementation in the states, but the theory in all 48 states is that the TIF is basically being utilized to increase that value. And if you didn't have the TIF to increase that value, the other districts wouldn't have that benefit.

Their benefit comes about when the keys to the car are turned over to them, that's why there's a finite period set up for a TIF. It's either 23 years or when the redevelopment costs are expended. That's why it's important to set the budget because if you had a budget that was larger, theoretically the TIF could keep going. I think the Village has been judicious in terms of the application of the budget over a 23-year period and that basically says when the TIF redevelopment costs are paid, the TIF will be terminated or it's going to be terminated per statute at the end of the 23-year period.

So, there is also another feature in the TIF that

if there is not a project undertaken in seven years, then by law the Village has to terminate the TIF.

MR. MOENS: Okay, thank you.

VICE-CHAIRMAN GREEN: Thank you. Anybody else who would like to speak? Come forward, sir.

MR. THILL: Good evening. Bruce Thill, T-h-i-l-l, 197 North Hickory Avenue. I'm a little confused as to how the TIF works, and it's probably just my misunderstanding. But if you've got a plan for 23 years but the existing businesses can continue to re-rent those properties for whatever businesses there now, if the businesses don't change, there is not going to be a tax increment or increase, the TIF won't get any additional funds. And how is the system going to work if the businesses don't agree to a change eventually? I mean theoretically they could stay there for the 23 years and there's no additional funds for the TIF.

MR. RYCHLICKI: That's going to be a policy decision as it relates to the Village monitoring. That's why there's an annual report. That's why there's an annual audit. And there is a, you know, a true up as it relates to the performance of the TIF by the Village every year.

You know, at the end of the day, if the increment is not being achieved, the Village, you know, has options. They could either say that the TIF is not performing adequately, they have the ability to shut it down. Or to reverse, let's say, you know, direction in terms of seeing with what increment is generated on a smaller level what is possible. So, there's different options.

The important thing about TIF is that it's basically performance based. That bucket and the numbers we showed, you're right. I mean it's all going to be dependent upon what's redeveloped in that area, and in part, a good part is going to be dependent upon what the market, how it will be attracted to the area, and any accommodations between the existing users and any proposed users. Again, it's just a plan. It's the framework that says, okay, here is what the state law requires, we have to have a budget, we have to identify a geographic area, we have to identify what we think proposed uses might be. And a good part of what's going to happen is going to be dependent upon the marketplace.

MR. THILL: Thank you.

VICE-CHAIRMAN GREEN: Thank you. Anybody else?

MR. KOHN: I'm Mark Kohn, K-o-h-n. I'm the owner of the medical building on the southeast corner of Kensington and Dryden.

VICE-CHAIRMAN GREEN: What's your address, Mr. Kohn?

MR. KOHN: 15 South Dryden Place. I'd just like to know how, for the past four or five years I've been fighting the five unit buildings in regards to maintaining their properties because they

make my property look like, well. How are you going to force them to upgrade or modify their properties to make them look presentable?

MR. ENRIGHT: Well, Mark, we've met.

MR. KOHN: Yes.

MR. ENRIGHT: And for, you know, a good hour or so. And you know, we went over this. Our hope is, one of the issues there is that there are three different owners of those five buildings as you're well aware.

MR. KOHN: Yes.

MR. ENRIGHT: And we would want to sit down with each of them and talk about enhancements to the property and offering some potential incentives through the TIF to make some of these improvements that are impacting negatively other properties like yours just adjacent as well as other adjacent properties. And so, we're going to have to sit down at the table and walk over, you know, go over it with them.

Code enforcement is another issue. We've, you know, had a lot of code enforcement issues over the years we've had to enforce there. So, hopefully through the TIF, we'll be able to, you know, offer some financial assistance to get some things improved as well.

MR. KOHN: What I understand is the TIF money is not going to be available within the next year or two or something. Or is it available already?

MR. ENRIGHT: It's not available.

MR. KOHN: It's not available.

MR. ENRIGHT: Until there's an increment.

MR. KOHN: Right.

MR. ENRIGHT: So, you know, whenever the TIF is established, assuming the Board approves this, we won't see, you know, it maybe a few years before you see any increment. The way the project has been going lately as it's been, you know, the EAV in this area as we alluded to has been going down from $15 million EAV five years ago to $9.6 million. So, it's been a very steep downward trend. Some of that is attributable to the demolition of Dana Molded Products. So, until there is new development to increase the revenues, then it's going to be, it could take a while.

MR. KOHN: In order for that new development, those townhomes to be sold, you have to do something to those five buildings to make it presentable to get a decent price for whatever you're building over there.

MR. ENRIGHT: Right, well, that's the hope. And this is a 23-year plan, so not everything is going to happen year one, that's for sure. The downtown or any other TIF takes time, and things can happen incrementally. Just like the downtown, certain blocks developed in the mid 80's, and then there was nothing for about 10

years, and then the late 90's-early 2000's, we had another big rush of development that really coincided with market conditions. So, you won't see things happening right away because we do need to realize some increment.

MR. KOHN: When you call these four owners, give me a call, too. I'd be happy to discuss this with you.

MR. ENRIGHT: Well, we'll take that in consideration.

MR. KOHN: Thank you so much.

VICE-CHAIRMAN GREEN: Thank you. Sir, please come forward.

MR. ZIKES: I just have a couple of comments.

VICE-CHAIRMAN GREEN: Why don't you wait until you get up to the microphone. Great.

MR. REESE: I walk like my grandfather, I'm sorry. You can't fight city hall. My name is Ron Reese like the peanut butter cups, R-e-e-s-e, 9 North Hickory, Arlington Heights, Illinois. My brother is Reese Automotive. He's been in business over 25 years. I talked to some of his clients, they said he should run for mayor, he's that damned good.

I don't know how many of you are entrepreneurs, self-employed or you've got corporate jobs or whatever. I appreciate our expert here from the city. You know what the definition of an expert is, somebody who travels a few miles or minutes, but his facts and figures I think are wrong.

First of all, in the last meeting, he talked about buckets. I wish he would change his analogy. I knew a PI attorney that used buckets, it's nauseating. But he said, Bob, assessed valuation is declining. You're wrong. Every time I get a damned tax bill, my assessed valuation is going up.

MR. RYCHLICKI: Your tax rate may be going up.

MR. REESE: Well, whatever, whatever. We could duke it out, my friend. But the point is when I bought this building in '86, it was $3,400, now it's about $16,000. And I hire an 800-pound gorilla every time I get a reassessment to knock it down. Now, if we didn't do that, what would we be paying? How many brake jobs does my brother have to do to pay $16,000 in taxes?

Now, you also mentioned that assessed valuations are coming down. Well, it's a very simple example. Dana Molded scraped their building. They get a different tax rate than when it's unimproved. So, that's why the assessed valuation went down, it's not an improved building, that's number one.

Now, as far as your, you said that the rate went from 38 percent to 25 percent. I don't know where that came from.

MR. RYCHLICKI: That's the county assessment rate. In January 1st, 2009, properties, commercial properties that were assessed

at 38 percent of market value were reduced to 25 percent of market value.

MR. REESE: I don't buy that, I really don't. I really don't. But anyway, having said that, you and I were on different planes. I'm fighting for my brother who has run a hell of a great shop. I can't fight city hall, but where am I going to put him when the big developer comes along and pays me two and-a-half million dollars for my piece? Where am I going to put my brother? Oh, did I say two and-a-half million? I apologize, maybe two million.

So, anyway, I appreciate your time, ladies and gentlemen. I can't fight city hall but I got to get it off my chest. Thank you very much.

VICE-CHAIRMAN GREEN: Thank you, Mr. Reese. That's a hard act to follow, but is there anybody else who would like to step forward? Come on up.

MR. ZIKES: Okay. My name is Les Zikes, Z-i-k-e-s. I'm from the bowling center on Beverly Lanes. And I really came here to listen, but when you start talking about taxes, about ten years ago, our building and our parking lot went up to $80,000 for taxes. That's unheard of for any 24 bowling lanes in the country, I'm sure. But of course I had to fight it like everybody else. So, now in the last few years, it's down to $60,000 plus what I have to pay the attorney.

Anyway, I'm here to want to know if we really want a bowling center. I think the area needs it. A lot of seniors bowl there. A lot of schools bowl there. And I think we need a recreation and bowling center, or anything for recreation in the area. And of course I want to know are we going to be there? Do I borrow money and fix the building up? Or do I hit the dust?

So, that's all I have to say. I'm really here to know what's going on and what the future shall be. Okay?

VICE-CHAIRMAN GREEN: Thank you, Mr. Zikes.

MR. ZIKES: Thank you.

VICE-CHAIRMAN GREEN: Anybody else? Come on up. Name and address please.

MR. GARB: John Garb, G-a-r-b, 77 South Evergreen, building behind you. I'm just curious if you guys give a summary of like the current TIF districts in Arlington Heights and successes and failures of those?

MR. ENRIGHT: Yes, it's on our website, vah.com. Go to the Government category, and then Departments, and then Planning Department.

MR. GARB: Do you summarize that for the public here? Are any of those, like how many current there are?

MR. ENRIGHT: Sure. We have, we had 5 TIF districts. The first two were in downtown. 1983 was the south TIF, TIF 1, that's

when it was created. It expired in 2006 after 23 years. TIF 2 was on the north half of downtown. It was created in 1986, expired in 2009 after 23 years. So, those are back, the full assessments on the tax rolls, so the taxing districts have now benefitted from that equalized assessed value increase in the downtown which is significant.

The third TIF is only 5 acres, it's at the southwest corner of Rand and Arlington Heights Road where the Barnes and Noble is. And TIF 4 is at the northeast corner of Golf and Arlington Heights Roads, about 35 acres. And TIF 5 is at Rand and Palatine and includes Town and Country Shopping Center which has been redeveloped with TIF assistance and then South Point Shopping Center which is across Rand Road from there that has not been redeveloped.

So, those are the existing three TIFs, 3, 4 and 5. 1 and 2 of course have, as I said, expired.

MR. GARB: And were those successful?

MR. ENRIGHT: Yes. I mean the EAVs in the downtown, you know, I don't have all the statistics in my head, but the EAVs downtown I think went from approximately, you know, grand total of about, I want to say about $11 million EAV to 110-120 EAV. Plus, that doesn't even account for all the increase in sales tax revenues and food and beverage tax revenues from all the new restaurants and stores downtown.

And then also, well, Charles found it, this is on our website. Yes, TIF 1 and 2 combined was $10.7 million and it went up to $106 million at the end. TIF 3 has gone from just under, well, $920,000 to $5.2 million in 2009 EAV. We have to update that. TIF 4 has gone from $5.9 million to $14 million. I wouldn't classify that as a success yet though because we haven't had that redeveloped yet although the Village has purchased some properties.

And then TIF 5 has been a success with the redevelopment of Town and Country I would say. It's gone from $30 million EAV to $40 million. It actually went as high as $50 million, but recently since 2009, as Bob alluded to, the county changed their assessment rates from 38 percent to 25 percent for commercial. And that doesn't mean everybody's taxes went down, but what it does mean is it didn't go up as much as it would have if they hadn't made that change. And in fact, and you can see this through our budget books, there has been a shift over the last, since 2009 when the county made this change in assessment levels of about 5 percent of the burden of paying taxes in town has shifted from commercial properties to residential properties. Whether that's good or bad, you know, if you own a house in Arlington Heights, not as good, or Cook County rather. If you own a business, that's helpful, but it doesn't mean your taxes have gone down though. But it does mean your taxes haven't gone up as much as they would have if they hadn't made that pretty drastic change.

MR. GARB: Okay, thank you.

MR. MOENS: I think, you know --

VICE-CHAIRMAN GREEN: Thank you. You have to come up to the microphone. Identify yourself again please.

MR. MOENS: I'm Keith Moens from 636 South Cleveland. I mean it seems a little, doesn't it seem a little misleading to say that because of the TIF our valuations went from 10 to 115? I mean that sounds that just absolutely unbelievable.

MR. ENRIGHT: I didn't say because of the TIFs. What I said, he asked for whether or not it's been successful. So, I'm just relying on proven statistical information, that the EAV has gone from one level to another. And that increase exceeds the Village-wide increase if you look at that same time period. So, I'm just looking at the statistical evidence. Whether you believe it's because of the TIF or not --

MR. MOENS: And it's hard to prove that. I mean it is hard to say because of the TIF that happened. That's my --

MR. ENRIGHT: Well, it's because of development within the TIF.

MR. MOENS: And that may have happened without the TIF.

MR. ENRIGHT: That could be your opinion but I invite you to, you know, look at all the redevelopment agreements that the Village has done with developers and that may change your opinion. But it may not.

VICE-CHAIRMAN GREEN: Sure, come on up.

MR. CIFFONE: John Ciffone, 14 East Wing Street, Arlington Heights. I was up before. I just went through the qualification criteria again, and there are several points I think, is it Bob?

MR. RYCHLICKI: Yes.

MR. CIFFONE: I think Bob said that the district qualified in 6 categories?

MR. RYCHLICKI: Yes.

MR. CIFFONE: I can attest to that. I walk the area everyday at least twice. The apartment buildings to the east of Dryden, I don't know if you've seen them before, they are in severe need of rehab. The businesses on Hickory, some of the owners are here. I think one owner might have owned it since 1986 or so. I don't think there has been any reinvestment on any of those properties since. Most of them have deteriorated buildings, trash in the yards, it's difficult to access, the drives are deteriorating. There are some empty buildings. Arlington Gardens at one time was a restaurant, I think it's been empty for maybe 10 years now. Some of the rentals on Northwest Highway have been empty.

So, I would agree with Bob. The factors that he

pointed out here are valid. Thank you.

VICE-CHAIRMAN GREEN: Thank you. As a long-time resident in Arlington Heights myself, I am very much aware of the area, thank you. Another, this will have to be the last command performance here.

MR. REESE: I don't know what that guy just talked about, this gentleman. Damn right, you know, these guys should be on --

VICE-CHAIRMAN GREEN: Hang on. Hang on, let's wait until you get up there and identify yourself again.

MR. REESE: I'm Ron Reese, Happy Boy, 9 North Hickory. You know, 35 years is the age, the cutoff. You should be on Obama's death panel, I'm twice that age, you know, 35 years, ahh, get out. I live in a house that's 45 years old. The gentleman just said deterioration in Hickory Street. We're putting money into that building all the time, we really are.

And you know, something that I forgot, this gentleman had a picture of pavement that was alligator cracking. Let's go for a ride. Give me an hour of your time. I'll go up and down Arlington Heights roads, there's a hell of a lot of alligator cracking on the roads of Arlington Heights. What does that mean?

MR. RYCHLICKI: It means there's alligator cracking.

MR. REESE: What's that?

MR. RYCHLICKI: It just means there's alligator cracking. The way the TIF works is there has to really be the presence of a number of factors. It's like a cumulative effect. It's not just one, it's a number of factors together, and what makes TIF different from other areas in Arlington Heights is you're saying that this cumulation of factors, we think we can overcome that through some concentrated redevelopment activities.

There's always a nexus. You just can't say, well, we have deterioration or we have cracked pavement, it's not enough. You have to have a combination of those factors. And at the end of the day, the Village has some kind of nexus between the vision they have for the area, which you could agree or disagree with, and that's really where the TIF comes into play. It's a financing plan that allows you to go from A to B.

MR. REESE: I understand, I understand. I also think the area, what do you say, it's a blighted area?

MR. RYCHLICKI: Right now, under state law, the finding is it's conservation area which basically means it's tied to the fact you have a lot of older buildings stuck here, and again the presence of those other factors.

MR. REESE: How old a home do you live in?

VICE-CHAIRMAN GREEN: I think, hang on, Mr. Reese, I

think what we're talking about here is this TIF area. And there's criteria we have to meet.

MR. REESE: I know. I'm just pulling his chain, that's all.

VICE-CHAIRMAN GREEN: I know, but you guys need to have a beer summit but not right here tonight. So, thank you. I think we're going to have to --

MR. REESE: Thank you very much. It's been a pleasure, you know. It beats watching FOX News.

VICE-CHAIRMAN GREEN: I think, I don't see any more hands waving in the back of the room, so we're going to close the public part of this hearing and we're going to get back to any questions or additional items we might have at the board level here.

COMMISSIONER JENSEN: Yes. In this district or in this area, we have a lot of undeveloped property. So, I guess my question is let's suppose that all of the somewhat disgruntled owners want to stay in their property forever even though we do put a TIF in place. Do you see any room for further development that will actually produce some TIF funds that can be used to redevelop the area with, you know, with the right infrastructure and so forth? That is, is there room for this to work if you have some or a majority of the current owners want to stay where they are with the facilities that they have?

MR. RYCHLICKI: That's a good question, and one I have to be careful, you know, in terms of shooting from the hip. But there are some sites that, at the west end and along Kensington, there's some vacant property including the parcels that Bill identified which do have the potential for some increases and as well as some of the lots to the west. You know, really it's all going to depend upon the marketplace in terms of the demand for property and what potential users will be willing to pay for that property to either involve the existing owners.

I mean, you know, at the end of the day, you know, it's like I said earlier, it's a market system. If the market demand is such that the existing owners would feel that (a) they're compensated or (b) that they think it's a fair deal, then and only then I guess is when you're going to see the larger numbers hit. Because in order to hit that $30 million or $35 million equalized assessed valuation, you would have to have a lot more development than just some infill.

COMMISSIONER JENSEN: Sure. Well, I guess what I'm hearing you say in sum is that Mr. Reese, Mr. Heller and others really don't have to worry even if you do have a TIF because of the provision that we have from that recommendation 4 that's been written under the ordinance. So, if they choose to sell at some point, then we can proceed with further development. But right now, they don't have

anything to worry about. Nothing will change for them as a result of this TIF is what I kind of hear you saying.

MR. RYCHLICKI: I guess, I mean I'm going to temper that.

MR. ENRIGHT: The Village with the TIF district has the authority to exercise eminent domain, which is the forcible sale of property. It has been used in some of our TIF districts on a very limited basis. It requires, a developer would have to justify the need and show us what offers have been made and whether or not they've made fair offers. The Village Board at that time, whenever it would come up for a certain parcel, if it does, would have to make a decision at a public meeting and adopt an ordinance, a condemnation ordinance and to file a lawsuit which could be contested. So, and then ultimately, a judge or jury would have to determine the value of the land.

So, let's not mince words. If there is a TIF district, that does give the Village the legal authority to use eminent domain. If we don't have the TIF, we really don't have that authority because there won't be, you know, the designation of the area as a conservation area. It doesn't mean the Village is going to use it, but it is a tool that's available to the Village. But the Board at that time would have to make that decision separately.

COMMISSIONER JENSEN: Well, a couple of things. I think that is precisely what Mr. Heller and Mr. Reese and other people are concerned about, is the potential. They don't really, I mean they've got an ordinance that gives them some limited protection. But they're concerned that if the Village decides it's not developing fast enough, pressure can be put on them.

I do think that's a misuse of eminent domain. Eminent domain as I understand it, I'm not a lawyer, basically has land condemned for public purposes such as a road or whatever. To use eminent domain to transfer from one private entity to another private entity by virtue of government activity I think is a problem. And I think it's litigatable.

MR. ENRIGHT: It's not. It's not illegal, it's perfectly consistent with Illinois state law. If an area, and the reason being is because, whether you agree with it from a policy standpoint or not, legally if the area is declared as a TIF district pursuant to state law, that allows the Village and gives the Village, municipalities authority to use eminent domain. So, that is consistent with state law.

COMMISSIONER JENSEN: Well, as I said, I think that's the concern that some of the people getting up at the microphone have had precisely is that you do have the power, if you want to, to not only encourage but force them to do it. And if you do use that power, I would expect that you would want to, you know, try to compensate them

fairly for when you are forcing them out of their area.

MR. ENRIGHT: I mean if it comes to that, and I have mentioned this in public meetings before when we talked about the use of TIF about the possibility of eminent domain because it is a possibility once you create a TIF, it doesn't mean it's going to happen, but it does, it is a tool available to the elected officials if they so choose to use it. The process for that is to obtain an appraisal and the Village has to make a fair market value offer based on the appraisal that the Village obtains. Obviously the property owner gets an appraisal and they tend to be different, and then there is a negotiation that is undertaken. And a lot of these cases that we have been involved with in the use of eminent domain have resulted in a negotiated settlement where we ended up paying a little more than the first offer, and the property owner takes a little bit less than what they asked for.

COMMISSIONER JENSEN: Have we used eminent domain to basically start accelerating development in a TIF area before?

MR. ENRIGHT: Yes, I think I mentioned that just a few minutes ago. We've used it on several occasions in our TIF districts, yes.

COMMISSIONER JENSEN: Well, I think that's what's causing Mr. Reese, Mr. Heller and others to lose sleep.

MR. ENRIGHT: I understand that, yes.

COMMISSIONER JENSEN: I'm finished.

VICE-CHAIRMAN GREEN: Thank you. Mary Jo?

COMMISSIONER WARSKOW: Yes. I just have a little confusion about the area that's already been approved for development of the high density family housing. So, if we go ahead and recommend and the Village Board approves the TIF district, the EAV, the base EAV is not going to include those houses because they haven't been developed yet and there has been no appraised value, right?

MR. ENRIGHT: That's correct.

COMMISSIONER WARSKOW: Okay. So, then once those houses are sold and developed and they have an appraised value and property taxes are assessed on them, then that additional tax will immediately go into the increment bucket?

MR. ENRIGHT: That's correct.

COMMISSIONER WARSKOW: Okay, thank you.

VICE-CHAIRMAN GREEN: Terry?

COMMISSIONER ENNES: I have another question for Mr. Rychlicki. I hear quite frequently in my profession from people who think TIF is a tax gimme to property owners, either to developers or the existing. Can you just clarify that the taxpayers, either the existing taxpayers in the district and/or the developers that come, they're going to pay their full amount of taxes based on the value of

the property?

MR. RYCHLICKI: That is correct. They will pay, again, property is uniformly assessed in or out of the district. There's uniform taxation. And if the tax bill says $10,000, they're going to pay $10,000. The difference with TIF, the only thing TIF does differently is it's like behind the curtain, that $10,000 goes to the County Treasurer and they will split it. $5,000 would go to that bucket, even though the gentleman is against the bucket concept, it would go to the base taxes.

COMMISSIONER ENNES: Right.

MR. RYCHLICKI: And then the second $5,000 goes to the Village of Arlington Heights TIF fund. And there again, those dollars are restricted. They could only be spent within that red area and only for certain costs. And if the Village doesn't spend those dollars or utilize them, they have to give them back. That's another thing, that's why you do an annual audit. If you don't have a use for those dollars, they have to be returned.

COMMISSIONER ENNES: Those development dollars then, when you have an area like we have here which is an older area, we have a lot of vacancy, we have some good thriving businesses, taxpayers who are investing in their property, they have viable businesses, they've been here for decades and they'd like to be here for decades more, so they're going about this, but there is other property that needs development. And as the one gentleman discussed, there are some properties that are deteriorated and it's hard to develop next to those. The money that goes into the TIF bucket, does that actually serve as an incentive, something that makes it easier for a taxpayer in the district who wants to sell his property to move on to sell that property?

MR. RYCHLICKI: That could happen. That's one of the things that we've seen. And again, it depends on the situation. But you're right. I mean we've had experience in cases where a location in a TIF can be viewed as advantageous because of the fact that there is another source of income or assistance in order to make something happen, whether it's an improvement in the property.

COMMISSIONER ENNES: Right.

MR. RYCHLICKI: Whether it's a change in the use, whether it's infrastructure. It's one of the things about TIF, I have to say in fairness, you know, rather than impose like a special service area tax which is actually an additional tax on your bill for infrastructure, a TIF as we indicated in our presentation, there are certain infrastructure issues here, which benefit the whole area, not just one or two properties but the whole area. And TIF is a mechanism that would allow the Village to address some of those infrastructure issues without really increasing the tax rate but taking the increases

in value and utilize that for an area-wide benefit.

I mean that's one of the things when you say, you know, can TIF work, can it be successful? If they're working on almost 300 of these, you know, we've seen, you know, a mixed bag of these programs. But the successful TIFs that seem to work have a vision, you know, there is a policy, there is a vision for how money should be spent in that area which, you know, the Village has in this case. And secondly, you've got kind of a focused area that you've taken some time to study and you believe there might be some upside there.

Now, remember, if over time, if the market doesn't agree, you know, the TIF does have to be closed down then. It doesn't run forever.

COMMISSIONER ENNES: And there's plenty of examples of TIFs that have.

MR. RYCHLICKI: Yes.

COMMISSIONER ENNES: Areas like Harvey on the south side of the county where they don't work.

MR. RYCHLICKI: Unfortunately, yes. Unfortunately.

COMMISSIONER ENNES: One other question in regard to this. Other property owners in the area who aren't in the TIF district, their taxes aren't going up because of any discount that's being given because there isn't a discount.

MR. RYCHLICKI: No.

COMMISSIONER ENNES: They could go up in view of the fact that, because of the fact that the school districts or other taxing bodies in the district aren't getting that additional revenue that's coming in, if they are passing programs that require additional funding, then that is getting spread around to other taxpayers?

MR. RYCHLICKI: That is correct. That is correct. But again --

COMMISSIONER ENNES: But without the TIF, the development might not be there. It might be there in 30 years or 40 years.

MR. RYCHLICKI: And really that's the policy question is, what you're going to use TIF for is, part of it could be used that there's a determination, what can we do to either jumpstart this area or move it a certain way. Because remember, you know, the Village has certain powers as it relates to zoning, other entitlement powers, this is another arrow in the quiver because it offers financial tools as well.

COMMISSIONER ENNES: That's all I have.

VICE-CHAIRMAN GREEN: Thank you, Terry. Sue?

COMMISSIONER DAWSON: I'd just like to clarify on the eminent domain issue. The creation of the TIF is not creating rights of eminent domain that are separate from rights the Village would

already have, the government already have, correct?

MR. ENRIGHT: Well, it does. I mean --

COMMISSIONER DAWSON: Not different, it's a step towards eminent domain, but the Village has other rights of eminent domain regardless of whether a TIF is here.

MR. ENRIGHT: In other circumstances.

COMMISSIONER DAWSON: So, I just want to make sure that it's clear to everyone that eminent domain exists regardless of whether or not we put a TIF district in place here.

MR. ENRIGHT: For certain items, that's correct.

COMMISSIONER DAWSON: Correct. And the process to eminent is not a quick and simple and it's going to happen behind the scenes. There is public commentary. You want to go through that again just to clarify for everyone?

MR. ENRIGHT: Well, as I mentioned earlier, it requires the Village Board in a public meeting to adopt an ordinance authorizing the Village Manager to file a lawsuit, to file an eminent domain lawsuit in Circuit Court. So, that's obviously public. And then the Village would then hopefully negotiate a price before it goes to trial, but if not, it goes to trial and a jury decides the value of the land, and the Village has to either accept to pay that or forfeit the lawsuit and then pay the attorney's costs for the other side. So, and any settlement would have to be approved by the Village Board in acquisition of the property in a public board meeting as well.

COMMISSIONER DAWSON: Right. So, there's plenty --

MR. RYCHLICKI: This gets dangerous if I play attorney and I'm not. But as I understand it, in any eminent domain proceeding, the owner has all the rights of due process available under the law. And that goes to the things Bill mentioned. And so it goes to notifications, the right to legal representation, the right to either court proceedings or trial, and payment of costs as determined. So, there is due process that attaches. It's not like a quick take, even some of the quick take stuff has, it cannot get around the fact that the owner of the property, this is still United States of America, they have the right to due process and all the protections that are associated with due process underneath both the Constitution of Illinois and the Constitution of the United States.

COMMISSIONER JENSEN: If I can get some clarification? And I do defer to our counsel here because, you know, I respect that you're a lawyer and you know the law. But I want to make sure I understand the point you just made and give an example.

So, if the Village decides that they'd like to have Mr. Reese's property for another developer, they can do that now? That's what you're saying, and the TIF is irrelevant? The Village can basically claim any property they want through eminent domain and they

can force people out, it may be a long process, but the TIF doesn't either facilitate it or hinder it is what I hear you saying.

COMMISSIONER DAWSON: What I'm trying to clarify is that there are rights of eminent domain. I don't know specifically all of those rights and all of the criteria. But the Village has rights of eminent domain provided they meet certain criteria and certain situations.

So, the TIF, from my experience, now I have been through the eminent domain process as an attorney, not specifically in this exact situation, but I have been through the process so I am familiar with it, I'm not going to say that I'm an expert in this area, but my understanding is that some of the criteria that exist that allows you to create a TIF is similar to the criteria that is necessary in an eminent domain process. Correct? The blighted area and all of those same criteria?

MR. ENRIGHT: No, I mean here is an example of where the Village used eminent domain that had nothing to do with the TIF district. It was this improvement right down here on Davis and Arthur with, you know, the new crossing over the railroad tracks and the widening of that intersection and so on and so forth, the turn lanes. There was some property that had to be, the Village had to file an eminent domain suit against one of the property owners to acquire several feet of land, I forgot the total amount. And there was a back and forth, and finally we had a negotiated settlement. It took quite a while, but that was an instance that was not a TIF district but it was for a public roadway. So, the Village had the authority to build a public road.

If we wanted to build a, you know, public police station or if we wanted to build a sewer line that needed to go through an area to service the general public, those are instances, my understanding is that we could use condemnation authority. But for redevelopment purposes, in Illinois, it's my understanding that you can only do that if it's in a blighted area or a conservation area. I don't know about business districts --

MR. RYCHLICKI: It's the same.

MR. ENRIGHT: Business districts as well, but we've never used those and we're not contemplating that. So, there may be other instances but it's not the same as a roadway.

COMMISSIONER DAWSON: Right. And that's, right, my understanding. But I just wanted to make sure everyone also understood that there's public hearing, there's due process. This isn't something that's going to happen overnight. And I've repeatedly heard the Village state that's not the intention and that whole, to me and from my perspective, the whole fact that we put in place specifically which was not something that was created up here but came from the Village as

a recommendation, to allow people to re-tenant and re-lease their space. That doesn't seem to me to be the intention here that we're just going to walk in and wipe out buildings and put up big buildings. I don't think that's the intention, at least that's my experience with the Village.

That might be something that's allowed under the TIF, and you can't say whether or not it's going to happen. But we're certainly not creating a TIF so that we can knock down everyone's, take everyone's property and put up new buildings. I'm not asking you to answer the question. I'm just saying that that's my opinion.

VICE-CHAIRMAN GREEN: Thank you, Sue. John?

COMMISSIONER SIGALOS: A good portion of this area within this TIF has the recent single-family home residential component that's moving forward. Have there been any other developers that have come forward to date that expressed interest in this area?

MR. ENRIGHT: There have been developers that have asked about it, and they are interested to see whether or not there is going to be a TIF district to help with these extensive public improvements and the costs to redevelop property. You know, there's other unknown costs like environmental remediation, who knows what those costs will be, because of the past uses here. So, yes, there have been developers interested, and if there is a TIF district, the Village plans on, you know, marketing the area to multiple developers throughout the region.

COMMISSIONER SIGALOS: And you expect that if this TIF district is approved, that would encourage developers to move forward in this area?

MR. ENRIGHT: Yes.

COMMISSIONER SIGALOS: And my last question is looking at the boundaries here, why is there, the one structure, I think it's the VFW Hall on the corner there?

COMMISSIONER DAWSON: Legion Hall.

COMMISSIONER SIGALOS: Or Legion Hall. Why is that not part of the TIF district?

MR. ENRIGHT: Well, we're, that's a property that the Arlington Heights Park District has a site reservation. So, if it ever became available for sale, the Park District could exercise their rights to purchase it and add it into their park. The reason that's kind of bifurcated is there is no plan to do anything with that. There would be no use for it other than the park, and the Park District, we're basically deferring to the Park District to decide if they ever want to approach the Legion to buy that. But I think if the Legion went to the Park District and said we're willing to sell, the Park District would certainly sit down and talk.

But the park itself just adjacent to the south,

the reason that was included in the TIF is the possibility of using that area for underground storm water detention. Because as Bob alluded to earlier, one of the issues that the area is, you know, encountering throughout the older part of town is, a lot of this town didn't develop with storm water detention.

COMMISSIONER SIGALOS: Right.

MR. ENRIGHT: And this is certainly one of those areas. So, any new development here would be required to have some sort of detention and that was brought in to the TIF and we talked to the Park District director about that. And obviously, any future use of that property for dual use, which we've done a lot of times in the Village where we have dual use where it's a park and a detention facility, in this case we'd probably want to do it underground so that there could, you know, there is no, you know, water issues with things and so forth. But that would be subject to future discussions with the Arlington Heights Park District.

COMMISSIONER SIGALOS: Okay. Thank you, that's all I have.

VICE-CHAIRMAN GREEN: Thank you, John. Jay?

COMMISSIONER CHERWIN: Yes, sir. So, thank you, and thank you for all the public comments. Just a couple of follow-up questions. One was, you had mentioned single family within the TIF. I didn't see for the proposed land use that there was single family. I thought like moderate and then high density. Is that right or am I missing something here, Bill?

MR. ENRIGHT: You're right. The single-family platted lots were approved in 2007 as part of the redevelopment of Arlington Market. That developer went bankrupt, and then the economy went bankrupt and nothing happened there for years other than he put in some infrastructure, some of which you can see in the roadways as well as some underground utilities. But the reason, but that property is actually zoned moderate density R-6.

COMMISSIONER CHERWIN: Right.

MR. ENRIGHT: Because of the density of, it's not high density but there are 55 platted single family lots which is more dense than a typical single family neighborhood, about two and-a-half times that. So, technically, because of the number of units, because they're 28-foot wide lots versus a standard 70-footer in Arlington Heights, although the center part of town gets down to 50 in some cases, but because of the narrow lots and kind of the urban, you know, style of development that they're hoping to do here, that requires the R-6 zoning which is commensurate with the moderate density designation.

COMMISSIONER CHERWIN: Would you mind just putting up that last page that shows the proposed land use? So, I think it's the next one, one of the, the last page I think of your document. Is that

on the slide? Or maybe it wasn't, maybe I just have it in the redevelopment.

MR. ENRIGHT: It was in the plan.

MR. RYCHLICKI: In the plan, yes.

MR. ENRIGHT: It's not in the slides.

COMMISSIONER CHERWIN: Okay. And that's what I'm looking at just to give me the, because, I'm sorry, I think it goes back, you know, I know there was some comment along eminent domain and, you know, I don't want to chime in from a legal perspective. I mean I realize, and I haven't read Kelo in a while but I realize that in terms of economic development, you guys would have that authority to take the property with of course we talked about due process and fair compensation. But I think, you know, as I look at the redevelopment plan, I have, you know, and I look at whether this is, you know, appropriate for the TIF, you know, I have to consider that in order for them to realize the increment, there's going to have to be a significant change in the lay of this land. And I don't see that happening, I don't see the increment getting there and to be able to work towards the $35 million budget or so which was projected without significantly recharacterizing the uses along that western edge.

And I mean that's my biggest concern is because we do have a lot of businesses that are currently in place. We have Heller Lumber here. We talked about, yes, they can stay there technically, but I think if this development is going to be successful in the eyes of the folks who are going to be developing it, if a private developer comes in, that's, you know, I think it's just unlikely that they're going to look at those existing businesses along Hickory Avenue to remain in their existing state or to even be improved in order to realize the full increment that I think the Village would be looking to get from that area. So, I think that's, you know, that's just the point I want to make.

I don't want to be misleading or, you know, even though they may have the right to be there right now, I think the full intent of this, I can't see it happening without significantly changing the character of this property. And that would include, probably from a developer's perspective, changing those businesses in Hickory Avenue to be more in line with what we see as the proposed land use map which is, where the lumber yard is now, it looks like that high density multi-family, and to the east of it would be the high density and then the moderate density multi-family along Hickory, which would basically mean that those businesses would eventually go away. And I think that's the likelihood that we have to just consider as we're considering the TIF.

And then the other thing I'd say is was there any thought given to, you know, I've mentioned before about, you know, we

had under market conditions development immediately to the north, development immediately to the south, was there any consideration given to a smaller TIF that would be in excess of the 1.5 acres but would maybe not disrupt the businesses along Hickory Avenue and just look at that larger parcel where that Arlington Market used to be?

MR. ENRIGHT: The intent of the Hickory/Kensington Plan was to look at the whole area. And the policy plan, which is basically effectively the Hickory/Kensington Plan, which the Plan Commission recommended approval of and the Board obviously adopted, was to change the whole area that we're looking at. And that is the policy document that has been approved. So, that policy statement and that decision has already been made and it's already started to be implemented through the rezoning of the properties which was another series of public hearings that the Plan Commission recommended approval of and the Board adopted. And now we're at the other component of trying to redevelop property and that's the financial incentives to do it.

And it's not just incentivizing developers, it's also giving the Village a tool to build these public infrastructure improvements. They're quite extensive. The downtown, you know, we have three public parking garages. Developers weren't going to build those on their own because those were public garages for the whole downtown. Obviously, some of the businesses or the developments that happened concurrent benefitted from those as well. But without the TIF, the Village would never have had money to pay for those garages, and those garages are critical to the success of downtown.

Similar here, we've got to make public improvements to Hickory, and there's infrastructure costs, there's environmental remediation costs which I'm sure we're going to encounter here. The reintroduction of Campbell Street east to west from Douglas over to Dryden, although the portion from Beverly to Dryden probably won't happen if the Arlington Market single family goes through because they have vested rights in the platted subdivision, but at least the portion from Douglas to Beverly would be reinstituted and that's costly. There's improvements on Kensington as well.

So, there's significant public improvements here, just like there was in the downtown that the Village will have to pay for.

COMMISSIONER CHERWIN: That's it. Thank you, sir.

VICE-CHAIRMAN GREEN: Thank you. I think all the questions I could possibly ask have been answered once or twice here. So, is there a consideration, a motion, additional conversation, discussion?

COMMISSIONER DAWSON: What are we going to be moving for? Just the -- I will make a motion.

VICE-CHAIRMAN GREEN: Thank you, Sue.

A motion to recommend to the Village Board of Trustees approval of the Hickory/Kensington TIF Redevelopment Plan and Project and related ordinances establishing a tax increment financing district.

VICE-CHAIRMAN GREEN: Is there a second to that motion?
COMMISSIONER SIGALOS: I'll second that.
VICE-CHAIRMAN GREEN: Any comments or discussion? Could we have a roll call vote, Bill?
MR. ENRIGHT: Commissioner Jensen.
COMMISSIONER JENSEN: Yes, but with comment.
MR. ENRIGHT: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes, with comment.
MR. ENRIGHT: Commissioner Ennes.
COMMISSIONER ENNES: Yes.
MR. ENRIGHT: Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. ENRIGHT: Commissioner Dawson.
COMMISSIONER DAWSON: Yes.
MR. ENRIGHT: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. ENRIGHT: And Vice-Chair Green.
VICE-CHAIRMAN GREEN: Yes. Lynn, your comment?
COMMISSIONER JENSEN: Well, I think that, you know, the Staff and the consultants have done a great job of laying out what this area could look like and I think they need to be commended. What I would say to primary the Board is I think we need to be very forthcoming to the business owners who are in that area. There's a little bit of tension in what we've communicated to them. On the one hand, we've told them, or at least they've been led to believe they can be in those places in perpetuity and they can lease it out in perpetuity. In fact, that was the language that was used here.

On the other hand, we can't realize this wonderful plan if that happens. And so, there's some tension there between those comments. And this is the first time I've heard quite that bluntly that eminent domain not only can be used, it has been used by the Village on a number of occasions. So, I think we need to be very forthcoming and be a little bit both circumspect in what we say to the people who are there. Because I'd hate to be in a position where we basically approved this, and the Village Board approves it, and then five years down the road we basically use eminent domain and we transfer the property in essence from one private entity to a developer. Hopefully there would be fair compensation.

So, I just think we need to be honest and forthcoming, whatever the action the Board takes on this.

VICE-CHAIRMAN GREEN: Thank you, Lynn. Mary Jo?

COMMISSIONER WARSKOW: Yes. I'm very supportive of the end use of this area. I like the idea of something so close to the train station being higher density, being a walkable community, already having Mariano's and Walgreen's there.

I feel the same way as Lynn. I have a lot of, you know, these businesses have been in Arlington Heights for years and they have been contributing to the tax base for years. So, I want to see them get their due for making that contribution all along.

What I just want to be sure about is that everybody understands that the money from this increment is not just about development and new retail or housing. But it's also about infrastructure that benefits everyone. And of particular interest, although I don't live in this area, I do live in an area of combined sewers, and that's something that could be remediated with the funds for this. So, I do want people to understand there is benefit for people outside of the district for this financing.

VICE-CHAIRMAN GREEN: Thank you. Any other comments? Our recommendation has been to approve. It will be passed on to the Village Board of Trustees in, what was the date, Bill?

MR. ENRIGHT: It's likely going to be July 7th.

VICE-CHAIRMAN GREEN: On July 7th.

MR. ENRIGHT: The week prior to that, it will be posted on the Village website, the Friday before the 7th, the agenda is posted. Or you can call the Planning Department a week in advance.

VICE-CHAIRMAN GREEN: Thank you. So, thank you all for coming tonight. Is there any additional business here?

MR. ENRIGHT: Just one other item. There were no, for the record, no written comments submitted to the Village regarding this proposal.

VICE-CHAIRMAN GREEN: Great. I just want to thank you guys. It was a great presentation. I think the information was one hundred percent. So, thank you, Bob. Great job.

COMMISSIONER DAWSON: Do we need a motion to adjourn?

MR. ENRIGHT: The meeting hasn't adjourned yet.

VICE-CHAIRMAN GREEN: Is there a motion to adjourn?

COMMISSIONER DAWSON: Is there other business?

MR. ENRIGHT: I just want to mention that the Plan Commission will be meeting on the 25th. Joe will be back, and then we have three projects on that night, two land use variations and a minor amendment to a subdivision plat.

VICE-CHAIRMAN GREEN: Anything else?

COMMISSIONER JENSEN: I move we adjourn.

COMMISSIONER DAWSON: Second.

VICE-CHAIRMAN GREEN: All those in favor say aye.

(Chorus of ayes.)
VICE-CHAIRMAN GREEN: This meeting is adjourned.
(Whereupon, the meeting was adjourned at 9:13 p.m.)

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

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

_____
RONALD LeGRAND, JR.

SUBSCRIBED AND SWORN TO
BEFORE ME THIS _____ DAY OF
_____, A.D. 2014.

_____
NOTARY PUBLIC

MEMORANDUM

To: *Chairman Lorenzini and Members of the Redevelopment Commission*

From: *Bill Enright, Deputy Director of Planning and Community Development*

Date: *June 4, 2014*

Subject: *Redevelopment Commission Public Hearing: June 11, 2014*
▪Proposed Village of Arlington Heights Tax Increment Financing District
Hickory Kensington Redevelopment Plan

Please find attached the proposed Hickory Kensington TIF District Redevelopment Plan and Project. Also attached are three proposed Ordinances which would establish the TIF District if approved. The purpose of the Redevelopment Commission is to conduct a public hearing to consider the Redevelopment Plan, proposed Ordinances, and the recommendation of the Joint Review Board (also included). The Redevelopment Commission, and the Joint Review Board, are advisory to the Village Board of Trustees.

Background

In 2012, the Village held numerous public meetings with property owners and nearby residents to discuss the Hickory Kensington Area Plan. The Plan, which was approved by the Village Board in January 2013, amended the Village's Comprehensive Plan setting forth Goals and Objectives and specific Recommendations and Actions to implement the Plan. Recommendation #4 was to rezone the area to allow for residential and mixed use development up to five floors. The Village Board subsequently rezoned the area in June 2013, again after numerous public meetings.

Recommendation #7 is to evaluate the use of Tax Increment Financing to provide a mechanism to assist with redevelopment, including the provision of extensive public infrastructure in support of future redevelopment. The Village Board in July 2013, authorized hiring Kane McKenna and Associates to conduct a Qualification Report to determine if the area qualified as a Tax Increment Financing District pursuant to State law. The report was presented to the Village Board in November 2013, at which time the Board authorized Kane McKenna to draft the TIF Redevelopment Plan and for staff to commence the public process to consider a TIF District. A public meeting was held on April 2, 2014 as required by State Statute, in order to provide information on the proposed TIF District, to property owners within the proposed TIF District and the taxing districts. The meeting was attended by approximately 20 persons. Further, on April 21, 2014 the Village Board adopted Ordinance 14-011, fixing the time and place for the Redevelopment Commission public hearing.

Summary

As outlined in the Redevelopment Plan and Project, the project area qualifies as a "conservation area" as more than 50% of the buildings are at least 35 years old and the area meets at least three of the qualifying criteria. It was found that 6 factors are present in the proposed TIF area those being: Lag In Equalized Assessed Valuation; Lack of Community Planning; Deleterious Land Use; Inadequate Utilities; Deterioration; and Obsolescence.

The Joint Review Board, consisting of the various taxing districts, met on May 7, 2014 and held a public meeting to evaluate the Plan and qualifying factors and has determined that the area does qualify as a conservation area as a TIF District. The Resolution (findings) of the JRB are included in the electronic packet.

As mentioned, the purpose of the Redevelopment Commission is to hold the public hearing to consider the TIF District Plan and to evaluate the Plan and whether or not the area meets the qualifying factors identified in the Plan. As outlined in the Plan, the area does qualify as a TIF District, and given the economics involved in redeveloping the project area, in particular the extensive infrastructure costs, it is recommended that the Village establish a TIF district to accomplish the goals and objectives set forth in the Plan.

Recommendation

It is recommended that the Redevelopment Commission determine that the area qualifies as a conservation area and recommend approval of the Village of Arlington Heights Hickory Kensington TIF District Redevelopment Plan and Project and related Ordinances establishing a Tax Increment Financing District.

C: Bill Dixon, Village Manager
Charles Witherington Perkins, Director Planning and Community Development

DRAFT dated 2/5/14

VILLAGE OF ARLINGTON HEIGHTS
REDEVELOPMENT PLAN AND PROJECT
TAX INCREMENT FINANCING
HICKORY/KENSINGTON TIF DISTRICT

Jointly Prepared By:

Village of Arlington Heights, Illinois

And

Kane, McKenna and Associates, Inc.

FEBRUARY, 2014

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EXHIBITS

Exhibit 1	-	Boundary Map
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Exhibit 3	-	TIF Eligibility Report
Exhibit 4		Proposed Acquisition Map
Exhibit 5	-	Existing Land Use Map
Exhibit 6	-	Proposed Land Use Map

I. INTRODUCTION

In the context of planning for the Hickory/Kensington Redevelopment Project Area, the Village has initiated actions related to the study of the Redevelopment Project Area (the "RPA") in its entirety to determine whether it qualifies for consideration as a Tax Increment Financing ("TIF") District.

The Village of Arlington Heights is located approximately twenty-five (25) miles northwest of the City of Chicago's "Loop". The municipality is located east of Route 53 and north of I-90. The Village is bounded by the municipalities of Long Grove and Buffalo Grove on the north, Prospect Heights and Mount Prospect on the East, Elk Grove Village to the South and Rolling Meadows to the west.

The Village was incorporated in 1887. According to the 2010 Census, the population of the Village is 75,501. Over half of the Village's land distribution is designated to residential uses.

The Village produced its first Comprehensive Plan in 1960 and has revised it several times. The most recent version was updated in 1997. In the Village's amendment to its Comprehensive Plan in 1991 the Village designated an area known as the Hickory/Kensington area (the "Village Planning Area") as a redevelopment area as part of its Comprehensive Planning Program. In 1993, the Village approved the Hickory/Kensington Redevelopment Plan which outlined goals and objectives for the future of the Village Planning Area (the "Hickory/Kensington Redevelopment Plan"). The Village Planning Area has since the adoption of the Hickory/Kensington Redevelopment Plan experienced the development of the Mariano's site which is not included as part of the RPA. In January, 2013, the Village approved the Hickory/Kensington Area Plan (the "Hickory/Kensington Area Plan") in order provide an analysis of current conditions and propose a vision for the remainder of the Village Planning Area.

The RPA includes an area that is located just southeast of the Village's downtown area and immediately to the north of the Union Pacific railroad line and Northwest Highway. The area generally consists of buildings along the eastern, western and southern part of the proposed RPA with underutilized property that has been improved with streets and utilities in the northern and eastern part of the proposed RPA. On the north, the proposed RPA is bounded primarily by Wing Street and Miner Street and by certain commercial properties north of Wing Street along Hickory Avenue and on the south, primarily by Kensington Road in the eastern part of the proposed RPA and Northwest Highway in the western part of the proposed RPA. On the east, the proposed RPA is bounded by certain residential rental housing and an office development on Dryden Avenue as well as certain properties located on Northwest Highway located just west of Beverly Lane and on the west, primarily by Douglas Avenue.

The RPA consists of approximately thirty five (35) acres (of which approximately twelve (12) acres are existing public right of way/streets and park land), with one hundred fourteen (114) tax parcels and twenty-six (26) buildings.

The proposed RPA currently consists of a variety of land uses. A significant portion of the proposed RPA was at one time occupied by industrial users with access to the Union Pacific Railroad. Certain portions of the proposed RPA were then redeveloped for commercial uses. The improvements within the RPA consists generally of buildings along the eastern, western and southern part of the proposed RPA. The central portion of the RPA includes a stalled residential development and proposed commercial uses along Dryden Avenue that were also not implemented.

Conditions such as: obsolescence, deterioration, lag in equalized assessed valuation (EAV) growth, deleterious land use, inadequate utilities and lack of community planning were identified and have been documented pursuant to site visits and Village review.

The RPA may be suitable for reuse if there is coordination of redevelopment activities by the Village. Under this Redevelopment Plan and Project and as part of its comprehensive economic development planning including but not limited to the Hickory/Kensington Area Plan adopted by the Village in 2013, the Village intends to attract and encourage mixed uses to locate, upgrade, expand and/or modernize their facilities within the Village and to reinvest in the RPA. The Village has undertaken an initiative, through the designation of the RPA, to redevelop the property and, in doing so, stabilize and expand benefits to the community and affected taxing districts.

A. The Redevelopment Plan

The Village recognizes the need for implementation of a strategy to revitalize existing properties within the boundaries of the RPA and to stimulate and enhance private development. Private investment attraction and redevelopment of properties are key components of the strategy. The needed private investment may only be possible if tax increment financing (TIF) is adopted pursuant to the terms of the Tax Increment Allocation Redevelopment Act (the "Act") Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1 et seq., as amended. Incremental property tax revenue generated by redevelopment activities will play a decisive role in encouraging private redevelopment. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts which encompass the area in the form of a significantly expanded tax base.

The designation of the area as a Redevelopment Project Area will allow the Village to address area deficiencies including (but not limited to):

- Providing viable uses/redevelopment for the property located within the RPA;

- Establishing a pattern of land-use activities that will increase efficiency and economic relationships, especially as such uses complement adjacent uses and other Village redevelopments;

- Providing infrastructure that is adequate in relation to Village redevelopment plans;

- Coordinating and providing adequate storm water management for portions of the Redevelopment Project Area;

- Providing of roadway and traffic improvements within the RPA including the continued review of ingress and egress requirements that satisfy area circulation, parking and connections to major arterials;

- Providing for the improvements and/or rehabilitation of structures;

- Coordinating and providing adequate parking for all redevelopments;

- Improving area appearance through landscape, streetscape and signage programs; and

- Entering into redevelopment agreements in order to include the redevelopment of property and/or to induce new development to locate within the RPA.

A map of the RPA boundaries is included in Exhibit 1 and is a part of this Redevelopment Plan and Project. The area on the whole would not reasonably be anticipated to be redeveloped in a coordinated manner without the adoption of a Redevelopment Plan and Project. The Village, with the assistance of Kane, McKenna and Associates, Inc. has commissioned this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA will become a more viable area that will attract private investment. The public investment will assist in the redevelopment of the area with private capital and provide for increased valuation of the property.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the Redevelopment Plan and Project. Also pursuant to the Act, the area is not less in the aggregate than 1½ acres.

Through this Redevelopment Plan and Project, the Village will serve as the central force for marshaling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts which encompass the RPA in the form of a stabilized and expanded tax base and creation of new employment and investment opportunities within the Village as a result of new private redevelopment in the area.

B. Summary

It is found and declared by the Village, through legislative actions as required by the Act, that in order to promote and protect the health, safety, and welfare of the public, that certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken; and, to alleviate the existing adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas.

Public/private partnerships are determined to be necessary in order to achieve redevelopment goals. Without the redevelopment focus and resources provided under the Act, the redevelopment goals of the Village would not reasonably be expected to be achieved.

It is found and declared by the Village that the use of incremental tax revenues derived from the tax rates of various taxing districts in the Redevelopment Project Area for the payment of redevelopment project costs is of benefit to the taxing districts. This is because these taxing districts whose jurisdictions are included in the Redevelopment Project Area would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Redevelopment Plan and Project pursuant to 65 ILCS Section 5/11-74.4-3(n)(5) of the Act, that this Redevelopment Plan and Project will not result in the displacement of 10 or more inhabited residential units. Therefore, this Redevelopment Plan and Project does not include a housing impact study.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA.

Redevelopment of the RPA is tenable only if a portion of the improvements and other TIF eligible costs are funded by TIF revenues.

II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

The Redevelopment Project Area legal description is attached in Exhibit 2.

III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

The following goals and objectives are presented for the RPA in conformance with the Village's amendment to its Comprehensive Plan in 1991 whereby the Village designated the Village Planning Area as a redevelopment area as part of its Comprehensive Planning Program and this area plan was amended in 1993, 2005 and 2013.

A. General Goals of the Village

The Comprehensive Plan for the Village established many goals and policies for future development of the Village. In particular, the Land Use Goals and Policies and the Economic Development Goals and Policies apply to the Redevelopment Project Area by guiding future decisions which implement the Comprehensive Plan. The specific goals and objectives were developed for redevelopment areas and for corridor study areas, which includes the Hickory/Kensington area. The Village designated the Village Planning Area based on the following vision statement with the Redevelopment Plans Goal and Objectives which should be used to guide efforts to redevelop the RPA as set forth in the Comprehensive Plan and the Hickory/Kensington Area Plan.

Redevelopment Plan Vision Statement: *To create a vibrant, mixed use neighborhood which compliments the Village's downtown area, provide new housing and commercial opportunities in a walkable pedestrian friendly environment.*

B. Specific Objectives for the RPA Identified in the Hickory/Kensington Area Plan

The following goals and objectives are presented for the RPA in accordance with the Village's Comprehensive Plan (including any amendments thereto) and the Hickory/Kensington Area Plan. The Redevelopment Plan and Project also conforms to the Village's Comprehensive Plan.

A) Create a walkable, vibrant neighborhood providing access to parks, schools, commercial amenities and the downtown area.

B) Expand upon recent new development transitioning the area to multi family residential, commercial and mixed use.

C) Enhance the tax base by providing contemporary and compatible commercial and residential development.

D) Provide new housing opportunities at various income levels consistent with Village policies.

E) Work with existing viable businesses to locate within new commercial areas or relocate to compatible areas zoned for said uses.

F) Eliminate blighted conditions through redevelopment.

G) Enhance the aesthetics of the area to create a positive sense of place.

H) Construct infrastructure improvements as needed including but not limited to public parking, storm water detention, sewer and water systems, streets, sidewalks, relocation or burial of overhead utilities.

I) To encourage sustainable development including but not limited to the use of bioswales for storm water development, green buildings and energy efficient street lighting.

J) Develop an architectural vision that is unique to the area.

Source: Page 12, "Hickory/Kensington Redevelopment Plan", Village of Arlington Heights

Also, more specific descriptions of the goals and objectives developed for the RPA are in the Hickory/Kensington Area Plan.

C. Purpose of RPA Designation

The purpose of the RPA designation will allow the Village to:

A) Reduce or eliminate certain factors that contribute to conservation area conditions present within the area;

B) Assist in coordinating redevelopment activities within the RPA in order to provide a positive marketplace signal;

C) Assemble sites for redevelopment through appropriate land assemblage techniques including: the removal of deteriorated and/or obsolete buildings;

D) Provide certain public improvements in order to facilitate redevelopment of the project area, which may include improvements to water, storm sewer, sanitary sewer and other utilities as necessary;

E) Provide sufficient ingress and egress to the area for both vehicles and pedestrians;

F) Reduce or eliminate negative factors as more fully described in the TIF Eligibility Report;

G) Enter into redevelopment agreements for the rehabilitation or construction of improvements in accordance with this redevelopment plan;

H) Accomplish redevelopment over a reasonable time period;

I) Provide for high quality development within the RPA;

J) Provide for an attractive overall appearance of the area;

K) Return the property to productive reuse; and

L) Increase goods and services and tax revenues produced by the RPA.

M) To maintain and enhance existing affordable housing within the RPA.

N) To work with existing businesses regarding relocation within the Village or nearby.

The implementation of the Redevelopment Plan and Project will serve to improve the physical appearance of the RPA and contribute to the economic development of the area. The implementation of the RPA will provide new employment opportunities for the community and Village residents.

IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA AND ASSESSMENT OF FISCAL IMPACT ON AFFECTED TAXING DISTRICTS

A. Evidence of the Lack of Development and Growth Within the RPA

As found in Exhibit 3 of this Redevelopment Plan and Project, the RPA has suffered from certain impediments to redevelopment. The area has not in recent years benefited from significant private investment and/or development. As a result, the RPA is not likely to gain in value without encouragement by the Village.

The Equalized Assessed Valuation (EAV) for the proposed RPA derived over the last five (5) years is reflected below.

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Redevelopment Project Area

Assessment Year	Equalized Assessed Valuation	% increase (decrease) over previous year
2012	$ 9,636,936	-16.53%
2011	$ 11,545,621	-14.61%
2010	$ 13,520,380	-11.28%
2009	$ 15,239,797	0.92%
2008	$ 15,100,704	-1.18%
2007	$ 15,280,802	---

Source: Cook County Assessor's Office

Balance of the Village of Arlington Heights

Assessment Year	Equalized Assessed Valuation	% increase (decrease) over previous year
2012	$ 2,850,321,619	-7.52%
2011	$ 3,082,223,368	-8.97%
2010	$ 3,386,121,601	-8.09%
2009	$ 3,684,016,233	2.05%
2008	$ 3,609,966,974	7.09%
2007	$ 3,371,108,698	---

Source: Cook County Assessor's Office

The equalized assessed valuation (EAV) for the RPA has increased at an annual rate that is less than the annual rate for the Village for five (5) of the last five (5) years.

CPI	Percent
2012	2.1%
2011	3.2%
2010	1.6%
2009	-.4%
2008	3.8%

Source: Illinois Department of Labor

The EAV for the RPA has also trailed behind the Consumer Price Index (CPI) for four (4) of the last five (5) years.

The RPA evidences deleterious land use, inadequate utilities, lack of community planning, obsolescence and deterioration among other factors.

B. Assessment of Fiscal Impact on Affected Taxing Districts

It is not anticipated that the implementation of this Redevelopment Plan and Project will have a negative financial impact on the affected taxing districts. Instead, actions taken by the Village to stabilize and cause growth of its tax base through the implementation of this Redevelopment Plan and Project will have a positive impact on the affected taxing districts by arresting potential assessed valuation declines.

It is not anticipated that the RPA will require increased services from any affected taxing districts except by the Village, Arlington Heights School District No. 25, and Township High School District No. 214. Though strategies will be encouraged to promote growth via private investment within the area, specific objectives are geared to stabilize the RPA's existing strengths and revitalize the RPA's redevelopment potential. Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient surplus funds, which funds are neither expended nor obligated, as provided by the Act, to assist affected taxing districts in paying the costs for the increased services.

Any surplus Special Tax Allocation Funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the Village, after all TIF eligible costs either expended or incurred as an obligation by the Village have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the Village as provided by the Act.

An exception to the tax-sharing provision relates to the Village's utilization of TIF funding to mitigate the impact of residential development upon school districts. In such cases, the Village will provide funds to offset the costs incurred by eligible school districts in the manner prescribed by 65 ILCS Section 5/11-74.4-3(q)(7.5) of the Act. (Refer to Section VII of this Report, which describes allowable TIF project costs.

V. TIF QUALIFICATION FACTORS EXISTING IN THE REDEVELOPMENT PROJECT AREA

A. Findings

The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies as a TIF district as a "conservation area" under Illinois law. Refer to the TIF Eligibility Report, (Exhibit 3) which is attached as part of this Plan.

B. Eligibility Survey

The RPA was evaluated in September, 2013, and continuing to the date of this Redevelopment Plan and Project by representatives of Kane, McKenna and Associates, Inc., (KMA) and Village staff. Analysis was aided by certain reports obtained from the Village and other sources. In KMA's evaluation, only information was recorded which would directly aid in the determination of eligibility for a TIF district.

VI. HOUSING IMPACT STUDY IN THE REDEVELOPMENT PROJECT AREA

The RPA was studied in order to determine if a housing impact study would need to be conducted pursuant to the TIF Act. It is further found, and certified by the Village, in connection to the process required for the adoption of this Plan pursuant to the Act, that the projected redevelopment of the RPA will not result in the displacement of ten (10) or more inhabited residential units. Therefore, *this Plan does not include a Housing Impact Study*.

VII. REDEVELOPMENT PROJECT

A. Redevelopment Plan and Project Objectives

The Village proposes to realize its goals and objectives of encouraging the development of the RPA and encouraging private investment through public finance techniques including, but not limited to, Tax Increment Financing:

1) By implementing a plan that provides for the attraction of investment to redevelop underutilized property and buildings that are available within the RPA.

2) By constructing public improvements which may include (if necessary):

   i. Street and sidewalk improvements (including new street construction and widening of current streets);
   ii. Utility improvements (including, but not limited to, water, stormwater sewer and stormwater management, sanitary sewer projects consisting of construction and rehabilitation, and relocation or burial of overhead utilities as feasible);
   iii. Off street parking (if applicable);
   iv. Signalization, traffic control and lighting;
   v. Landscaping and beautification; and
   vi. Public facilities.

3) By entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of interest rate subsidy as allowed under the Act.

4) By providing for land assembly, site preparation, environmental remediation (if necessary), clearance, and demolition, including grading and excavation as necessary and appropriate.

5) By the redevelopment of certain existing buildings through necessary rehabilitation and improvement of structures, if necessary.

6) By exploration and review of job training programs in coordination with any Village, federal, state, and county programs.

7) By entering into agreements with other public bodies for the development or construction of public facilities and infrastructure.

8) To maintain and enhance existing affordable housing within the RPA.

9) To work with existing businesses regarding relocation within the Village or nearby.

B. Redevelopment Activities

Pursuant to the foregoing objectives, the Village will implement a coordinated program of actions, including, but not limited to, site preparation, clearance, demolition, provision of public infrastructure and related public improvements.

Land Assembly

Property may be acquired, assembled and reconfigured into appropriate redevelopment sites. Properties owned or acquired by the Village may be assembled and reconfigured into appropriate redevelopment sites. It is expected that the Village would facilitate private acquisition through reimbursement of acquisition and related costs through the write-down of its acquisition costs. Such land may be held or disposed of by the Village on terms appropriate for public or private development, including the acquisition of land needed for construction of public facilities or improvements. Relocation activities may also be undertaken by the Village. A proposed acquisition map is attached as Exhibit 4.

Site Preparation, Clearance, and Demolition

Property within the RPA may be improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

Public Improvements

The Village may, but is not required to, provide public improvements in the RPA to enhance the immediate area and support the Redevelopment Plan and Project. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including extension of water mains as well as sanitary and storm sewer systems and detention related improvements;
- Storm water management; and
- Beautification, identification makers, landscaping, lighting, streetscape, and signage of public right-of-ways.

Rehabilitation

The Village may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village code provisions. Improvements may include exterior and façade related work as well as interior related work.

Interest Rate Write-Down

The Village may enter into agreements with owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

Job Training

The Village may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs; and
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

C. General Land Use Plan

Existing land use generally consists of a mix of industrial, retail, commercial and residential uses. The proposed land uses will conform to the Village's Comprehensive Plan (including any amendments thereto). Existing land uses are shown in Exhibit 5, attached hereto and made a part of this Plan. Exhibit 6, attached hereto and made a part of this Plan designates intended general land uses in the Redevelopment Project Area. The land uses will conform to the Comprehensive Plan, as amended, of the Village.

D. Additional Design and Control Standards

The appropriate design controls including any Planned Unit Developments, as set forth in the Village's Zoning Ordinance, as amended, shall apply to the RPA.

E. Estimated Redevelopment Project Costs

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan and Project. Private investments, which supplement "Redevelopment Project Costs", are expected to substantially exceed such Redevelopment Project Costs. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project include:

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, "redevelopment project costs" shall not include lobbying expenses;

    1.1 After July 1,1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;

2. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;

3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;

5. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November, 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the

need for public safety purposes anticipated to result from the implementation of the redevelopment plan;

6. Costs of job training and retraining projects including the costs of 'welfare to work" programs implemented by businesses located within the redevelopment project area;

7. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;

8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

9. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

   a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

      (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;

(ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and

(iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.

b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than $5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

(i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;

(ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and

(iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.

c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply.

Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving

the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

10. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

    The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed $120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

    A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

    Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement

for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;

12. Payment in lieu of taxes;

13. Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;

14. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

    a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;

    b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;

    c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;

    d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;

e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);

f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families

working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

16. Unless explicitly stated herein the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost;

17. After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;

18. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. "Historic Resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

    If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated redevelopment project costs are shown on the next page. It is expected that the redevelopment project costs would be supplemented by or undertaken in conjunction with private investment, and such investment would be in excess of the estimated redevelopment project costs. Adjustments to these cost items may be made without amendment to the Redevelopment Plan and Project.

VILLAGE OF ARLINGTON HEIGHTS
HICKORY/KENSINGTON REDEVELOPMENT PROJECT
ESTIMATED PROJECT COSTS

Redevelopment Cost Items	Estimated Costs (A)
1. Utility improvements including, but not limited to, water, storm, sanitary sewer, traffic management, and road and streetscape improvements	$ 9,000,000
2. Site preparation and demolition, including environmental remediation	$ 5,500,000
3. Land acquisition and assembly costs, including business relocation cost	$12,000,000
4. Public facilities and infrastructure costs (inclusive of capital costs for the Village and other taxing districts	$ 1,000,000
5. Rehabilitation of structures	$ 2,250,000
6. Interest Costs Pursuant to the Act	$ 1,250,000
7. Planning, legal, engineering, administrative and other professional service costs	$ 2,000,000
8. School tuition costs pursuant to the Act	$ 2,000,000
TOTAL ESTIMATED PROJECT COSTS	$35,000,000

(A) All project cost estimates are in year 2014 dollars. In addition to the above stated costs, any bonds issued to finance a phase of the Project may include an amount sufficient to pay customary and reasonable charges associated with the issuance of any obligations as well as to provide for annual interest costs, capitalized interest and reasonably required reserves. Adjustments to the estimated line item costs above are expected. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a total limit on the described expenditures as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the total amount of payment for Estimated Project Costs shall not exceed the amount set forth above, as adjusted pursuant to the Act. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Statute

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from property tax increment revenues, proceeds from municipal obligations, if any, and to be retired primarily with tax increment revenues and interest earned on resources available but not immediately needed for the Redevelopment Plan and Project.

"Redevelopment Project Costs" specifically contemplate those eligible costs set forth in the Act. The majority of development costs will be privately financed, and TIF or other public sources are to be used, subject to approval by the Village Board, only to leverage and commit private redevelopment activity.

The tax increment revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs shall be the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2012 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, special assessments, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

G. Nature and Term of Obligations to be Issued

The Village may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its powers pursuant to the Illinois State Constitution.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three (23) years after the date of adoption of the ordinance approving the Redevelopment Project Area. The actual date for such retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year, occurring after adoption of the Ordinance which establishes the RPA. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan and Project. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan and Project, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

H. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area

The most recent estimate of equalized assessed valuation (EAV) for tax year 2012 of the property within the RPA is approximately $9,636,936 for the RPA. The Boundary Map, Exhibit 1, shows the location of the RPA.

I. Anticipated Equalized Assessed Valuation (EAV)

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the Redevelopment Project Area will be approximately $30,000,00 to $40,000,000.

VIII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding.

Particular redevelopment projects will begin as soon as the specific private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements. Depending upon the scope of the development as well as the actual uses, the following activities may be included in each phase:

Land Assembly: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site.

Demolition, Site Preparation and Relocation: Existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition and site preparation activities may be necessary for future projects.

Rehabilitation: The Village may assist in the rehabilitation of buildings or site improvements located within the RPA.

Landscaping/Buffering/Streetscaping: The Village may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The provision of necessary detention or retention facilities may also be undertaken by the Village.

Roadway/Street/Parking Improvements: Widening of existing road improvements and/or vacation of roads may be undertaken by the Village. Certain secondary streets/roads may be extended or constructed. Related sidewalk, curb, gutter, and paving improvements could also be constructed as needed.

Utility services may also be provided or relocated in order to accommodate the renovation or expansion of buildings.

Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

Public Safety Related Infrastructure: Certain public safety improvements including, but not limited to, public signage and streetlights may be constructed or implemented.

Interest Rate Write Down: The Village may fund a portion of interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

Professional Services: The Village may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The Village may reimburse itself for eligible administrative costs pursuant to the Act.

Job Training: Certain job training costs or programs as provided for in the Act may be funded as part of redevelopment activities.

Potential Payments to School Districts: The Village may fund payments to School Districts pursuant to the provisions of the Act.

B. Commitment to Fair Employment Practices and Affirmative Action

As part of any Redevelopment Agreement entered into by the Village and any private developers, both will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

C. Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs

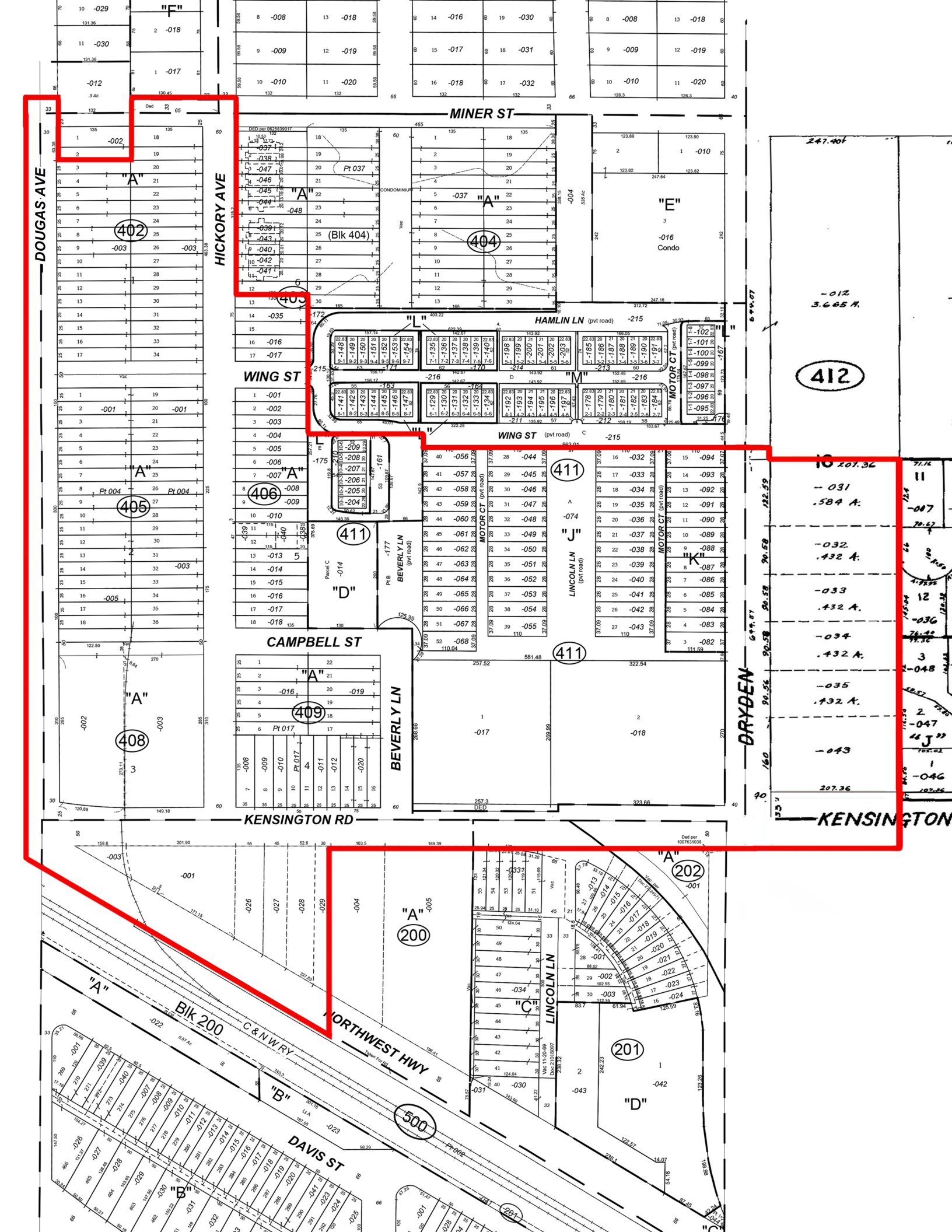
This Redevelopment Plan and Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) years after the year of adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year that the ordinance approving the RPA is adopted.

IX. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT

This Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

EXHIBIT 1

BOUNDARY MAP



MINER ST
DOUGAS AVE
HICKORY AVE
WING ST
HAMLIN LN (pvt road)
WING ST (pvt road)
MOTOR CT (pvt road)
CAMPBELL ST
BEVERLY LN
LINCOLN LN (pvt road)
DRYDEN
KENSINGTON RD
KENSINGTON
NORTHWEST HWY
DAVIS ST
C & N W RY
Blk 200
Blk 404
402
403
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405
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201
202
500
"A"
"B"
"C"
"D"
"E"
"F"
"J"
"K"
"L"
"M"

EXHIBIT 2

LEGAL DESCRIPTION

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

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

Contains 36.0 acres, more or less.

EXHIBIT 3

TIF ELIGIBILITY REPORT

Draft dated February 5, 2014

VILLAGE OF ARLINGTON HEIGHTS

TIF QUALIFICATION REPORT

HICKORY/KENSINGTON TIF DISTRICT

A study to determine whether certain properties within the Village of Arlington Heights located in the area primarily bounded by Wing Street and Miner Street to the north, Northwest Highway and Kensington Road to the south, certain properties located east of Dryden Avenue to the east and Douglas Avenue to the west, qualifies as a conservation area as defined in the Tax Increment Allocation Redevelopment Act of 65 ILCS 5/11-74.4-1, et. seq., as amended.

Prepared for: Village of Arlington Heights, Illinois

Prepared by: Kane, McKenna and Associates, Inc.

February, 2014

VILLAGE OF ARLINGTON HEIGHTS
TIF QUALIFICATION REPORT
HICKORY/KENSINGTON TIF DISTRICT

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INTRODUCTION

Kane, McKenna and Associates, Inc. ("KMA") has been retained by the Village of Arlington Heights to conduct an analysis for the potential qualification and designation of the Hickory/Kensington Redevelopment Project Area ("TIF District") pursuant to 65 ILCS 5/11-74-1 et. seq., as amended (the "Act") for an area located southeast of the Arlington Heights downtown area and bounded by Wing Street and Miner Street to the north, Northwest Highway and Kensington Road to the south, certain properties located east of Dryden Avenue to the east and Douglas Avenue to the west. The Village is pursuing the TIF District designation as part of its overall strategy to promote (i) the revitalization of key properties generally located along Hickory Avenue, Kensington Road, Dryden Avenue and Northwest Highway, and (ii) to encourage the continued development of the property bounded by Wing Street to the north, Kensington Road to the south, Dryden Avenue to the East and the properties located along Hickory Avenue to the west which includes Lincoln Lane and Beverly Lane platted within such area.

The Village has two principle aims in pursuing the potential designation of the TIF District. The first is to promote redevelopment of certain parcels that have experienced obsolescence, due in part to the economic downturn in recent years, and are under-utilized. The loss of manufacturing related uses and obsolescence related to such uses led to Village revisions in both land use and zoning of properties within the proposed TIF District. The second is to encourage the development of parcels of land relating to an unfinished retail and housing development immediately southeast of the downtown area of the community. This points the Village toward a strategy for the encouragement of growth through the reuse and redevelopment of older properties in the center of Arlington Heights and the continued development of an area in which development has stalled due to economic conditions.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the potential TIF District qualification land within the area:

1) *The proposed TIF District qualifies as a "conservation area" under the Act.* Overall, the improved land within the proposed TIF District is found to be in a condition as defined in the Act that prevents, or threatens to prevent, the economic and physical development of properties in a manner that the community deems essential to its overall economic health.

2) *The conditions found within the proposed TIF District present a serious barrier to the area's successful redevelopment*. Factors that negatively impact coordinated and substantial private sector investment in the overall area are part of the consideration for TIF District designation. Without Village planning and use of economic development resources in eliminating such factors, potential redevelopment projects (along with other activities that require private sector investment) are not likely to be economically feasible.

3) *There are several potential redevelopment sites within the proposed TIF District*. These sites could produce sufficient incremental property tax revenue that, if used in combination with Village resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the proposed TIF District.

4) *Formal designation recommended.* To address current conditions, to promote the economic viability of the proposed TIF District, and to foster private sector investment and redevelopment efforts, KMA recommends that the Village proceed with the formal TIF District designation process for the entire area under consideration.

The KMA analysis of the proposed TIF District in conjunction with the statutory criteria is detailed in the following pages.

I. BACKGROUND

The Village of Arlington Heights (the "Village") has initiated action related to the study of the proposed Hickory/Kensington Redevelopment Project Area (the "RPA") to determine whether it qualifies for consideration as a Tax Increment Financing District. Kane, McKenna and Associates, Inc. ("KMA") has agreed to undertake the study of the area.

Background on the Village and Proposed RPA

The Village of Arlington Heights is a well established community located approximately 19 miles northwest of the Downtown area of the City of Chicago. The Village is located in Cook County, adjacent to the Villages of Palatine to the west and Wheeling to the northeast, the Village of Mt. Prospect to the southeast, the City of Prospect Heights to the east and the City of Rolling Meadows to the southwest. The Village was established in 1887.

As a mature community experiencing some aging of its population, Arlington Heights has experienced a slight decrease in population. Based on the 2010 Census the Village's population has decreased slightly to 75,501 from the Village's 2000 Census population of 76,031.

The proposed RPA includes an area that is located just southeast of the Village's downtown area and immediately to the north of the Union Pacific railroad line and Northwest Highway. The area generally consists of buildings along the eastern, western and southern part of the proposed RPA with underutilized property that has been improved with streets and utilities in the northern and eastern part of the proposed RPA. On the north the proposed RPA is bounded primarily by Wing Street and Miner Street and by certain commercial properties north of Wing Street along Hickory Avenue on the south, primarily by Kensington Road in the eastern part of the proposed RPA and Northwest Highway in the western part of the proposed RPA. On the east the proposed RPA is bounded certain residential rental housing and an office development on Dryden Avenue as well as certain properties located on Northwest Highway located just west of Beverly Lane and on the west, primarily by Douglas Avenue.

The proposed RPA currently consists of a variety of land uses. A significant portion of the proposed RPA was at one time occupied by industrial users with access to the Union Pacific Railroad. Certain portions of the proposed RPA were then redeveloped for commercial uses. The central portion of the RPA includes a stalled residential development and proposed commercial uses along Dryden Avenue that were also not implemented.

As of the date of this report, the RPA contained approximately one-hundred fourteen (114) tax parcels and approximately twenty-six (26) buildings.

Context for Redevelopment

In the Village's amendment to its Comprehensive Plan in 1991 the Village designated an area known as the Hickory/Kensington area (the "Village Planning Area") as a redevelopment area as part of its Comprehensive Planning Program. In 1993, the Village approved the Hickory/Kensington Redevelopment Plan which outlined goals and objectives for the future of the Village Planning Area. The Village Planning Area has since the adoption of the Hickory/Kensington Redevelopment Plan experienced development of the Mariano's site, which is not included as part of the RPA. In January, 2013, the Village approved the Hickory/Kensington Area Plan in order provide an analysis of current conditions and propose a vision for the remainder of the Village Planning Area. Since the center of the Village Planning Area has not yet been redeveloped and given its proximity to the Village's downtown area, a key goal of the Village is to redevelop the existing improved sites in the proposed RPA in order to attract development of mixed use commercial and residential, enhance the Village's tax base, provide additional housing opportunities and build upon development that has already occurred in the Village Planning Area.

From a Village economic development perspective, the properties within the proposed RPA have significant assets that offer excellent potential for development. The area has an excellent network of transportation options: close proximity to Interstates 90 and 294, local arterial roads, and Metra commuter rail. Additionally, the proposed RPA is near the Village's downtown area with the potential for density that would allow it to support transportation-oriented development and related redevelopment uses. As such, the Village has identified a number objectives for redevelopment with tax increment financing acting as a tool to achieve them. Recent rezoning of the properties by the Village acknowledges the need for reuse of properties from industrial to residential and mixed use.

Without the application of public resources, the proposed RPA is likely to continue to be underutilized and fail to attract significant private sector investment. As mentioned above, stalled development projects have resulted in lost opportunities for increases to tax base, and portions of the proposed RPA are negatively affected by inadequate roadway access and the need for provision of storm water detention. Likewise, existing businesses within the proposed RPA are adversely impacted by over-intensive land uses, shallow lot sizes, as well as limited ingress and egress onto public roadways.

The Village is very mindful of the existing residential area near both the north and east of the proposed RPA. Because of this, the Village wishes both to manage development within the proposed RPA to mitigate land use conflicts, and to ensure that more modern development occurs within the guidelines of the Village's Comprehensive Plan and Hickory/Kensington Area Plan.

General Scope and Methodology

KMA formally began its analysis by conducting a series of meetings and discussions with Village staff, starting in July, 2013 and continuing periodically through the present. The purpose of the meetings has been to establish boundaries for a study area and to gather data related to qualification criteria for properties included in the study area. These meetings were complemented by a series of field surveys for the entire study area. The field surveys and data collected have been utilized to test the likelihood that the properties located within the study area would qualify for TIF designation.

The qualification factors discussed in this report qualify the RPA as a "conservation area," as such term is defined pursuant to the TIF Act.

During the course of its work, KMA reported to Village staff its findings regarding TIF qualification and feasibility prospects for the study area. Based on these findings the Village made refinements to the study area boundaries, directed KMA to complete this TIF Qualification Report (the "Report"), and moved forward with the preparation of a Redevelopment Plan and Project for the area.

For additional information about KMA's data collection and evaluation methods, refer to Section IV of this report.

II. QUALIFICATION CRITERIA USED

With the assistance of Village staff, Kane, McKenna and Associates, Inc. examined the proposed RPA and reviewed information collected for the area to determine the presence or absence of appropriate qualifying factors listed in the Illinois "Tax Increment Allocation Act" 65 ILCS 5/11-74.4-1 et. seq., as amended (hereinafter referred to as the "Act").

The Act sets out specific procedures that must be adhered to in designating a redevelopment project area. By definition, a "Redevelopment Project Area" is:

> "an area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted area and conservation area."

Under the Act, "blighted area" or "conservation area" means any improved or vacant area within the boundaries of a development project area located within the territorial limits of the municipality where certain conditions are met.

TIF Qualification Factors

In accordance with the Illinois TIF Act, KMA performed a two-step assessment to determine if the proposed RPA qualified as a "conservation" area. First, KMA analyzed the threshold factor of age to determine if 50% or more of structures were 35 years of age or older.

Secondly, if a proposed conservation area meets the age threshold, then the following factors are to be examined to determine TIF qualification:

If a conservation area, industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of three (3) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

1) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

2) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

3) Deterioration: With respect to buildings, defects including but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including but not limited to surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

4) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

5) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

6) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

7) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

8) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

9) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety; and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings; increased threat of spread of fire due to the close proximity of buildings; lack of adequate or proper access to a public right-of-way; lack of reasonably required off-street parking; or inadequate provision for loading and service.

10) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

11) Environmental Clean-Up: The Proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for – or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for – the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

12) Lack of Community Planning: The Proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

13) Stagnant EAV: The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

III. THE PROPOSED RPA

The proposed RPA includes properties located on Northwest Highway, Hickory Avenue, Beverly Lane and Dryden Road. In addition the proposed RPA includes properties that have been improved with utilities and roads immediately south of Wing Street just west of Dryden Road and underutilized improved parcels located at the northwest corner of Kensington Road and Dryden Road.

The proposed RPA is closely related to an area that was analyzed as part of the Hickory/Kensington Area Plan. Although not coterminous, the boundaries of the proposed RPA generally follow the area addressed by the Hickory/Kensington Plan. An outgrowth of the Hickory/Kensington Area Plan was a recommendation to evaluate funding options including tax increment financing, for which this qualification report is a key step.

Refer to Exhibit A for additional information.

IV. METHODOLOGY OF EVALUATION

In evaluating the proposed RPA's potential qualification as a TIF District, the following methodology was utilized:

1) Photographic analysis and site surveys of the proposed RPA were undertaken by representatives from Kane, McKenna and Associates, Inc. Site surveys were completed for the proposed RPA.

2) KMA performed EAV trend analysis, to ascertain whether EAV growth in the proposed RPA underperformed EAV growth in the remaining part of the Village or declined per the requirements of the TIF Act.

3) Exterior evaluation of structures, noting deterioration or dilapidation as well as vacancies or possible code violations was completed. The inspections conducted by KMA noted signs of aging of certain structures, the current condition of improvements and infrastructure, and current roadway conditions.

4) The RPA was studied in relation to available planning reports, Village ordinances, flood maps, local history, and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning, obsolescence, lag in EAV growth, deleterious layout, etc.). Kane, McKenna reviewed the area in its entirety. Village redevelopment goals and objectives for the area have also been established and reviewed.

5) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, TIF Act pertaining to criteria specific structures and site conditions on the parcels.

6) The proposed RPA was examined to assess the applicability of the different factors required for qualification for TIF designation under the Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The land within the proposed RPA was examined to determine the applicability of the thirteen (13) different conservation area factors for qualification for TIF designation under this statute.

V. QUALIFICATION FINDINGS FOR PROPOSED RPA

As a result of KMA's evaluation of each parcel in the proposed RPA, and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the proposed RPA as a conservation area under the TIF Act. These factors are summarized in the table below.

Area within Proposed RPA	Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualification Factors Present in Proposed RPA
Conservation Area	13	3	6* • Lag in EAV Growth • Lack of Community Planning • Deleterious Land Use • Inadequate Utilities • Deterioration • Obsolescence

*The six factors are in addition to meeting the age requirement that a majority of buildings be over 35 years in age.

Conservation Area

Based upon preliminary analysis, the RPA would qualify as a conservation area under the statutory criteria set forth for a conservation area. As indicated in Section II, KMA performed a two-step assessment, first finding that in 50% or more of the structures within the conservation area were over 35 years of age. Based upon Cook County data, KMA determined that all twenty six (26) structures (100%) within the RPA exceed the age threshold.

As a second step, KMA reviewed the criteria needed to qualify an area as a conservation area, determining that six (6) factors were present:

1) Lag in Equalized Assessed Valuation (EAV) Growth

The total equalized assessed valuation (EAV) for the improved portion of the RPA has increased at an annual rate that is less than the balance of the Village for each of the last five (5) calendar years as evidenced by the data presented in the table below, and has also declined for four (4) years and is less than the CPI over the same four (4) year period These measures demonstrate a condition regarding lack of growth in development and tax base within the RPA.

	2012	2011	2010	2009	2008	2007
Total EAV for Improved Area within Proposed TIF	$9,636,936	$11,545,621	$13,520,380	$15,239,797	$15,100,704	$15,280,802
Annual Change (%)	**(16.53%)**	**(14.61%)**	**(11.28%)**	**0.92%**	**(1.18%)**	
Total Village EAV (Minus EAV in TIF)	$2,850,321,619	$3,082,223,368	$3,386,121,601	$3,684,016,233	$3,609,966,974	$3,371,108,698
Annual Change (%)	(7.52%)	(8.97%)	(8.09%)	2.05%	7.09%	
CPI	2.1%	3.2%	1.6	(.40%)	3.8	

Note: Figures highlighted for those years in which annual EAV growth in conservation areas was outpaced by growth in the remainder of the Village.
Source: Cook County, Village of Arlington Heights, and Bureau of Labor Statistics.

2) Inadequate Utilities

Inadequate utilities can be defined as underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, or telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

The watermain system is in the proposed RPA along Kensington is estimated to be sixty (60) years old, constructed largely of cast iron pipe which is obsolete and no longer used for such construction. Valves and hydrants are also of the same age and require replacement. The water main on Kensington Road from Douglas Avenue to Dryden Place has had a number of breaks in recent years and would require replacement.

The combined sanitary and storm sewer system along Hickory from Kensington to Miner is approximately over seventy five (75) years old. The sewers along Hickory Avenue would need to be replaced to provide for a separation of the storm sewer from the sanitary sewer.

In addition, stormwater detention will need to be provided for any new redevelopments with either on site underground stormwater detention or the use of the nearby Park District property under which an underground stormwater detention vault may be constructed.

3) Deleterious Land Use/Layout

Deleterious land use (or layout) is defined as the existence of incompatible land use relationships, buildings occupied by inappropriate mixed-uses, or uses unsuitable for the surrounding area. Unsuitable land uses include offensive or noxious uses in relation to the surrounding area.

In general, poor parcel layout and lack of buffering account for deleterious land use/layout. Certain commercial and industrial uses along Hickory Avenue are immediately to the south of residential housing. Regarding the parcel layout, certain commercial and light industrial/warehouses facilities are not configured to easily accommodate the daily movement and loading of truck traffic.

Furthermore, for Hickory Avenue the existing commercial and industrial facilities have very few instances where vehicles can efficiently enter, load and exit. Ideally, they would be able to enter at one point on the commercial/industrial property, unload into easily accessed loading bays, and then exit at a different point (analogous to a drive-through bank). Instead, most truck traffic has to enter, load/unload, reverse direction, and exit from the same point of entry (i.e., no ability to circulate through the facility). The difficulty in circulating truck traffic is exacerbated by businesses' lack of parking, which causes certain "choke" points where internal rights of way serve as both parking and loading areas.

The foregoing describes deleterious layout in terms of individual parcels. Additionally, there is a broader issue of layout in terms of coordinating movement of traffic within the proposed RPA. As noted in the Hickory/Kensington Area Plan, a portion of Campbell Street is being used for private purposes with a current right-of-way of 50 feet. One of the recommendations of the Hickory/Kensington Area Plan is to address the width of Campbell Street and the extension of Campbell Street to connect the development in the area to Dryden Avenue in order to both provide better access to the area and to provide for a more urban environment.

Lack of buffering is a deficiency observed throughout the RPA.

4) Lack of Community Planning

An area suffers from a lack of community planning if the area was developed prior to, or without the benefit of, a community plan. The original date of the Village's comprehensive plan was 1960, including a major amendment in 1997 and annual reports/updates and other specific area plan amendments. However, the Village prepared an update to their plan in 2013, specific to the area that is largely contained in the proposed RPA. (Hickory/Kensington Area Plan – January, 2013).

Conditions relating to area traffic circulation, infrastructure provision, and standards for residential or mixed use development need to be implemented. Potential redevelopment options include further residential uses and restrictions of industrial areas in order to transition to and complement mixed use and commercial redevelopment within the RPA.

The original uses in the area date to the 1920's, and were originally industrial, given access to railroad transportation. In the 1960's and 1970's industrial uses began locating near the interstate transportation systems, and uses within the RPA were redeveloped for primarily commercial use (Lattoff Chevrolet, Arlington Market Center) although some industrial uses remain. As further new uses reflect current real estate market conditions – Mariano's and residential uses within the central part of the area and outside of the proposed TIF District – the area's characteristics/ conditions require additional attention.

Several uses lack adequate parking, sidewalks, buffering, and/or exhibit distressed condition or vacancies. The apartment buildings located along Dryden Avenue require additional parking as well. Recent development associated with the Mariano's store and residential uses along Wing Street would need to be integrated with proposed developments and the updated Village planning efforts. The proposed Village redevelopment provides the Village with an opportunity to address historical land use planning deficiencies.

The existing street network will require improvements to the existing roadways which include (i) Campbell Street between Hickory Avenue and Beverly Lane ("Segment 1") (ii) extension of Campbell Street east from Beverly Lane to Dryden Avenue ("Segment 2") and (iii) extension of Campbell Street west from Hickory Avenue to Douglas Avenue ("Segment 3"). Segment 1 is currently an existing right of way used for private parking and the reconstruction thereof would include widening the road to 66 feet to accommodate on street parking and sidewalks. The construction of Segment 2 would provide a logical delineation between the residential and commercial portions of the proposed RPA. The construction of Segment 3 would provide access to the Recreation Park just northwest of the proposed RPA to create an urban design and to break down the large north/south blocks into two smaller blocks to encourage mixed use development. The roadway improvements will also enhance vehicular and pedestrian access into and through the area. In addition, Hickory Avenue is a full depth concrete street in need of reconstruction together with the replacement of sidewalks.

Parking needs will also have to be reviewed as part of the new layout. The Village's rezoning of the area sets forth new standards for proposed redevelopment.

5) Deterioration of Structures and Site Improvements

Per the TIF Act, deterioration can be evidenced in major or secondary building defects or deterioration of surface infrastructure. For example, building defects include, but are not limited to, defects in building components such as windows, siding, and doors.

Regarding surface improvements, the area exhibited a number of problems:

- Rutted and cracked roadways;
- Cracked, uneven sidewalks; and
- Parking lots with potholes and "alligator" cracking.

With respect to street conditions, Hickory Avenue and Beverly Lane would be scheduled for resurfacing/street improvements as part of any future redevelopment activities. The areas exhibiting deterioration had cracked pavement and worn areas. Apart from making the roadway worse for motorists, roads in poor condition tend to "hold" water and counteract the roadway crowning (for shedding water).

With respect to building deterioration, there was dispersed throughout the proposed RPA buildings that exhibited deterioration. Certain components included:

- deteriorated siding or brick (i.e., chipped or warped siding or missing shingles or brick needing tuckpointing or repair);
- ancillary buildings in need of repair;
- bent or rusted gutters;
- rusted or weathered fascia; and
- rotted or deteriorated doors and door frames.

6) Obsolescence

Obsolescence is defined as the condition or process of falling into disuse. This can also be defined as a structure(s) that has become ill-suited for its original use. In general, the proposed RPA has experienced both economic and physical obsolescence.

A number of factors contribute to or reflect obsolescence. First, property valuations have failed to maintain pace with valuations in the remainder of the Village. As noted above in finding #1, in each of the past five years, properties within the proposed RPA have lagged behind properties in the rest of the Village in terms of growth in equalized assessed valuations.

Economic obsolescence stems from certain regulatory barriers to redevelopment and utilities. Village stormwater and ordinances restrict future redevelopment opportunities by limiting the "footprint" of new buildings or improvements or repairs to existing buildings without appropriate onsite or off site stormwater detention. Although clearly fulfilling important public policy objectives (e.g., managing the economic costs of future flooding), it curtails the potential for development and curtails opportunities for private sector reinvestment and a comprehensive program for managing detention will need to be implemented as part of redevelopment activities.

Obsolescence also relates to the aging and physical decline of buildings. As noted above, distributed throughout the proposed RPA are structures and site improvements that need repair. Current investment levels are insufficient to retard deterioration or maintain conditions "as is." In previous years, older industrial buildings (e.g. Dana Molded site) were razed due to functional and economic obsolescence, further contributing to a need for repositioning of land uses within the area. Recently, stalled commercial and residential projects have contributed to this finding, as previously improved sites have fallen into disuse due to market factors.

Fourthly, certain area-wide factors contribute to obsolescence. For instance, many of the area's parcels are platted in a manner that results in sub-optimally shaped land uses that have proven to be difficult to develop as compared to modern development standards. This is evidenced by (a) the shallow (i.e., lacking depth) lots of certain parcels on Hickory Avenue and Beverly Lane, (b) poor ingress/egress and (c) parcel configurations. Parcel configurations due to railroad rights-of-way contribute to area-wide obsolescence. There are a number of automobile repair and warehouse and commercial uses along Hickory Street that are poorly configured, so that loading and unloading of goods is difficult to execute -- whereas modern commercial districts and industrial parks are configured to accommodate loading/unloading and provide for customer parking. Certain property vacancies are also present with structures "falling into disuse". The age of many structures results in building characteristics (e.g., ceiling height, setbacks, parking availability) that are less desirable in relation to current market requirements for commercial and industrial developments.

VI. SUMMARY OF FINDINGS / GENERAL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to potential designation by the Village of the proposed RPA as a TIF District. The findings herein pertain to the entire area.

1. The area is contiguous and is greater than 1½ acres in size.

2. The proposed RPA will qualify as a "conservation area". Further, the factors as documented herein are present to a meaningful extent and are distributed throughout the proposed RPA. (A more detailed analysis of the qualification findings is outlined in Section V of this report.)

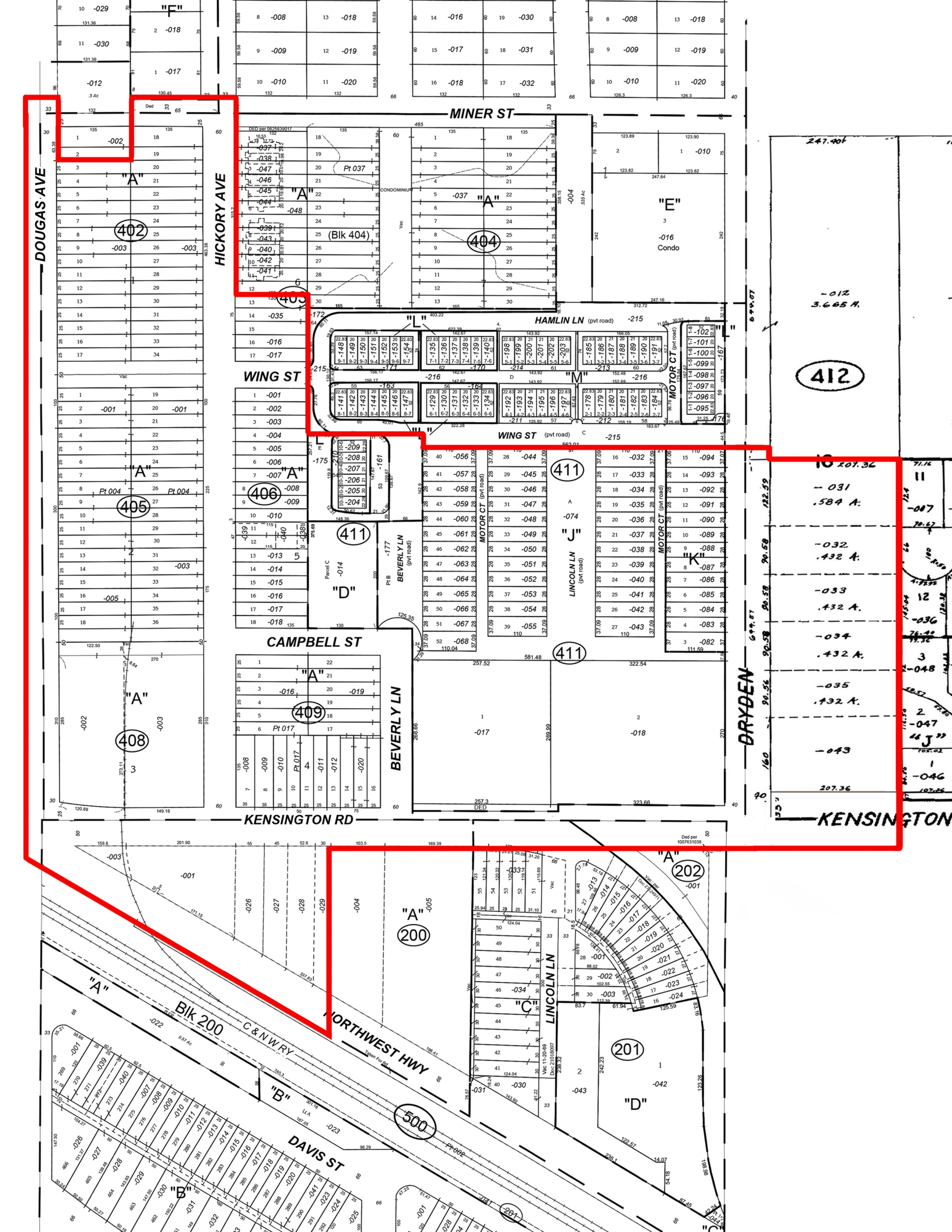
3. All property in the area would substantially benefit by the proposed redevelopment project improvements.

4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area.

5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

These findings, in the judgment of KMA, provide the Village with sufficient justification to consider designation of the proposed RPA as a TIF District.

Exhibit A



MINER ST
DOUGAS AVE
HICKORY AVE
WING ST
HAMLIN LN (pvt road)
WING ST (pvt road)
MOTOR CT (pvt road)
CAMPBELL ST
BEVERLY LN
LINCOLN LN (pvt road)
DRYDEN
KENSINGTON RD
KENSINGTON
NORTHWEST HWY
DAVIS ST
C & N W RY
Blk 200
Blk 404
402
403
404
405
406
408
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202
500
"A"
"B"
"C"
"D"
"E"
"F"
"J"
"K"
"L"
"M"

Preliminary
Arlington Heights Hickory Kensington TIF

Equalized Assessed Valuation (EAV) Analysis

	PIN	Tax Code	Class	Current Parcels	AV 2013	EAV 2012	EAV 2011	EAV 2010	EAV 2009	EAV 2008	EAV 2007
1	03-32-200-001	38023	5-97	1	274,125	519,033	549,558	610,497	890,030	786,639	895,757
2	03-32-200-003	38023	1-00	1	3,570	23,567	24,953	27,720	28,309	55,045	52,555
3	03-32-200-026	38023	3-18	1	38,611	90,051	82,704	273,969	257,604	149,949	143,168
4	03-32-200-027	38023	3-18	1	37,056	85,703	80,420	266,409	248,103	146,684	104,051
5	03-32-200-028	38023	5-17	1	77,625	151,463	160,371	317,384	307,400	271,684	259,398
6	03-32-200-029	38023	5-90	1	26,139	70,878	75,046	85,077	85,745	115,191	109,982
7	03-29-402-003	38023	0-0	1	0	0	0	0	0	0	0
8	03-29-403-016	38023	5-93	1	19,122	41,893	44,357	49,276	70,250	62,086	70,111
9	03-29-403-017	38023	5-93	1	50,948	106,916	113,204	125,756	178,386	157,660	183,528
10	03-29-403-035	38023	5-22	1	87,997	241,983	438,455	487,073	454,953	402,102	38,918
11	03-29-405-001	38023	0-0	1	0	0	0	0	0	0	0
12	03-29-405-003	38023	5-93	1	10,061	184,516	677,968	670,880	920,007	813,131	776,359
13	03-29-405-004	38023	5-17	1	202,799	546,214	578,337	642,467	589,764	792,308	756,477
14	03-29-405-005	38023	5-90	1	5,737	309,533	327,737	364,079	114,310	153,568	146,632
15	03-29-406-001	38023	5-93	1	14,973	47,984	22,639	78,448	115,871	102,404	97,773
16	03-29-406-002	38023	5-93	1	24,582	79,946	32,760	134,647	198,924	175,815	167,864
17	03-29-406-003	38023	5-93	1	30,294	62,096	34,465	43,131	41,186	73,345	70,028
18	03-29-406-004	38023	5-93	1	30,294	62,096	34,465	43,131	41,186	73,345	70,028
19	03-29-406-005	38023	5-93	1	22,050	60,929	77,506	86,100	74,344	65,708	62,736
20	03-29-406-006	38023	5-93	1	31,282	86,365	110,934	123,235	102,822	90,874	86,765
21	03-29-406-007	38023	5-93	1	8,120	31,490	64,958	145,913	126,584	111,876	106,817
22	03-29-406-008	38023	5-93	1	5,527	19,241	33,933	69,293	64,194	56,733	54,168
23	03-29-406-009	38023	4-97	1	3,140	8,810	9,328	10,362	10,582	9,353	8,930
24	03-29-406-010	38023	4-97	1	2,987	8,380	8,873	9,857	10,066	8,900	8,498
25	03-29-406-013	38023	5-93	1	21,459	73,717	78,053	86,708	85,230	75,332	71,925
26	03-29-406-014	38023	5-93	1	25,928	89,631	94,902	105,425	102,192	90,320	86,236
27	03-29-406-015	38023	5-93	1	8,053	25,971	27,499	30,548	34,358	30,367	28,994
28	03-29-406-016	38023	5-80	1	3,762	10,473	11,374	12,636	12,803	16,296	15,559
29	03-29-406-017	38023	5-17	1	15,234	24,967	89,584	99,518	97,399	86,082	82,189
30	03-29-406-018	38023	5-17	1	15,234	24,967	89,584	99,518	97,399	86,082	82,189
31	03-29-406-038	38023	1-00	1	132	370	392	436	0	393	375
32	03-29-406-039	38023	5-90	1	6,132	17,204	18,216	20,236	20,665	27,764	26,508
33	03-29-406-040	38023	4-90	1	420	1,178	1,248	1,386	1,415	1,251	70,028
34	03-29-408-002	38023	5-90	1	107,124	131,894	139,651	155,136	250,806	336,942	321,705
35	03-29-408-003	38023	5-93	1	19,475	226,457	620,339	776,988	1,021,164	902,534	861,719
36	03-29-409-008	38023	5-17	1	44,301	93,550	99,052	100,300	121,539	118,730	113,361
37	03-29-409-009	38023	5-17	1	43,293	91,625	97,014	98,324	118,961	116,576	111,305
38	03-29-409-010	38023	5-17	1	40,424	83,576	88,491	88,856	109,292	103,590	98,905
39	03-29-409-011	38023	5-93	1	50,218	105,942	208,673	231,812	202,496	178,972	170,879
40	03-29-409-012	38023	5-93	1	28,373	62,391	113,587	126,182	116,875	103,298	98,626
41	03-29-409-016	38023	5-22	1	101,249	274,595	290,745	322,984	466,786	412,560	437,671
42	03-29-409-017	38023	2-12	1	40,591	71,114	125,172	102,597	131,461	143,512	137,022
43	03-29-409-019	38023	5-32	1	161,020	452,420	479,027	532,145	639,335	565,064	539,511
44	03-29-409-020	38023	5-17	1	127,720	451,601	478,160	531,181	559,517	494,519	472,156
45	03-29-411-008	38023	5-90		------	------	------	------	------	div. parcel	3,930,716
46	03-29-411-014	38023	5-90	1	57,979	161,302	170,789	189,727	189,942	259,111	247,394
47	03-29-411-017	38023	5-90	1	581,055	1,467,573	1,553,882	1,714,099	2,158,889	1,869,024	new parcel
48	03-29-411-018	38023	5-17	1	211,277	592,759	627,619	697,214	563,979	747,870	new parcel
49	03-29-411-019	38023	5-17		------	------	------	------	div. parcel	33,780	new parcel
50	03-29-411-020	38023	5-17		------	------	------	------	div. parcel	25,530	new parcel
51	03-29-411-021	38023	5-17		------	------	------	------	div. parcel	25,506	new parcel
52	03-29-411-022	38023	5-17		------	------	------	------	div. parcel	25,482	new parcel
53	03-29-411-023	38023	5-17		------	------	------	------	div. parcel	25,458	new parcel
54	03-29-411-024	38023	5-17		------	------	------	------	div. parcel	25,425	new parcel
55	03-29-411-025	38023	5-17		------	------	------	------	div. parcel	25,399	new parcel
56	03-29-411-026	38023	5-17		------	------	------	------	div. parcel	25,375	new parcel
57	03-29-411-027	38023	5-17		------	------	------	------	div. parcel	25,351	new parcel

Preliminary
Arlington Heights Hickory Kensington TIF

Equalized Assessed Valuation (EAV) Analysis

	PIN	Tax Code	Class	Current Parcels	AV 2013	EAV 2012	EAV 2011	EAV 2010	EAV 2009	EAV 2008	EAV 2007
58	03-29-411-028	38023	5-17		------	------	------	------	div. parcel	25,327	new parcel
59	03-29-411-029	38023	5-17		------	------	------	------	div. parcel	25,300	new parcel
60	03-29-411-030	38023	5-17		------	------	------	------	div. parcel	25,376	new parcel
61	03-29-411-031	38023	5-17		------	------	------	------	div. parcel	33,420	new parcel
62	03-29-411-032	38023	1-00	1	2,244	11,447	12,120	13,464	24,656	33,420	new parcel
63	03-29-411-033	38023	1-00	1	1,694	8,641	9,149	10,164	16,348	25,229	new parcel
64	03-29-411-034	38023	1-00	1	1,694	8,641	9,149	10,164	16,348	25,229	new parcel
65	03-29-411-035	38023	1-00	1	1,694	8,641	9,149	10,164	16,348	25,229	new parcel
66	03-29-411-036	38023	1-00	1	1,694	8,641	9,149	10,164	16,348	25,229	new parcel
67	03-29-411-037	38023	1-00	1	1,694	8,641	9,149	10,164	16,348	25,229	new parcel
68	03-29-411-038	38023	1-00	1	1,694	8,641	9,149	10,164	16,348	25,229	new parcel
69	03-29-411-039	38023	1-00	1	1,694	8,641	9,149	10,164	16,348	25,229	new parcel
70	03-29-411-040	38023	1-00	1	1,694	8,641	9,149	10,164	16,348	25,229	new parcel
71	03-29-411-041	38023	1-00	1	1,694	8,641	9,149	10,164	16,348	25,229	new parcel
72	03-29-411-042	38023	1-00	1	1,694	8,641	9,149	10,164	16,348	25,229	new parcel
73	03-29-411-043	38023	1-00	1	2,244	11,447	12,120	13,464	21,656	33,420	new parcel
74	03-29-411-044	38023	1-00	1	2,244	11,447	12,120	13,464	21,656	25,229	new parcel
75	03-29-411-045	38023	1-00	1	1,694	8,641	9,149	10,164	16,348	25,229	new parcel
76	03-29-411-046	38023	1-00	1	1,694	8,641	9,149	10,164	16,348	25,229	new parcel
77	03-29-411-047	38023	1-00	1	1,694	8,641	9,149	10,164	16,348	25,229	new parcel
78	03-29-411-048	38023	1-00	1	1,694	8,641	9,149	10,164	16,348	25,229	new parcel
79	03-29-411-049	38023	1-00	1	1,694	8,641	9,149	10,164	16,348	25,229	new parcel
80	03-29-411-050	38023	1-00	1	1,694	8,641	9,149	10,164	16,348	25,229	new parcel
81	03-29-411-051	38023	1-00	1	1,694	8,641	9,149	10,164	16,348	25,229	new parcel
82	03-29-411-052	38023	1-00	1	1,694	8,641	9,149	10,164	16,348	25,229	new parcel
83	03-29-411-053	38023	1-00	1	1,694	8,641	9,149	10,164	16,348	25,229	new parcel
84	03-29-411-054	38023	1-00	1	1,694	8,641	9,149	10,164	16,348	25,229	new parcel
85	03-29-411-055	38023	1-00	1	2,244	11,447	12,120	13,464	21,656	33,420	new parcel
86	03-29-411-056	38023	1-00	1	2,039	10,406	11,018	12,240	19,685	30,379	new parcel
87	03-29-411-057	38023	1-00	1	1,540	7,856	8,318	9,240	14,862	22,935	new parcel
88	03-29-411-058	38023	1-00	1	1,540	7,856	8,318	9,240	14,862	22,935	new parcel
89	03-29-411-059	38023	1-00	1	1,540	7,856	8,318	9,240	14,862	22,935	new parcel
90	03-29-411-060	38023	1-00	1	1,540	7,856	8,318	9,240	14,862	22,935	new parcel
91	03-29-411-061	38023	1-00	1	1,540	7,856	8,318	9,240	14,862	22,935	new parcel
92	03-29-411-062	38023	1-00	1	1,540	7,856	8,318	9,240	14,862	22,935	new parcel
93	03-29-411-063	38023	1-00	1	1,540	7,856	8,318	9,240	14,862	22,935	new parcel
94	03-29-411-064	38023	1-00	1	1,540	7,856	8,318	9,240	14,862	22,935	new parcel
95	03-29-411-065	38023	1-00	1	1,540	7,856	8,318	9,240	14,862	22,935	new parcel
96	03-29-411-066	38023	1-00	1	1,540	7,856	8,318	9,240	14,862	22,935	new parcel
97	03-29-411-067	38023	1-00	1	1,540	7,856	8,318	9,240	14,862	22,935	new parcel
98	03-29-411-068	38023	1-00	1	2,026	10,336	10,944	12,157	19,553	30,176	new parcel

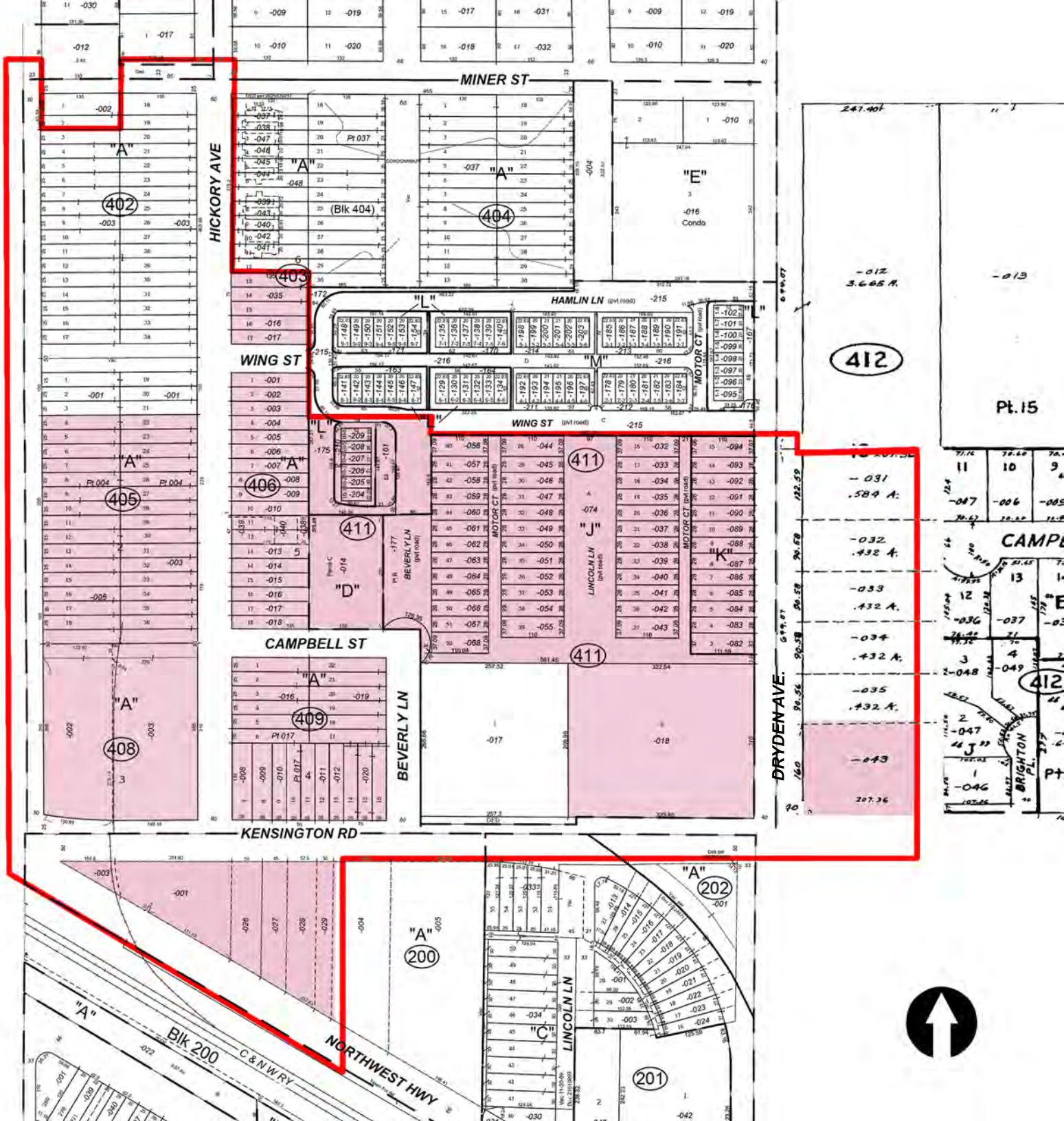
Preliminary
Arlington Heights Hickory Kensington TIF

Equalized Assessed Valuation (EAV) Analysis

	PIN	Tax Code	Class	Current Parcels	AV 2013	EAV 2012	EAV 2011	EAV 2010	EAV 2009	EAV 2008	EAV 2007
99	03-29-411-069	38023	1-00		------	------	------	------	div. parcel	33,033	new parcel
100	03-29-411-070	38023	1-00		------	------	------	------	div. parcel	24,842	new parcel
101	03-29-411-071	38023	1-00		------	------	------	------	div. parcel	24,842	new parcel
102	03-29-411-074	38023	1-00	1	3,358	9,421	9,975	11,081	11,317	3	new parcel
103	03-29-411-075	38023	1-00		------	------	div. parcel	5,285	5,396	3	new parcel
104	03-29-411-076	38023	1-00		------	------	------	------	div. parcel	33,033	new parcel
105	03-29-411-077	38023	1-00		------	------	div. parcel	5,613	19,011	new parcel	------
106	03-29-411-078	38023	1-00		------	------	div. parcel	4,762	16,129	new parcel	------
107	03-29-411-079	38023	1-00		------	------	div. parcel	4,762	16,129	new parcel	------
108	03-29-411-080	38023	1-00		------	------	div. parcel	5,613	19,011	new parcel	------
109	03-29-411-081	38023	1-00		------	------	div. parcel	1,389	4,711	new parcel	------
110	03-29-411-082	38023	1-00	1	2,268	18,222	19,294	21,434	21,889	new parcel	------
111	03-29-411-083	38023	1-00	1	1,714	13,773	14,583	16,200	16,544	new parcel	------
112	03-29-411-084	38023	1-00	1	1,712	13,759	14,568	16,183	16,527	new parcel	------
113	03-29-411-085	38023	1-00	1	1,711	13,745	14,553	16,167	16,510	new parcel	------
114	03-29-411-086	38023	1-00	1	1,709	13,733	14,541	16,154	16,497	new parcel	------
115	03-29-411-087	38023	1-00	1	1,707	13,714	14,520	16,130	16,473	new parcel	------
116	03-29-411-088	38023	1-00	1	1,705	13,703	14,508	16,117	16,460	new parcel	------
117	03-29-411-089	38023	1-00	1	1,703	13,689	14,494	16,101	16,443	new parcel	------
118	03-29-411-090	38023	1-00	1	1,702	13,674	14,479	16,084	16,426	new parcel	------
119	03-29-411-091	38023	1-00	1	1,700	13,660	14,464	16,068	16,409	new parcel	------
120	03-29-411-092	38023	1-00	1	1,698	13,649	14,452	16,055	16,396	new parcel	------
121	03-29-411-093	38023	1-00	1	1,697	13,635	14,437	16,038	16,379	new parcel	------
122	03-29-411-094	38023	1-00	1	2,244	18,029	19,089	21,206	21,656	new parcel	------
123	03-29-411-161	38023	1-00	1	2,766	22,226	23,533	new parcel	------	------	------
124	03-29-411-175	38023	1-00	1	5,897	47,378	50,165	new parcel	------	------	------
125	03-29-411-177	38023	1-00	1	8,837	71,004	75,180	new parcel	------	------	------
126	03-29-411-204	38023	1-00	1	638	5,129	new parcel	------	------	------	------
127	03-29-411-205	38023	1-00	1	582	4,677	new parcel	------	------	------	------
128	03-29-411-206	38023	1-00	1	605	4,859	new parcel	------	------	------	------
129	03-29-411-207	38023	1-00	1	607	4,876	new parcel	------	------	------	------
130	03-29-411-208	38023	1-00	1	580	4,660	new parcel	------	------	------	------
131	03-29-411-209	38023	1-00	1	656	5,275	new parcel	------	------	------	------
132	03-29-411-210	38023	1-00	1	2,047	16,446	new parcel	------	------	------	------
133	03-29-412-031	38023	3-15	1	128,783	286,370	382,643	464,284	509,438	526,375	552,823
134	03-29-412-032	38023	9-15	1	98,164	246,988	261,514	290,512	426,018	376,519	359,492
135	03-29-412-033	38023	9-15	1	102,635	235,076	248,901	276,500	342,753	367,238	350,630
136	03-29-412-034	38023	9-15	1	72,595	250,638	265,379	294,806	280,989	260,318	678,910
137	03-29-412-035	38023	9-15	1	77,132	267,786	283,535	314,975	258,847	252,830	613,310
138	03-29-412-043	38023	517	1	182,218	267,012	315,870	449,028	453,012	471,441	450,121
				114							
	Total TIF EAV				**3,492,723**	**9,636,936**	**11,545,621**	**13,520,380**	**15,239,797**	**15,100,704**	**15,280,802**
	percentage increase/decrease					**-16.53%**	**-14.61%**	**-11.28%**	**0.92%**	**-1.18%**	
	Village of Arlington Heights					**2,859,958,555**	**3,093,768,989**	**3,399,641,981**	**3,699,256,030**	**3,625,067,678**	**3,386,389,500**
	Balance of Village EAV					**2,850,321,619**	**3,082,223,368**	**3,386,121,601**	**3,684,016,233**	**3,609,966,974**	**3,371,108,698**
	percentage increase/decrease					**-7.52%**	**-8.97%**	**-8.09%**	**2.05%**	**7.09%**	
	CPI					**2.10%**	**3.20%**	**1.60%**	**-0.40%**	**3.80%**	

EXHIBIT 4

PROPOSED ACQUISITION MAP



LAND ACQUISITION MAP

Potential Property to Acquire

EXHIBIT 5

EXISTING LAND USE MAP

MINER ST
HICKORY AVE
HAMLIN LN (pvt road)
WING ST
WING ST (pvt road)
MOTOR CT (pvt road)
CAMPBELL ST
BEVERLY LN
BEVERLY LN (pvt road)
LINCOLN LN (pvt road)
DRYDEN AVE.
KENSINGTON RD
NORTHWEST HWY
C & N W R Y
BRIGHTON PL.
(Blk 404)
Blk 200
Condo
EXISTING LAND USES
R & D, Mfg, Warehouse
Vacant
Commercial
Mod. Density, Multi-Family
Parks
Offices Only

EXHIBIT 6

PROPOSED LAND USE MAP

PROPOSED LAND USE MAP

- TIF Area
- Mod. Density Multi-Family
- Commercial
- Parks
- Mixed Use
- High Density Multi-Family
- Offices Only

RESOLUTION AND RECOMMENDATION OF JOINT REVIEW BOARD CREATED AND CONVENED PURSUANT TO ILLINOIS TAX INCREMENT ALLOCATION REDEVELOPMENT ACT 65 ILCS 5/11-74.4-1 et. seq. (THE "ACT")

To: Mayor and Village Board
Village of Arlington Heights
22 South Arlington Heights Road
Arlington Heights, Illinois

WHEREAS, the Joint Review Board convened pursuant to the Act did meet on May 7, 2014 at the Village Hall, 33 South Arlington Heights Road, Arlington Heights, Illinois, and was attended by and comprised of representatives of affected taxing jurisdictions within the proposed redevelopment project area, a representative of the Village of Arlington Heights and a public member pursuant to the Act; and

WHEREAS, a public member of the Joint Review Board was willing to serve and was duly selected by a majority vote of all Joint Review Board members, and a chairperson was duly selected by the Joint Review Board by majority vote of all other Joint Review Board members; and

WHEREAS, the Joint Review Board did carefully review and consider the public record, planning documents and proposed ordinances designating the Hickory Kensington Tax Increment Redevelopment Project Area, the Redevelopment Plan and Redevelopment Project, and adopting Tax Increment Financing to be considered by the Village; including the TIF Plan and the Eligibility Study for the aforementioned Redevelopment Area, prepared by Kane, McKenna and Associates, and after considering all of said matters did agree by a vote of the members of the Joint Review Board that the proposed Hickory Kensington Redevelopment Plan and Project, Village of Arlington Heights, Illinois be approved and that the Hickory Kensington Tax Increment Redevelopment Project Area satisfies the eligibility criteria defined in the Act and the Hickory Kensington Tax Increment Redevelopment Project Area qualifies as a "conservation

area" area as defined in the Act. Further, the Redevelopment Project and Plan as presented are conformant with the requirements of the Act.

As such, the majority of the Joint Review Board did direct the chairperson of the Joint Review Board to prepare and submit to the Mayor and Village Board of the Village of Arlington Heights, Illinois, its recommendation so finding.

NOW THEREFORE, BE IT RESOLVED the Joint Review Board does hereby submit its advisory, non-binding recommendation to the Village of Arlington Heights, Illinois that the proposed Hickory Kensington Redevelopment Plan and Redevelopment Project, Village of Arlington Heights, Illinois be approved and that the Hickory Kensington Tax Increment Redevelopment Project Area satisfies the requirements of the Plan and fulfills the objectives of the Act. Further the Joint Review Board makes this recommendation contingent on the Village Of Arlington Heights entering into an Agreement with School District 25 and School District 214 outlining the process for distribution of annual payments as required by Statute, in similar form to the attached Exhibit A.

DATED this 27TH day of MAY, 2014

Representative of Village of Arlington Heights

Representative of School District 25

Representative of School District 214

Representative of Arlington Heights Park District

Representative of the Public

DATED this 4 day of June, 2014

Representative of Village of Arlington Heights

Stacey Marek
Representative of School District 25

Representative of School District 214

Representative of Arlington Heights Park District

Representative of the Public

DATED this 2 day of July, 2014

Representative of Village of Arlington Heights

Representative of School District 25

Representative of School District 214

Representative of Arlington Heights Park District

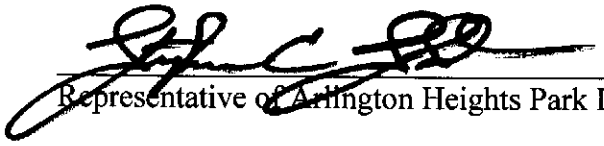
Representative of the Public

DATED this 22 day of May, 2014

Representative of Village of Arlington Heights

Representative of School District 25

Representative of School District 214



Representative of Arlington Heights Park District

Representative of the Public

DATED this 22 day of May, 2014

Representative of Village of Arlington Heights

Representative of School District 25

Representative of School District 214

Representative of Arlington Heights Park District

John G. Ciffone
John G. Ciffone

Representative of the Public

EXHIBIT A

1. Under the Act at the time of adoption of the Plan and TIF financing, the Village is obligated to make annual payments to the School District to compensate the School District for increased costs attributable to assisted housing units located within the redevelopment project area. The Village agrees that in any fiscal year when there are any real property tax increment revenues available, it will make the statutorily required payments to the School District from those tax increment revenues from the Village's Special Tax Allocation Funds as follows below for assisted housing units. If no such tax incremental revenues exist in any fiscal year, the Village shall in no way be obligated to pay any amount of funds to the School District in that year.

2. For the School District's increased costs attributable to assisted housing units in the Project Area, the Village shall make annual payments as calculated below by December 15 unless the Village has not yet received the real property tax increment revenue from Cook County by December 15, in which case the payment date shall be delayed until ten (10) days after the Village receives such payment. Said payments shall be made from the Village's Special Tax Allocation Fund for the applicable TIF District. The annual payments shall begin when the School District has increased costs attributable to assisted housing units in the Project Area and cease upon termination of the Plan.

4. For the District's increased costs attributable to assisted housing units in the Project Area, the Village shall make payments to the School District in an amount determined by multiplying the School District's increases in attendance resulting from the net increase in new students enrolled in the schools of the School District who reside in the Project Area by the most recently available per capita tuition

cost as defined in Section 18-8.05 of the Illinois School Code attributable to these added new students pursuant to Section 3(q)(7.5) of the Act, 65 ILCS 5/11-74.4-3(q)(7.5).

5. For the District's increased costs attributable to assisted housing units in the Project Area, the School District shall transmit to the Village the amount due based on the determinations described in Section 4, above, by September 30 of each year in which the District has increased costs attributable to assisted housing units in the Project Area. The School District shall provide the Village with written documentation of the items listed in Paragraph 4 for the Village's review. Payment shall be made annually by December 15 unless the Village has not yet received the real property tax increment revenue from Cook County by December 15th, in which case the payment date shall be delayed until ten (10) days after the Village receives such payment. Said payments shall be made from the Village's Special Tax Allocation fund, when revenue in that fund is received as result of any housing units constructed in the Project Area.

Minutes

Joint Review Board

Hickory Kensington TIF District: Proposed

May 7, 2014: 3:00p.m.

Community Meeting Room: Village Of Arlington Heights

Joint Review Board - Present:

Tom Kuehne, Village Of Arlington Heights

Stacey Mallek, School District 25

Cathy Johnson, School District 214

Steve Scholten, Arlington Heights Park District

John Ciffone, Public Representative

Also Present:

Charles Witherington Perkins, Director Planning and Community Development

Bill Enright, Deputy Director Planning and Community Development

Bob Rychlicki, Kane McKenna and Associates

Will Coblentz , Kane McKenna and Associates

Bill Dussling, President School District 214

M. Silverberg, Daily Herald

Record of Meeting:

Meeting was called to order by Tom Kuehne. All present were introduced.

First item was to select a member of the public to serve on the JRB.

MOTION: S. Mallek moved, seconded by C. Johnson TO APPOINT JOHN CIFFONE AS THE PUBLIC REPRESENTATIVE TO THE JOINT REVIEW BOARD. All voted aye.

Next item was to select a Chairperson for the JRB.

MOTION: C. Johnson moved, seconded by S. Mallek TO SELECT TOM KUEHNE AS CHAIRPERSON OF THE JOINT REVIEW BOARD. All voted aye.

B. Enright provided a brief overview of the steps the Village has undertaken to redevelop the Hickory Kensington area. First the Village approved a master plan in January 2013 approving the Hickory Kensington Area Plan, setting forth the goals and objectives for the area. Included in the Plan were recommendations to rezone the area and to consider a Tax Increment Financing District. The Village rezoned the area in 2013 to allow for moderate density residential and mixed use development. The third component is to provide a financial tool to pay for the costs of development as public infrastructure costs are extensive, and although the Village utilizes other mechanisms such as sales tax revenue sharing to stimulate development, the only real source that can generate the funds needed is Tax Increment Financing. Private costs to redevelop will be significant as well due to land acquisition, demolition, possible environmental remediation, and infrastructure costs which will likely be shared between a developer and Village. The timing for the TIF is appropriate given market conditions as there have been multiple developers interested in multi family development. As a requirement of the TIF Distrcit, the Village will need to reimburse School district 25 and 214 for any new children who live within the TIF and are new to either district. This requirement only applies if a development receives TIF funding assistance. The budget totals $35 million but that does not include private costs to develop.

B. Rychlicki presented the mechanics of how a TIF District works by generating real estate tax increment to help pay for eligible redevelopment costs. He explained the purpose of the JRB and that they are to evaluate whether or not the area meets the qualifying factors as a TIF District. The area qualifies as a “conservation” area due to a majority of buildings being at least 35 years old and at least three qualifying factors being met. In this case 6 qualifying factors were found to be dispersed throughout the proposed TIF District.

S. Mallek provided an exhibit that outlines how funds would be dispersed to the school districts for all new students in TIF assisted developments. This was written by the School District attorney. SD 25 would like to see some sort of agreement with the Village regarding the dispersement of TIF funds as required by Statute. This could be part of the TIF Ordinances or a separate Intergovernmental Agreement.

C. Johnson concurred that an agreement would be beneficial for SD 214 as well.

B. Enright indicated that it would be best to have a separate Agreement that could go at the same time as the TIF Ordinances to the Village Board. He said he did not think there Village would have any objections to such an agreement as the dispersement of funds is a TIF statute requirement for residential projects which receive TIF assistance and which generate new students to the school districts.

J. Ciffone asked about the proposed budget in the TIF Plan, specifically what the $12 million for land acquisition was allocated to, and what utility improvements are for?

B. Rychlicki indicated that the land acquisition line item could be used by the Village to acquire land for development or to assist a developer with acquisition costs.

B. Enright indicated that Village staff from Planning, Engineering and Public Works outlined infrastructure improvements that would be needed in order to accommodate new development. These improvements include reconstruction of Hickory Ave, new water and sewer mains in Hickory Ave as now there is a combined sewer. Also included is construction of Campbell St from Douglas to Dryden and related water and sewer lines. We will also look at relocation or burial of overhead utility lines if feasible, as well as relocating a Com Ed substation. In addition, this

area was not developed with storm water detention, so new development will require detention. The Plan envisions storm water detention provided on Park District property at the north end of Hickory Ave in an underground system. This would require an agreement with the Park District.

J. Ciffone asked if utilities would be constructed first? Also how is the M & I Homes development impacted by the TIF?

B. Enright indicated that utilities would be built concurrent with development. In addition, we anticipate there will be environmental remediation costs as well. One reason the Arlington Market site is included in the TIF is that the west portion of the site contains some contaminants which is why the current developer M & I Homes is not acquiring that portion of the site at this time. Other sites as well given past land uses may require remediation, but since the Village does not have access to private property, we don't know the extent of environmental issues.

J. Ciffone asked about the inclusion of Dryden Apartments.

B. Rychlicki stated that there are funds in the proposed TIF budget for renovation of Dryden Place apartments which was generated by using an estimate of $50 per square foot for rehab costs.

B. Enright added that the budget amount for Rehabilitation of Structures is specifically for rehab of Dryden Place apartments. Further the Plan indicates that these apartments should be preserved as affordable.

T. Kuehne asked since the Plan was made public have any of the property owners approached the Village or talked about any issues that might come up?

B. Enright indicated that occasionally a representative from the Knights of Columbus contacts me regarding the status of the Plan. Also on April 2nd we held a public meeting for the property owners within the proposed TIF and about 20 persons attended to ask questions about the TIF District.. The Plan was then made public and in the three weeks since the plan was made public, I have not received any phone calls, emails or letters objecting to the TIF.

T. Kuehne then opened the floor for comments by the public.

Public Comments

B. Dussling commented on behalf of School District 214 that the District prefers that municipalities do not adopt Tax Increment Financing given the impacts to SD 214, and that there are a lot of existing TIF Districts which impact SD 214, although they do understand the need for TIF as it relates to the "but for" test.

T. Kuehne asked for additional public comments and seeing none asked for a motion.

MOTION: S. Scholten, seconded by J. Ciffone, TO ADOPT THE RESOLUTION THAT THE AREA DOES MEET THE STATUTORY REQUIREMENTS TO QUALIFY AS A CONSERVATION AREA, AND THAT THIS RECOMMENDATION IS CONTINGENT ON INCLUSION OF AN AGREEMENT IN SOME FORM REGARDING THE DISPERSEMENT OF TIF FUNDS FOR NEW SCHOOL AGED CHILDREN PER STATE STATUTE.

In favor of the motion: S. Scholten, J.Ciffone, T. Kuehne, S. Mallek, C. Johnson. Opposed: None. Motion passed 5-0.

Joint Review Board
Tom Kuehne, Chairperson
Bill Enright, Planning and Community Development, Recording Secretary

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

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

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

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

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

WHEREAS, the Project and Plan set forth factors which cause the proposed Area to be blighted, and the Corporate Authorities have reviewed the information concerning such factors

presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area which cause such area to be a "blighted area" as said term is used in the Act; and

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

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

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

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

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

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

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

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

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

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

to be made with respect to ad valorem taxes levied in the 23rd calendar year in which the ordinance approving the redevelopment project area is adopted.

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

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

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

AYES:

NAYS:

PASSED AND APPROVED this ____ day of _____, 2014.

_____
Village President

ATTEST:

_____
Village Clerk

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

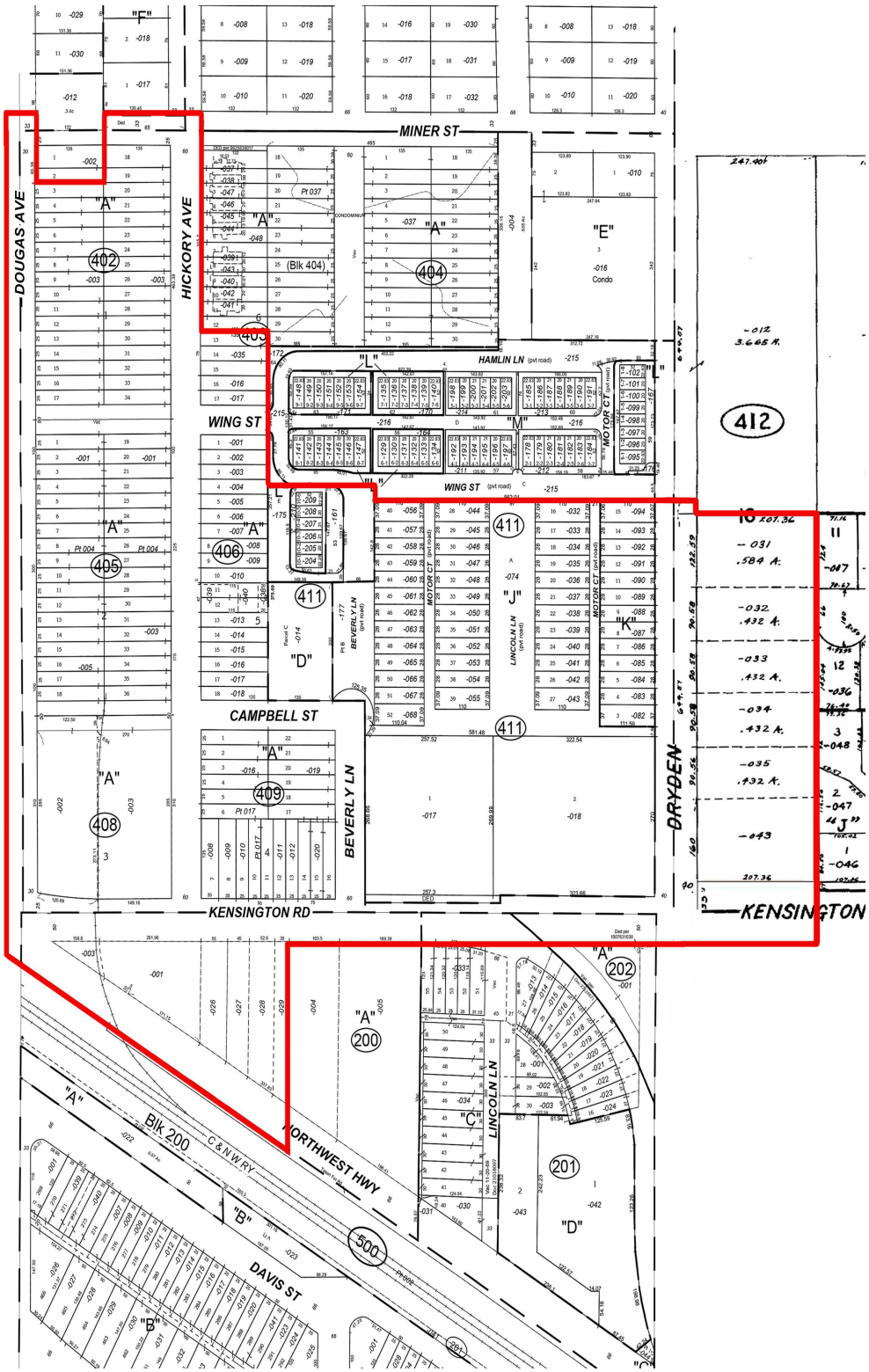
EXHIBIT A
HICKORY/KENSINGTON AREA LEGAL DESCRIPTION

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

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

Contains 36.0 acres, more or less.

HICKORY/KENSINGTON AREA MAP



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

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

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

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

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

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

AYES:

NAYS:

PASSED AND APPROVED this ____ day of _____, 2014.

_____
Village President

ATTEST:

_____
Village Clerk

LEGLB.TIFOrdinancesandResolutions: Hickory Kensington Designating District

EXHIBIT A

HICKORY/KENSINGTON AREA LEGAL DESCRIPTION

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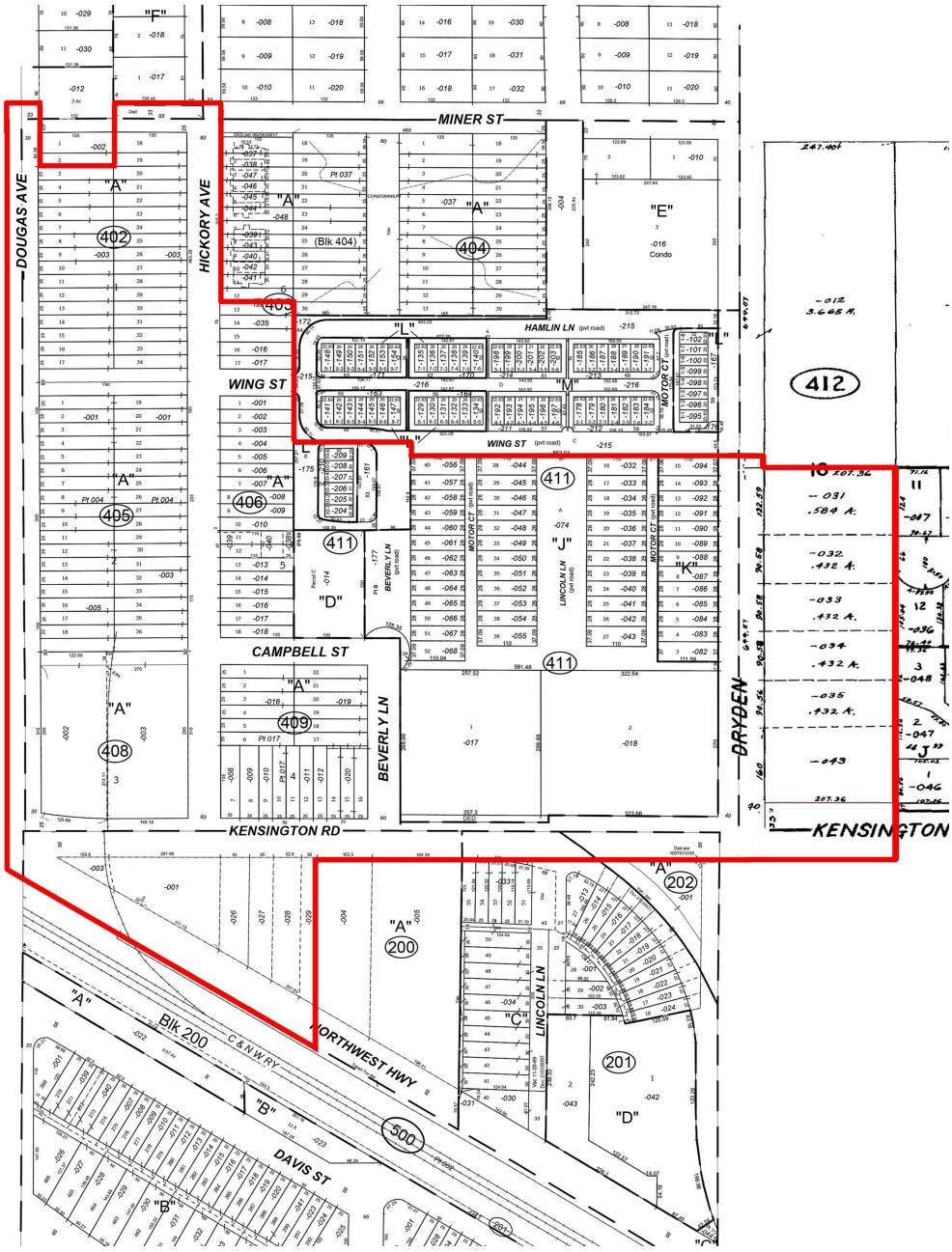
Contains 36.0 acres, more or less.

MAP OF AREA
HICKORY/KENSINGTON AREA MAP



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

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

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

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

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

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

(a) That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed valuation or the initial equalized assessed value of each such

taxable lot, block, tract or parcel of real property in the Area shall be allocated to and when collected shall be paid by the country collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

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

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

AYES:

NAYS:

PASSED AND APPROVED this _____ day of _____, 2014.

_____
Village President

ATTEST:

_____
Village Clerk

LEGLBTIFOrdinancesandResolutions:Hickory Kensington Area Financing

EXHIBIT A

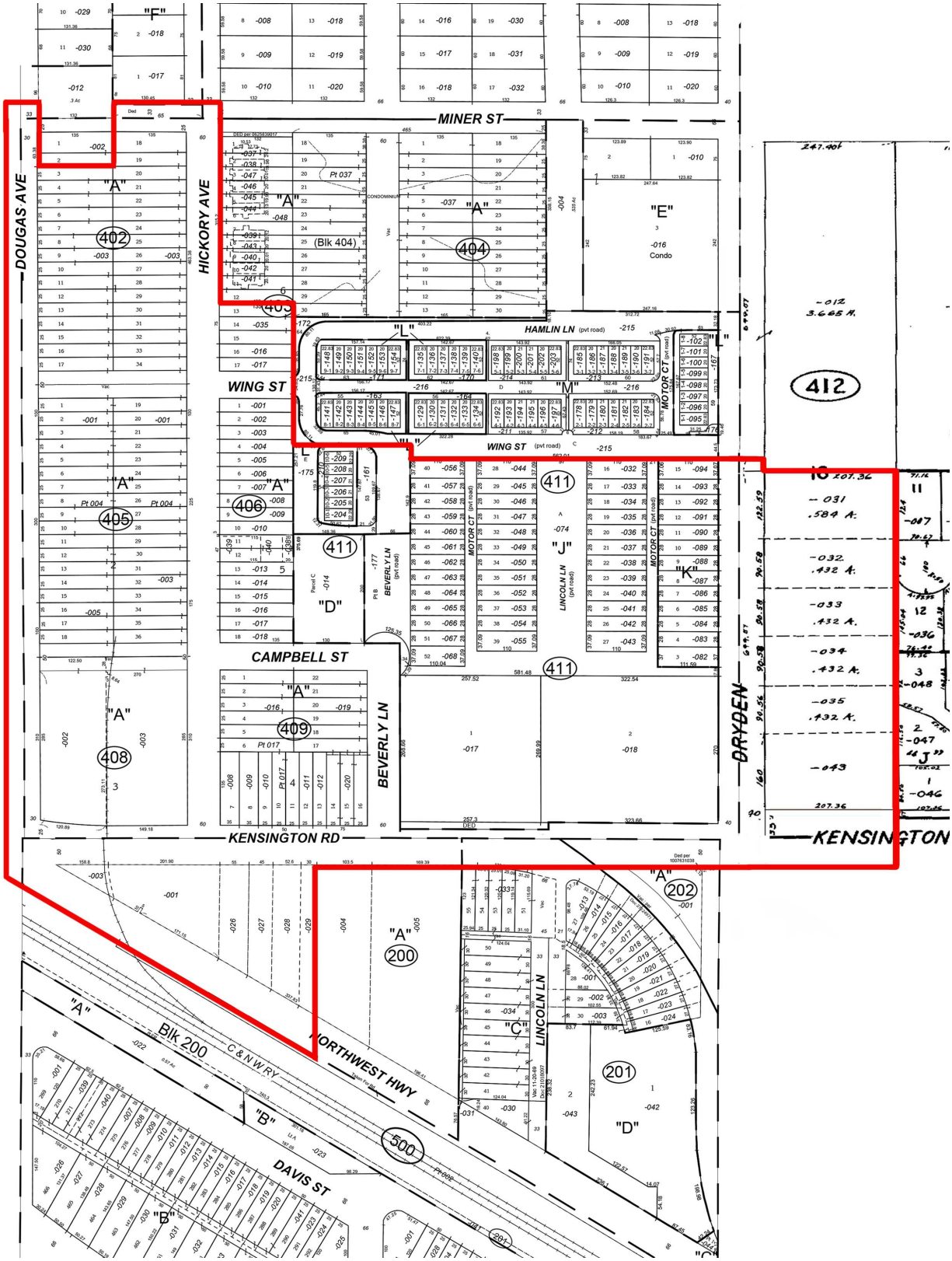
HICKORY/KENSINGTON AREA LEGAL DESCRIPTION

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

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

Contains 36.0 acres, more or less.

HICKORY/KENSINGTON AREA MAP



Enright, Bill

From: Planning
Sent: Wednesday, June 18, 2014 7:56 AM
To: Enright, Bill
Subject: FW: Village of Arlington Heights Contact Staff - Plan for area of Dryden and Kensington

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From: Building
Sent: Tuesday, June 17, 2014 3:43 PM
To: Planning
Subject: FW: Village of Arlington Heights Contact Staff - Plan for area of Dryden and Kensington

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From: Village of Arlington Heights [info@vah.com]
Sent: Thursday, June 05, 2014 9:16 AM
To: Building
Subject: Village of Arlington Heights Contact Staff - Plan for area of Dryden and Kensington

This form was submitted from the Village Website. Please review the information that was submitted below and reply to the e-mail address that is listed below.

Name: Joyce Rosley
E-mail: Pjrosley@gmail.com
Concerning: General Building Department
Address: 440 s. Evanston ave
City: Arlington heights
State: IL
Zip: 60004
Phone: 847-259-0453
Length of Residency: 47 years
Comment: To whom it may concern I would just like to again like to state my thoughts on the 20 year plan for the area mentioned above. I think the village to respect the business that are there and when they want to sell then have a developer buy their place and build a new business. I real do not see a need for another big apartment building. We have plenty in and around the area and lots of vacant business buildings. Having another if district at this time seem unwise as the state funding for the school district may drop. That and a tif district could cause a shortage of funds and result in a tax increase which we do not need. Older residents already have trouble with the taxes. If a developers wants to build they should pay not the residents. If the sewers need fixing That is a village problem. Without adding a large apartment complex the problem would not be as bad. I am sorry that the village did not survey the surrounding area for ideas about the plan before drawing up their version. I do not think the area is blighted and think it is unfair to move or close business that have been part of Arlington for years just to suit you plan. I hope you will reconsider some of the plan. Sincerely, Mrs. Rosley

Hickory / Kensington Area Plan

Approved January 2013

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Introduction

In 1991, the Village Board amended the Comprehensive Plan by designating several areas as redevelopment project areas as part of the Comprehensive Planning Program. One area designated was the Hickory / Kensington area, defined by Dryden Avenue on the east, Miner Street on the north, Northwest Highway on the south, and Belmont Avenue on the west.

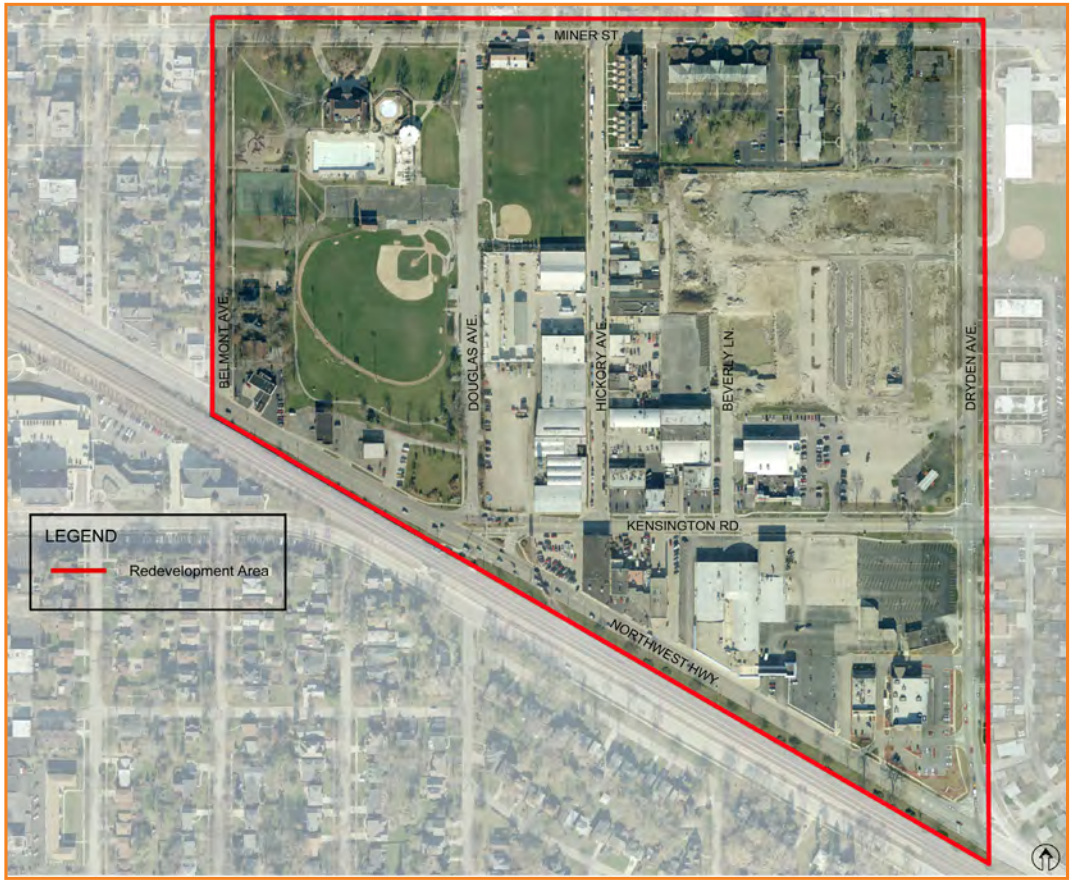


Figure 1. Map of Plan Area

In November, 1993 the Board adopted Ordinance 93-096, approving the Hickory / Kensington Redevelopment Plan. The Plan outlined goals and objectives for the future of the area, with specific recommendations, many of which have been implemented. In addition, several options regarding future land uses were analyzed during the public process, and several amendments were made to the Comprehensive Plan. Recently, the area has undergone significant change with large parcels such as the former Lattof site and Arlington Market site redeveloping. The purpose of this plan is to evaluate the area in context with the changes which have occurred in order to determine if additional changes would be beneficial to the neighborhood and community.

Figure 2. 1949 Aerial

History of the Area

Dating back to the 1920's the Hickory / Kensington area was the original, and for many years, the only industrial area in the Village given its access to the railroad. As the Village expanded in the 1960's and 70's to the north and south, new industrial areas were developed in proximity to the interstate highways. As these new industrial areas developed, the Hickory area underwent some change as industrial land was redeveloped for commercial, specifically Arlington Market Shopping Center and Lattoff Chevrolet. For many years the area remained unchanged until Walgreen's replaced Brown's Chicken and the Best Western Inn, followed by the rowhomes at Hickory and Miner, which replaced FH Bonn Co. Also the former Weber Stevens manufacturing site was acquired by the Park District and developed as an expansion to Recreation Park. The Park District has also acquired three commercial parcels at the south end of Recreation Park and plans to expand the park to Northwest Highway. More recently, additional significant redevelopment has occurred with Mariano's Food Store and Arlington Market (Arlington Crossings), a mixed use development.

Summary

The purpose of this Plan is to provide an analysis of current conditions and propose what the future may look like for the Hickory / Kensington Area. The Plan takes into consideration Village Land Use, Housing and Economic Development Goals and Policies, trends in development, and recent new development in the area. Much of the area has either redeveloped or is in the process of redeveloping, with the exception of the middle or Core area as illustrated on the following page. Given the condition and age of buildings, tax revenue, and development in the area and the area's proximity to Downtown, it is recommended that the Core area redevelop for mixed use commercial and residential in order to enhance the tax base, provide additional housing opportunities based on market needs for the Village, and to build upon recent new development in the area. Development standards are proposed which guide future development in order to create a new, vibrant mixed use neighborhood. The timing of development will depend on many factors, including whether or not a property owner wishes to sell their property, and market and economic conditions. Therefore implementation can take many years. To that end, the Village should consider establishing a Tax Increment Financing District to stimulate development of the area as public and private development costs are likely to be extensive.

There are currently 20 businesses in the Core area that would be impacted by redevelopment, several of which could be included in new development such as retail uses or office uses. One major business, Dana Molded Products, recently moved their operations thus vacating 68,000 square feet. There are a few other vacancies of older buildings as well. Auto related uses would likely need to relocate, as would Heller Lumber. Many of the business owners own their land as well. As with any redevelopment effort, the Village should work with existing businesses to assist with relocation as necessary.

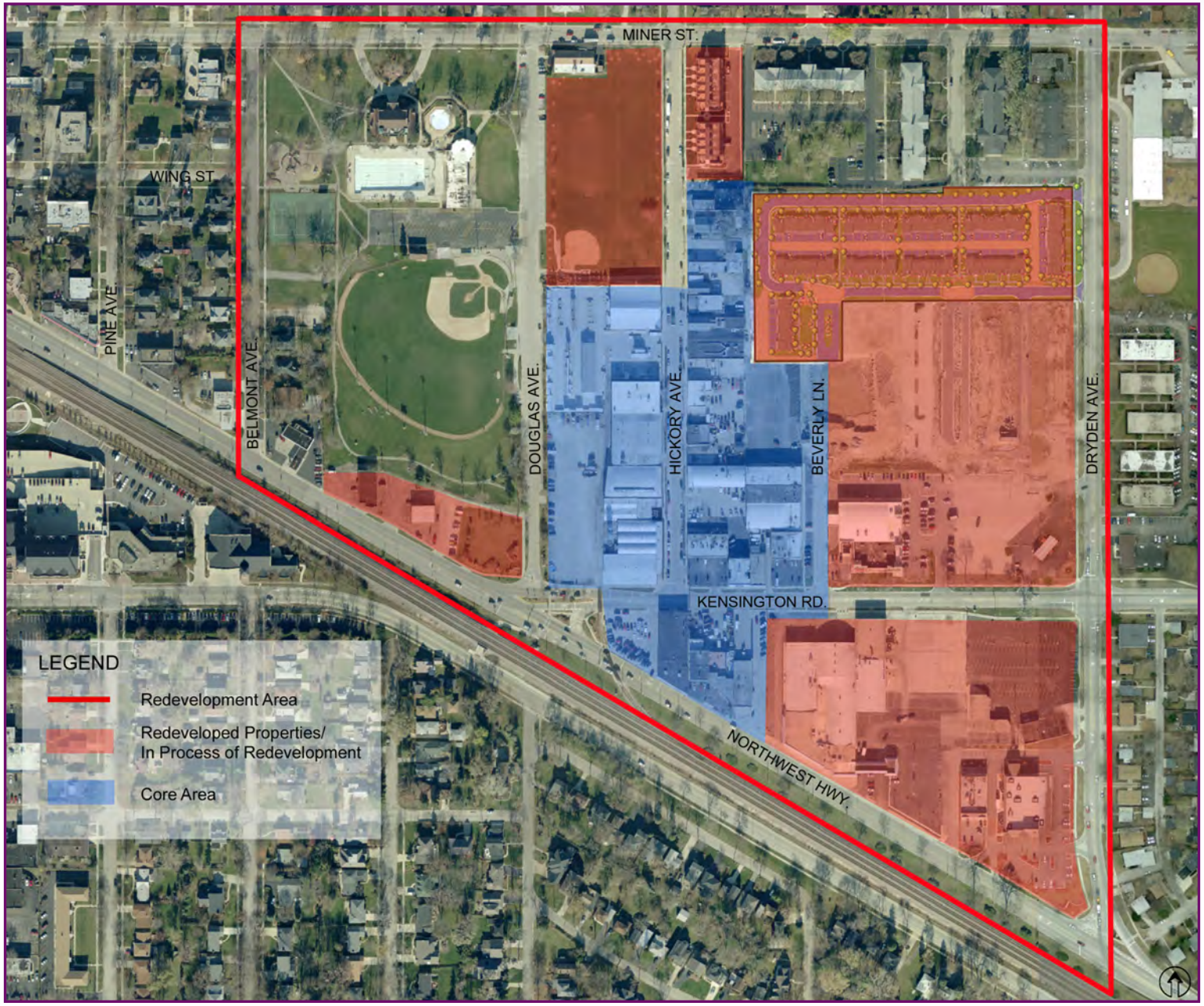


Figure 3. Map of Core Area

Comprehensive Plan - Land Use / Zoning

The Comprehensive Plan Future Land Use Map is a policy document which guides future growth and development of all property within the Village. The Zoning Map is the legal document which governs the use of land. Beginning in 1993 with adoption of the Hickory / Kensington Plan, several amendments to the Land Use Map and Zoning Map have been approved by the Village Board including:

1. **Designating several Commercial parcels adjacent to Recreation Park as Parks, which include three parcels adjacent to Recreation Park along Northwest Highway, and the former Weber Stevens site at Douglas Avenue and Miner Street (1993);**

   In addition the Park District Board recently approved a master plan for Recreation Park which includes major renovations (subject to future funding).

2. **The Arlington Market site was amended from Commercial to Moderate Density Multi Family and rezoned from B-2 to R-6 for the northern 11 acres while retaining the Commercial designation and B-2 zoning for 3.5 acres along Kensington Road (2006);**

3. **The former FH Bonn office site at the southeast corner of Hickory Avenue and Miner Street was amended from Manufacturing to Moderate Density Multi Family and rezoned to R-6 to allow townhomes, which have been constructed (2006);**

The map on the following page illustrates the current Comprehensive Plan Land Use Map for the area. The area includes a variety of land use designations including Parks (green), Commercial (red), Moderate Density Multi Family (orange), and Research and Development Manufacturing Warehousing "RDMW" (purple). The "core" area is primarily designated as Commercial, however several parcels on the east side of Hickory Avenue from 9 N. to 105 N. Hickory are designated as RDMW.

Zoning for the area includes R-6 multiple family residential (equates to 17 units per acre based on 2- bedroom units); B-2 and B-3 (both are commercial districts); Public Land (PL) for Recreation Park; and M-2 (Limited Heavy Manufacturing District). The M-2 district is the more intense of the two "M" districts in the Village. The Core area is primarily zoned M-2 north of Kensington (excepting 704-708 and 724 E. Kensington, which are B-2) and B-3 south of Kensington. ***The Village should analyze possible zoning amendments that would allow current use of the buildings for M-2 permitted uses, while prohibiting new development which would be inconsistent with this Plan.*** This concept will allow for the area to transition over time from the current land uses to the uses recommended in this plan.

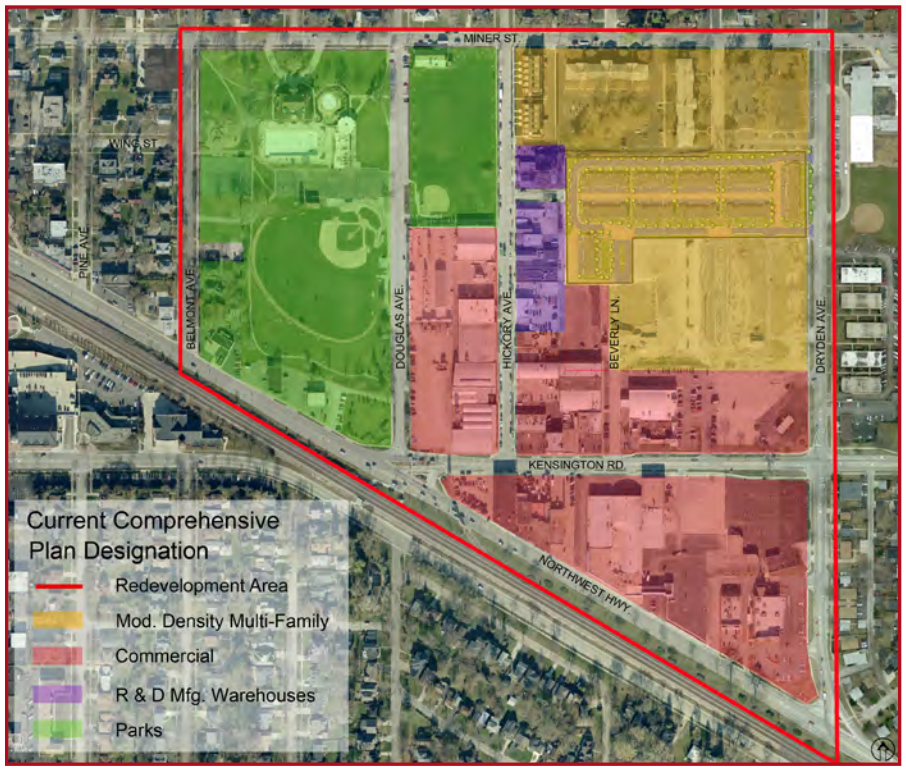


Figure 4. Current Comprehensive Plan

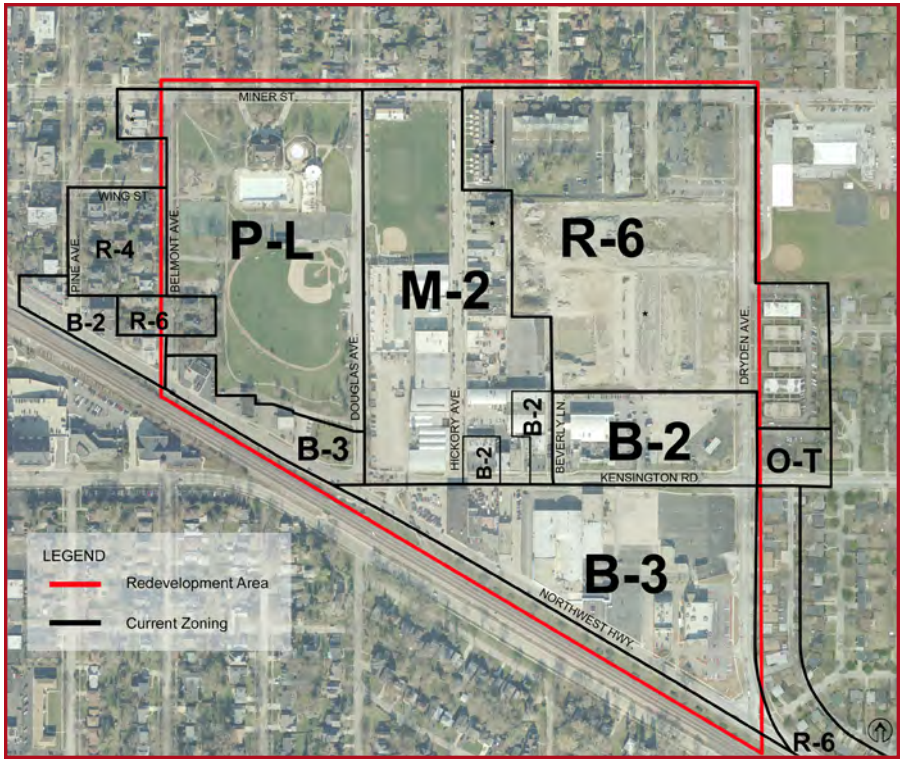


Figure 5. Current Zoning Map

Current Conditions

As mentioned the area has undergone significant transition over the past few years and continues to transition as development continues at Arlington Crossings. The area in the center or Core of the redevelopment area along Hickory Avenue, Beverly Lane, and Northwest Highway has not redeveloped, although the 1993 Plan did suggest possible alternate uses such as multi family along Hickory Avenue. The core area is about 10.5 acres not including public streets. Recently a major business and land owner in the area, Dana Molded Products, closed and moved their operations from their location on Hickory and Kensington. Also the vacant Lattof property at Douglas and Kensington is to be leased to Mariano's for employee parking.

The Park District either owns or has reservations on adjacent properties along Northwest Highway and Belmont Avenue. The apartment buildings along Lincoln Lane and Dryden Avenue are well maintained and provide a transition to the single family residential to the north of Miner Street. The Village has worked with the multiple owners of Dryden Place Apartments to improve the condition of the five residential buildings, although issues with parking and other codes remain. The Village should consider using appropriate funding sources to assist in addressing code issues at Dryden Place Apartments.

Several buildings in the core lack adequate parking and landscaping / screening, and detract from the overall appearance of the area. Property taxes per square foot of building for the core area on average are below ($2.77 in tax year 2011) that of newly developed commercial areas east of the core ($7.37 in 2011) within the Plan area. The largest sales tax generators in the Plan area are Mariano's, Walgreen's and Heller Lumber. The core area, other than Heller Lumber, does not generate significant sales tax revenues to the Village.

The Plan area includes 29 businesses and 2 not for profits; of that total the core area contains 20 businesses (8 are auto related) and 1 not for profit (Knights of Columbus). Table A in the Appendix is a listing of businesses as of June, 2012. The core area businesses employ 132 (in these categories: 60 office/retail; 42 auto; 12 Knight of Columbus; 16 Heller Lumber). The Plan area as a whole employs approximately 280 persons. Employment data is based on business licenses.

Vacancies

Three buildings along the east side of Hickory are vacant, as is the former Dana Molded Products site which includes buildings totaling 64,080 square feet. The building at 710 / 712 E. Kensington is also vacant on the first floor. A portion of the 700 E. NWH building is also vacant. The current vacancy rate in the core is 41% (Dana Molded accounts for 84% of the vacancies).

Age of Buildings

Aside from the recent redevelopment of properties in the area such as Mariano's, Walgreens, Hickory Townhomes and Arlington Crossings, all of the buildings in the Plan area are at least 35 years old. Most of the buildings in the core area are over 50 years old, and to an extent obsolete for contemporary development. There are 22 buildings in the core; 15 are 50 years or older, and 7 are 35 to 49 years old. None are less than 35 years old. The map on page 10 illustrates the age of buildings in the Plan area. Those in yellow are less than 10 years old.

Property Taxes

An analysis of the core area as commercial property was conducted in order to compare the area to other commercial property newly developed. The equalized assessed value (EAV) of land, which is one basis for property tax revenues (as well as tax rates), for the core area decreased from tax year 2009* to 2011 by 30%. During that same time the Village wide EAV decreased by 8%. Taxes paid decreased in the core from 2009 to 2011. The Mariano's site EAV has increased by 43% from 2009 to 2011 as a result of its development. As mentioned the core area buildings generated in tax year 2011 an average of $2.77 in property taxes per square foot, compared to an average of $7.37 per square foot for the newer commercial developments east of the core (Walgreen's and adjacent retail; Mariano's; Arlington Market).

Equalized Assessed Value**		Property Taxes Paid**	
Tax Year	Core Area	Tax Year	Core Area
2009	9.12 million	2009	$608,892
2010	8.37 million	2010	$625,788
2011	6.73 million	2011	$561,148

**includes vacant lots

* Tax year 2009 was the first year for the new 10/25 assessment classification levels, therefore any decrease in commercial assessments from 2009 to 2011 did not result from the new classification levels.

Sales Taxes

Sales taxes (including home rule) and food and beverage taxes generated for the Core area were $171,553 in 2011, an increase from the previous two years due to an increase in the home rule sales tax in January 2010 and the modestly improving economy. One business generated well over $20,000, while there were three businesses in the core that generated from $10,000 to $20,000 in sales taxes in 2011. Therefore four businesses provided 90% of the sales and food and beverage taxes in the Core. The addition of Mariano's and Walgreen's has significantly added to sales / food and beverage taxes for the Plan area (specific data cannot be shared due to disclosure restrictions by the Illinois Department of Revenue).

Environmental

The only known environmental issue in the Plan area is located on the Arlington Crossings site at the west end of the middle residentially zoned portion. The site is currently vacant however the former Arlington Market shopping center included a dry cleaning business. The current owner of the property is addressing this issue. The core area may contain environmental issues given past and current uses, therefore further environmental studies would be required in order to determine if any issues are present.

Infrastructure / Utilities

The Plan area is fully serviced by water, sanitary sewer and storm sewer, however additional development for higher density will likely require upsizing of certain utilities depending on capacity and condition of infrastructure. Utilities are of various ages and conditions. Overhead power and telephone lines in the core area detract from the appearance of the corridor. Sidewalks within the core area are in fair condition but are narrow when abutting streets such as Kensington and Northwest Highway. Certain areas in the core also lack a parkway to separate sidewalks from the street. There is an existing railroad spur line providing access to Heller Lumber which is used on occasion. In addition, there is a ComEd substation at 11 N. Hickory.

1
Recreation Park
arlington heights park district

2

3

4
HI-TECH
BODY SHOP

5

6

7

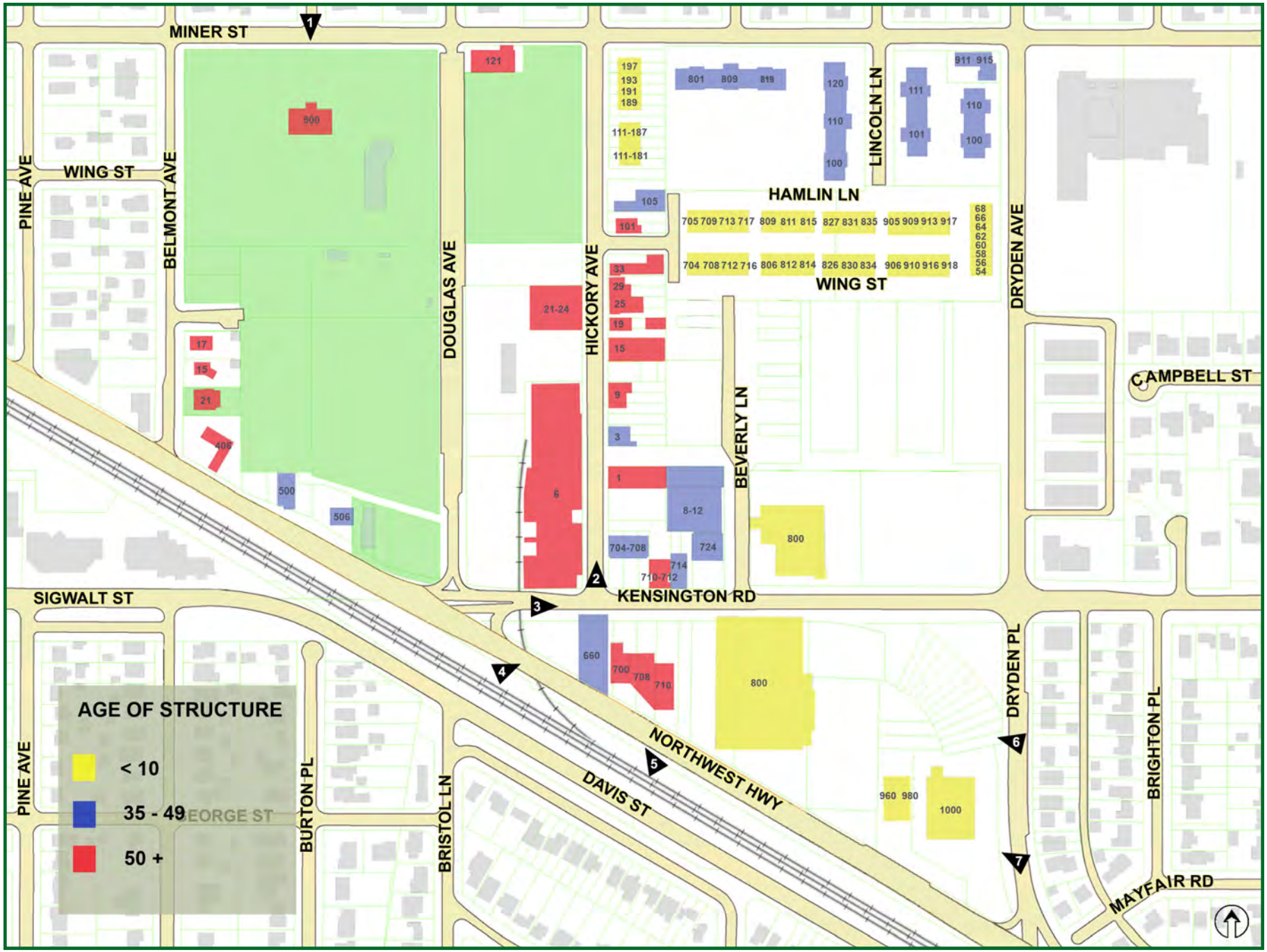


Figure 6. Current Conditions Age of Structures

Long Range Vision

A conceptual land use plan has been designed to articulate a long term vision for the area which builds upon recent redevelopment in the Plan area. This section of the Plan includes components such as:

- **Goals and Objectives**
- **Land Use Plan**
- **Comprehensive Plan**
- **Urban Design / Green Technology**
- **Streets and Blocks**
- **Utilities**
- **Zoning**
- **Parking/Traffic**

Vision Statement

A vibrant, mixed use neighborhood which complements the downtown area, providing new housing and commercial opportunities in a walkable pedestrian friendly environment.

Goals and Objectives

1. Create a walkable, vibrant neighborhood providing access to parks, schools, commercial amenities and the downtown area.
2. Expand upon recent new development transitioning the area to multi family residential, commercial and mixed use.
3. Enhance the tax base by providing contemporary and compatible commercial and residential development.
4. Provide new housing opportunities at various income levels consistent with Village policies.
5. Work with existing viable businesses to locate within new commercial areas or relocate to compatible areas zoned for said uses.
6. Eliminate blighted conditions through redevelopment.
7. Enhance the aesthetics of the area to create a positive sense of place.
8. Construct infrastructure improvements as needed including but not limited to public parking, storm water detention, sewer and water systems, streets, sidewalks, relocation or burial of overhead utilities.
9. To encourage sustainable development including but not limited to the use of bioswales for storm water management, green buildings and energy efficient street lighting.
10. Develop an architectural vision that is unique to the area.

Land Use Plan

The future land use plan for the area focuses primarily on the core area, building upon recent and planned development to the east and west of the core in order to create a new, vibrant neighborhood. Design standards should be developed relating to the industrial heritage of the area in order to create a unique identity to this neighborhood. Introducing Campbell Street from Douglas Avenue to Dryden Avenue will create new block forms which will guide development and enhance traffic and pedestrian circulation. The Plan envisions additional moderate density multi-family housing, mixing row townhomes with multifamily buildings no taller than 5 floors along Hickory Avenue from just north of Wing Street to Campbell Street. South of Campbell Street to Kensington Road would include mixed use development with commercial on the first floor and residential above, no taller than 5 floors. South of Kensington Road through to Northwest Highway would remain as Commercial, with the western portion within the core as a potential redevelopment site for new commercial. The center five acres of the Arlington Crossings site has zoning entitlements for 50 single family homes, although the Village may want to consider multi family. The rendering on the following page illustrates the type and scale of development envisioned.

Residential

The Village's population in 2010 decreased from 76,031 in 2000 to 75,101. The population in 1990 was 75,460. The decrease over the past ten years can be attributed to aging of the population and higher vacancy rates due to housing foreclosures. In addition, over the past 25 years, very few rental housing units have been developed. However, new multi family residential development is trending towards rental housing and senior housing, both of which are identified housing needs* in the Village, but the land available for development meeting these needs is minimal. The Chicago Metropolitan Agency for Planning projects an increase of 3,891 residential units in the Village by 2040. The Hickory Kensington Area, among other redevelopment areas, provides an opportunity to accommodate the projected additional growth. The location is ideal for meeting housing needs for rental units and senior housing serving a variety of income levels given its proximity to downtown and the Metra train station, PACE bus routes, Recreation Park, and commercial development such as Walgreen's and Mariano's food store. Redevelopment of the core area could provide approximately 350 housing units pursuant to the conceptual plan on page 16 and as mentioned, the Arlington Crossings site provides an opportunity for additional multi-family residential housing.

**Village of Arlington Heights Consolidated Plan; Northwest Suburban Housing Collaborative*

Commercial

Providing new commercial space on the first levels of buildings fronting Kensington Road will allow for business retention in the area and attracting new businesses. Second floor office space should be considered as well along Kensington Road. There are several office related businesses in the core area that would be compatible with the Plan for the area. Additional commercial space along Kensington Road will build upon recent new commercial development, creating a vibrant corridor along both Kensington Road and Northwest Highway. Depending on market conditions, approximately 30,000 to 60,000 square feet of new commercial space (replacing approximately 60,000 square feet existing) could be built in addition to completion of Arlington Market at Dryden Avenue and Kensington Road. The Village should encourage restaurants and service uses compatable with a mixed use neighborhood.

Figure 7. Conceptual Build Out Plan

Figure 8. Conceptual Street View of Hickory Looking South

Figure 9. Conceptual Site Plan

Comprehensive Plan

The current Comprehensive Plan Land Use Map includes industrial and commercial designations for the core area as depicted below. As part of the long term vision for the area, the Comprehensive Plan should be amended to change the designation for the following properties:

1. **3 N. Hickory to the south property line of 15 N. Hickory (east side of street) from R&D Mfg. Warehousing to High Density Multi Family.**
2. **The parking lot to the east of 3 and 9 N. Hickory should be amended from Commercial to High Density Multi Family.**
3. **Heller Lumber, located at 21-34 N. Hickory, and the northern portions of 6 N. Hickory (former Dana Molded Products) and the Lattof lot, should be designated High Density Multi Family from their present Commercial designation.**
4. **15 N. Hickory to 105 N. Hickory amend from R&D Mfg. Warehousing to Moderate Density Multi Family.**
5. **The southern portions (south of Campbell Street extended) of the Lattof lot and the Dana Molded site should be designated Mixed Use, from their current designation as Commercial.**
6. **The block formed by Kensington Road, Beverly Lane, Hickory Avenue, and Campbell Street should be amended from Commercial to Mixed Use.**

The current and new recommended Comprehensive Plan Land Use Map are illustrated below.

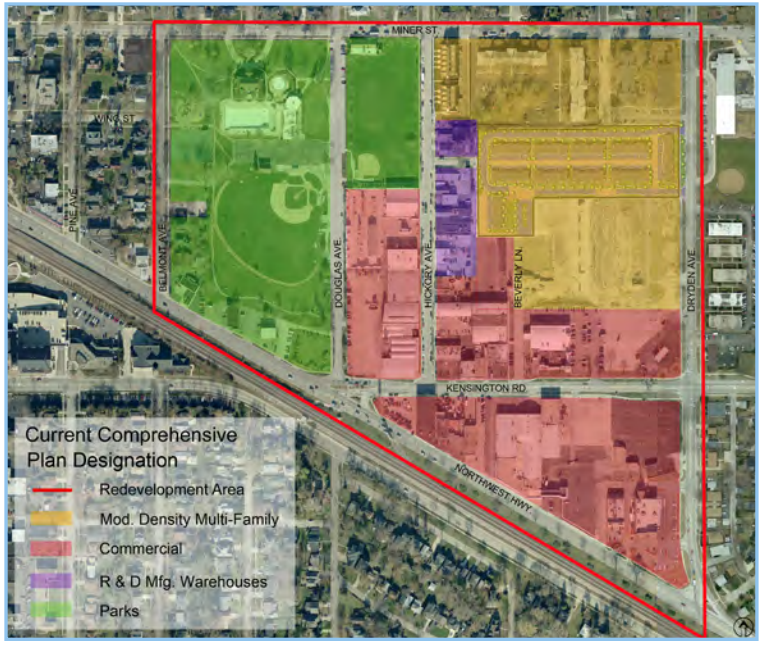


Figure 10. Current Comprehensive Plan

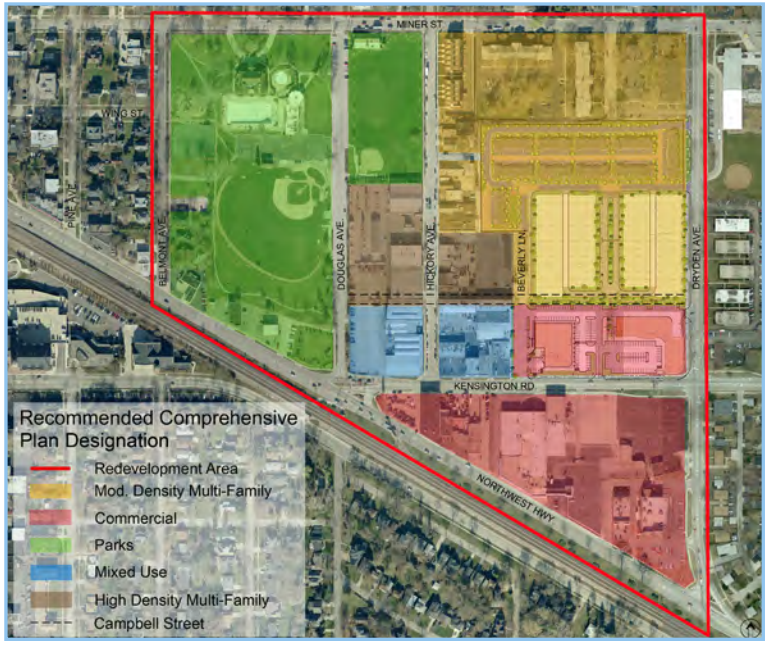


Figure 11. Proposed Comprehensive Plan

Urban Design / Green Technology

Architecture and urban design must be exceptional in order to create a unique place which is vibrant, interesting, and ultimately a successful neighborhood. The Village should consider specific design guidelines for the area concurrent with any new zoning regulations. Guidelines should be informed by this Plan including the following:

1. **The built environment should reflect the high quality character of development in the Village which enhances the experiences of people who live, work and visit the area.**
2. **Special attention should be given to the pedestrian in both public and private spaces.**
3. **Building design and construction shall incorporate green principles to maximize energy efficiency.**
4. **Buildings should be designed to reduce massing by incorporating upper level setbacks and other architectural features.**
5. **Architectural design shall relate to pedestrian corridors and plazas and should relate to the industrial heritage of the area.**

Mixed Use Development

Pedestrian Corridor

Brick-Paved Crosswalks

Sustainable Energy

Urban Bioswales

Streets and Blocks

An important element of the Plan is the proposed street network, which helps to establish the urban form for an area. Streets are an important aspect of the public realm and provide not only access to properties and parking, but also an opportunity to provide interesting public spaces. Introducing new street segments in the Plan area will break down long block segments into smaller segments, which serve to increase pedestrian and vehicular connectivity. In order to enhance the area for future mixed use and residential development, the following improvements to the street network are recommended:

1. **Re-open Campbell Street between Hickory Avenue and Beverly Lane.**
2. **Extend Campbell Street east from Beverly Lane to Dryden Avenue.**
3. **Extend Campbell Street west from Hickory Avenue to Douglas Avenue.**

Campbell Street is a critical component of this plan as it connects the eastern area of the plan to Recreation Park. It's intersection with Beverly, Hickory and Douglas will form three new public spaces which should be treated with care and emphasis on the pedestrian. The following narratives describe each segment of the Campbell Street extension.

Segment 1: Hickory Avenue to Beverly Lane

The existing right of way has been used for private purposes such as parking, however this street segment should be re-opened to provide the basis for a street network which breaks down large blocks into smaller, more pedestrian friendly blocks which increase connectivity. The existing right of way is 50 feet and should be widened to 66 feet to accommodate on street parking, wide pedestrian friendly sidewalks, and landscaping.

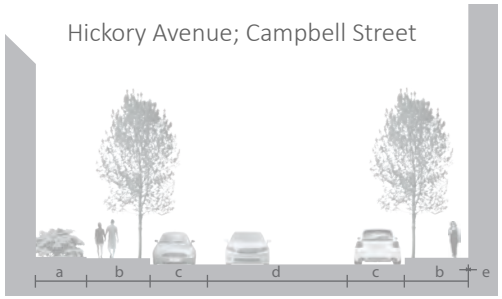
Segment 2: Beverly Lane to Dryden Avenue

This segment would extend through the Arlington Market Planned Unit Development. The PUD did not provide for an extension of Campbell Street, however if an amendment to the PUD is sought, this segment should be required. Extending Campbell Street east to Dryden Avenue would better connect the Arlington Market site to the Hickory Avenue corridor. This street segment would also provide a logical delineation between the residential and commercial portions of the PUD, with on street parking, wide sidewalks and landscaping.

Segment 3: Hickory Avenue to Douglas Avenue

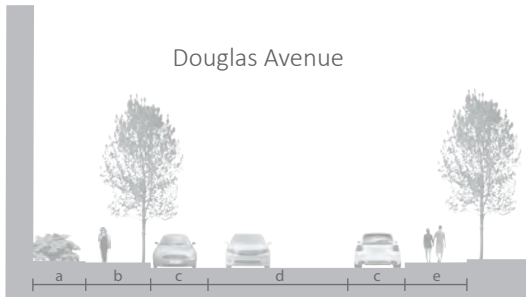
Connecting Hickory Avenue to Douglas Avenue and Recreation Park is an important urban design aspect of the Plan. This segment also helps to break down a large north/south block into two smaller blocks suitable for mixed use development. Developing this segment may also allow for the possible geometric modifications to Douglas Avenue at the Kensington Road/Northwest Highway intersection to enhance traffic flow onto Northwest Highway.

Hickory Avenue; Campbell Street



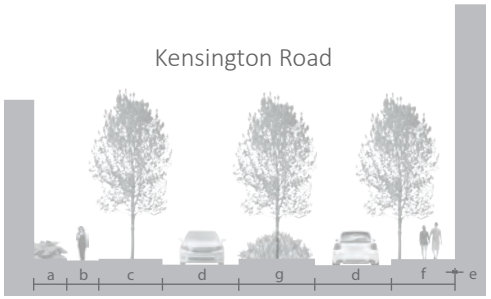
a	building setback (townhouses)	8′ - 15′
b	sidewalk	10′
c	parallel parking	9′
d	street	22′
e	building setback (multi-family)	0′ - 5′

Douglas Avenue



a	building setback	8′ - 15′
b	sidewalk (east)	10′
c	parallel parking	9′
d	street	22′
e	sidewalk (west)	10′

Kensington Road



a	building setback	5′
b	sidewalk (south)	5′
c	parkway	10′
d	street	12′
e	building setback (north)	0′ - 5′
f	sidewalk (north)	10′
g	median	12′

Figure 13. Street Sections

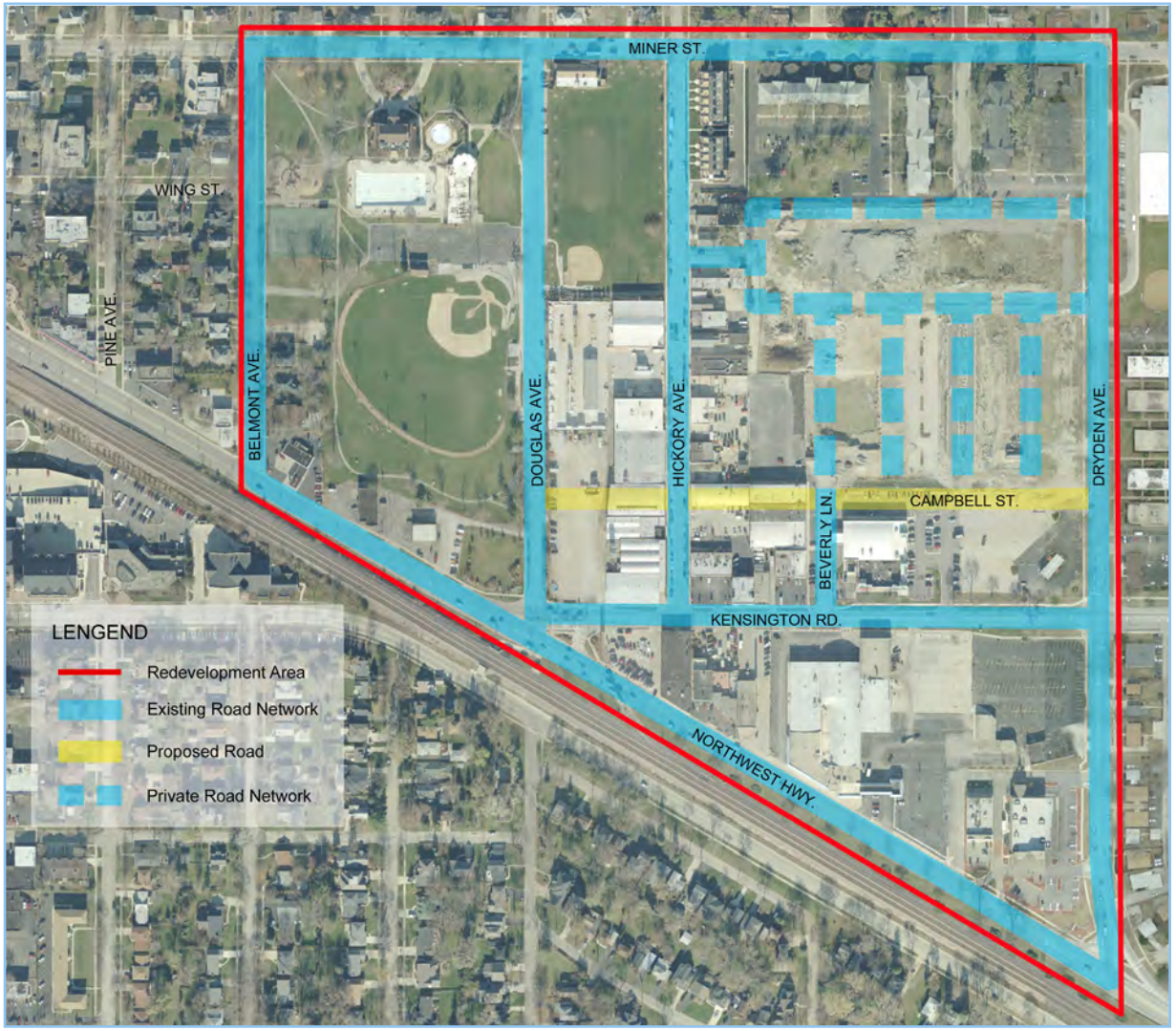


Figure 12. Street Network

Cross sections for Campbell Street, Hickory Avenue, Douglas Avenue, Beverly Lane, Kensington Road and Northwest Highway have been designed to guide development of these streets. Each has a unique purpose thus influencing the future design of each street. The Village should evaluate the use of bioswales when constructing streets in order to manage storm water from the street network.

Kensington Road Alignment

The current configuration of the Kensington Road / Northwest Highway / Douglas Avenue intersection functions well but is not optimal. Improvements to the geometry of this intersection should be studied to determine if modifications would be beneficial to traffic movements, land development and economic feasibility.

Pedestrians

An enhanced street network will not only increase connectivity, but it will also provide enhanced pedestrian experiences with wider sidewalks, decorative light fixtures, seating areas, plaza spaces, landscaping and parkways. The current sidewalks in the core area are not designed for a positive pedestrian experience given the age and uses in this area. New development shall provide for sidewalks pursuant to the cross sections for each street delineated. Curb extensions and stamped concrete should be used to delineate pedestrian walkways. Decorative bike racks shall also be provided in visible locations throughout the Plan area.

Seating Areas

Lighting Fixtures

Receptacles

Tree Grates

Utilities

The map below illustrates the location and size of existing utilities. Utilities have been improved in certain areas but if additional domestic load is required, some may require replacement and upsizing. The newly developed areas provide on site detention, however the older core area was built with no detention provided. Therefore new development will require detention. A common detention area should be explored as a need for not only the core area, but areas near the downtown. The Village is currently studying detention for the area and several sites are being considered. In addition, the feasibility of detention vaults under the new Campbell Street should be explored.

As the street network is implemented, the Village should consider the use of bioswales as part of storm water management in the Plan area, which is consistent with the Village Board Policy to "Promote Green-Based Policies and Services". In addition, overhead utilities along Kensington and Hickory should be relocated off the street frontages or buried underground with new development to enhance aesthetics of the area.

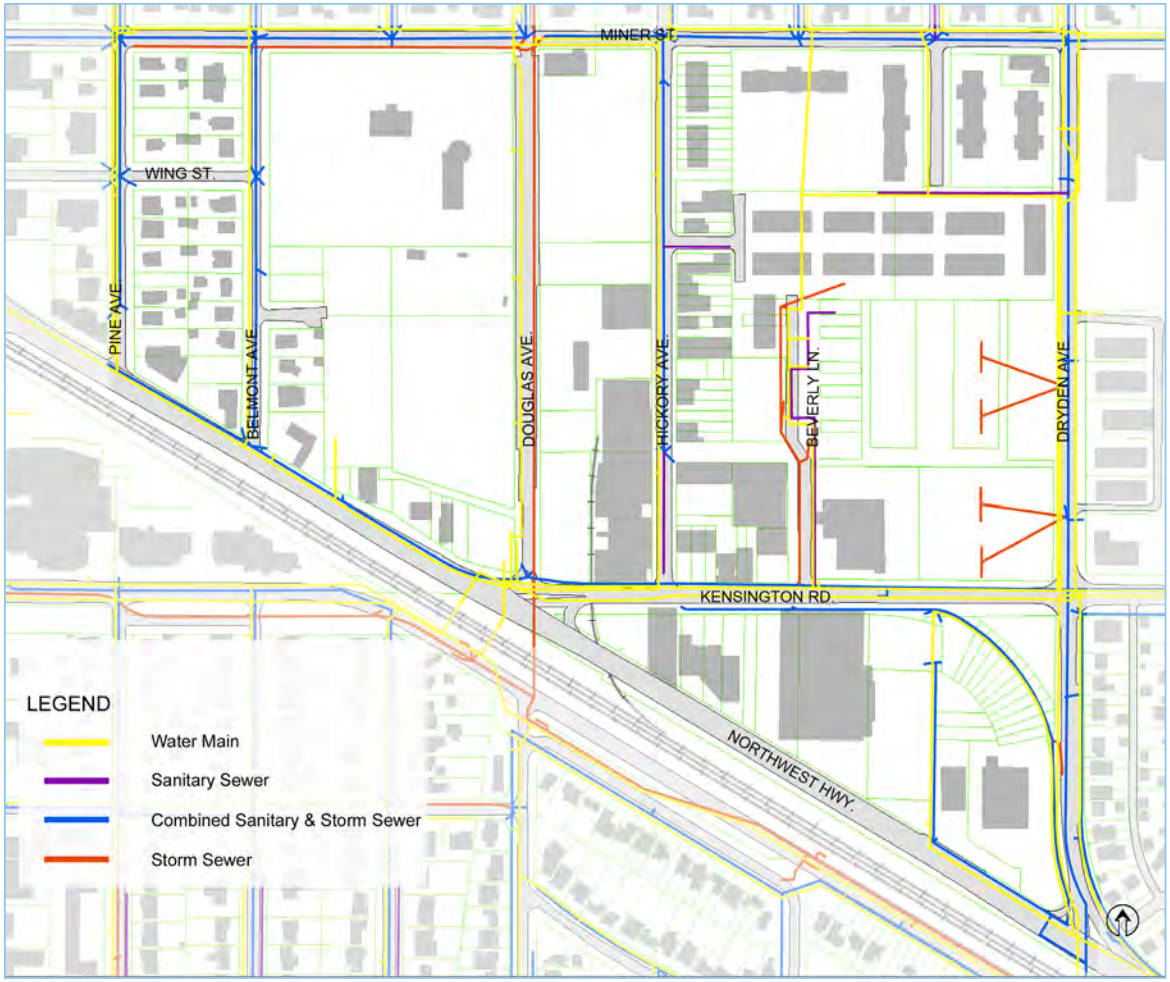


Figure 14. Utility Map

Zoning

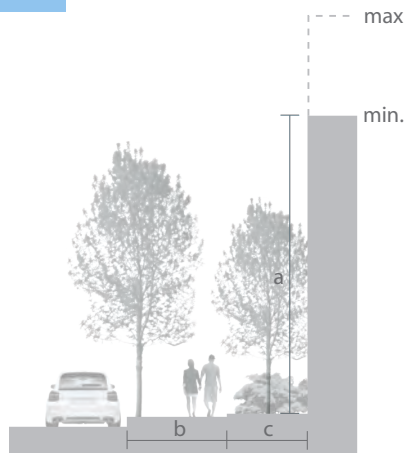
Zoning regulations should be developed for the area based on the principles of form based codes, which foster predictable built results and a high quality public realm by defining specific development standards. Also, land use should be regulated consistent with the recommended Comprehensive Plan Land Use Map for the area, while allowing for continued use of property for current uses. To that end, the Village should consider an Overlay Zone unique to this area to guide future development consistent with the parameters set forth in this Plan. Concurrent with an Overlay Zone the Village should consider rezoning property to promote redevelopment consistent with this Plan.

An Overlay Zone based on principles of form based codes would regulate the size, placement, and building type (ie:commercial, residential, mixed use). In the Core area it is suggested that building heights should be three floors for townhomes and four to five floors for multi family and mixed use development. A minimum height and maximum height should be included to ensure uniformity of development. Density allowed should be consistent with the R-6 and R-7 districts, which is approximately 17 units (R-6) and 48 to 72 units (R-7) per acre depending on bedroom mix. Parking standards should be evaluated consistent with other similar development, taking into account the type of development , and promotion of green policies to reduce the use of autos.

"An overlay-zoning district is a mapped area with restrictions beyond those in the underlying zoning. An overlay district is used to achieve planning objectives, which may not be achieved through the underlying zoning. Where conflicts arise between the overlay district and the underlying zoning, the overlay district restrictions apply."

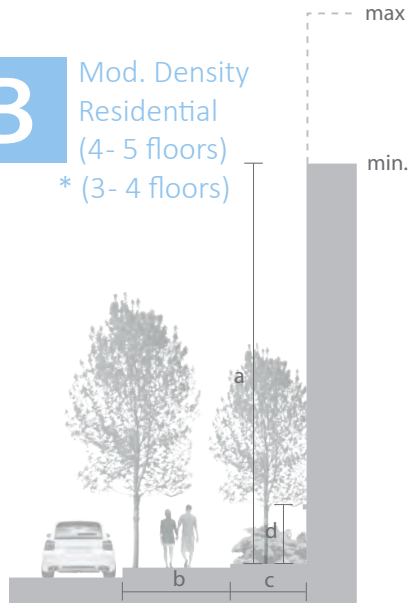
The illustrations below and map on the following page indicate recommended development parameters for each block and development type.

A Townhouses (3 floors)



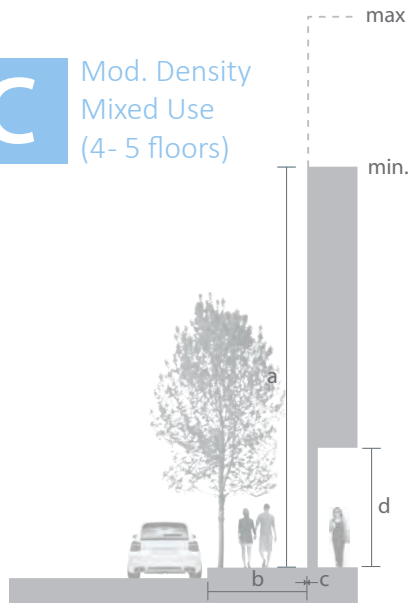
a	building height	30' - 40'
b	sidewalk	10'
c	building setback	8' - 15'

B Mod. Density Residential (4- 5 floors) * (3- 4 floors)



a	building height	40' - 55'
b	sidewalk	10'
c	building setback	8' - 10'
d	first floor window sill	6'

C Mod. Density Mixed Use (4- 5 floors)



a	building height	40' - 55'
b	sidewalk	10'
c	building setback	0' - 5'
d	first floor ceiling	12' -15'

Figure 15. Building Types

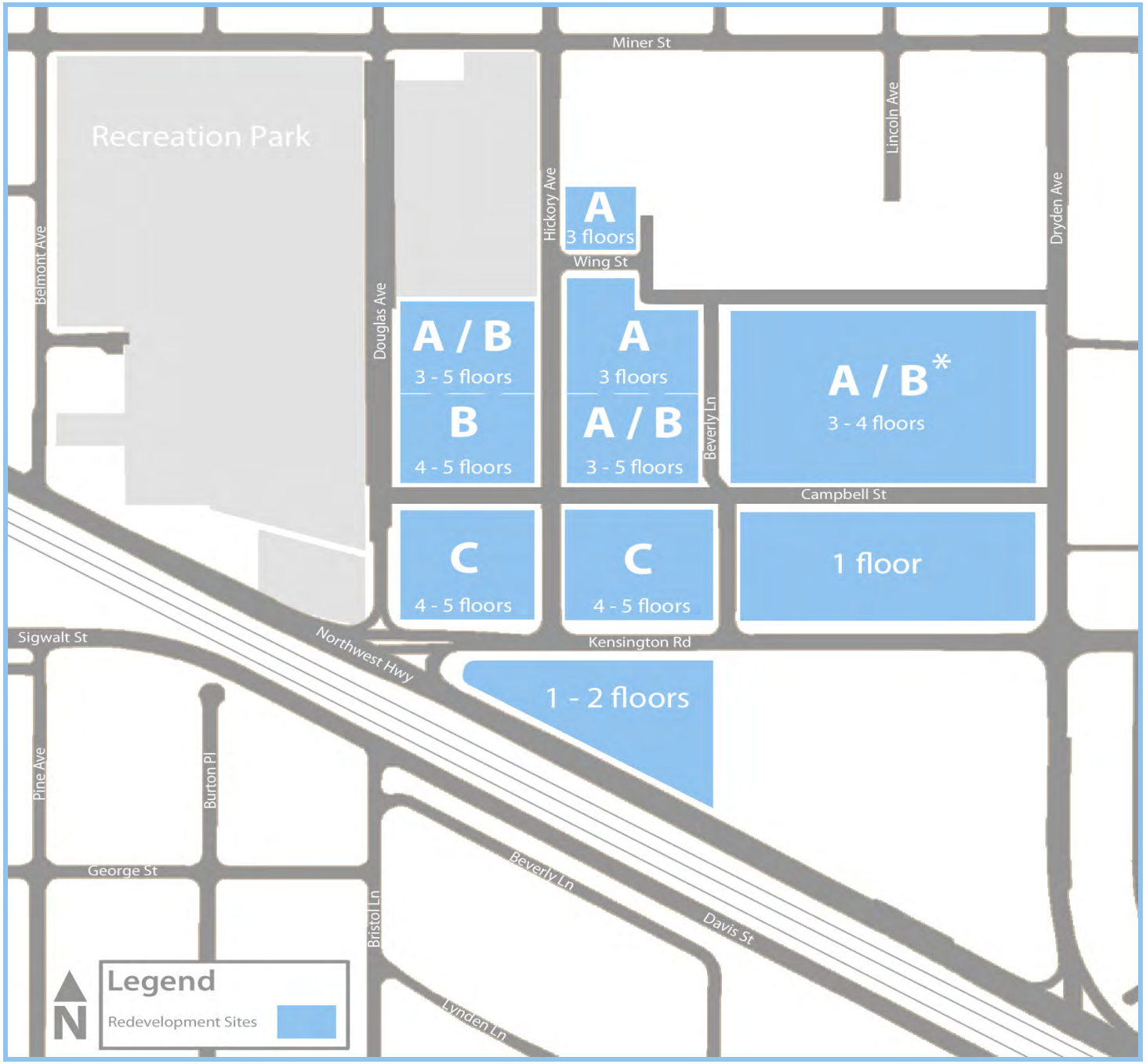


Figure 16. Building Types

Regulating the Use of Land

Currently property in the Core area is zoned either B-2, B-3 or M-2. In order to assure that new development is consistent with this Plan, properties would need to be rezoned and an Overlay Zone established. As illustrated below, the following rezonings are recommended:

1. **Core area north of Campbell Street: rezone from M-2 to R-6 and R-7 per the map below;**

2. **South of Campbell Street, north of Kensington Road: rezone from M-2 to B-2.**

3. **South of Kensington Road: remain B-3, although consideration should be given to rezoning to B-2.**

Rezoning to R-6 and R-7 is suggested as the appropriate density and height for the area, subject to additional restrictions of the Overlay Zone. However the R-7 zoning district is restricted to within 300 feet of the downtown B-5 district. Therefore an amendment to Chapter 28- Zoning Regulations would be required to allow for R-7 zoning in "areas within 300 feet of downtown or in a designated redevelopment area consistent with a redevelopment plan."

New development would have to comply with the new zoning designation (R-6, R-7, B-2 / B-3) and the requirements of the Overlay Zone, or seek a variation via the Plan Commission process. Existing uses which become legal non-conforming, would be allowed to continue under the new zoning. Also, in fairness to the current property owners, for property currently zoned M-2 which is rezoned to R-6 or R-7, the Overlay Zone could include standards which would permit the current buildings to be used for uses allowed in the M-2 district with some limitations. Therefore, the properties could continue to be used for most M-2 uses even though it would be rezoned R-6 or R-7. However, new construction of buildings would need to comply with the underlying R-6 or R-7 zoning and the Overlay Zone with no exceptions. This concept would in effect allow for the area to transition over time from one district to another. Otherwise existing buildings could not be re-tenanted without seeking a Land Use Variation.

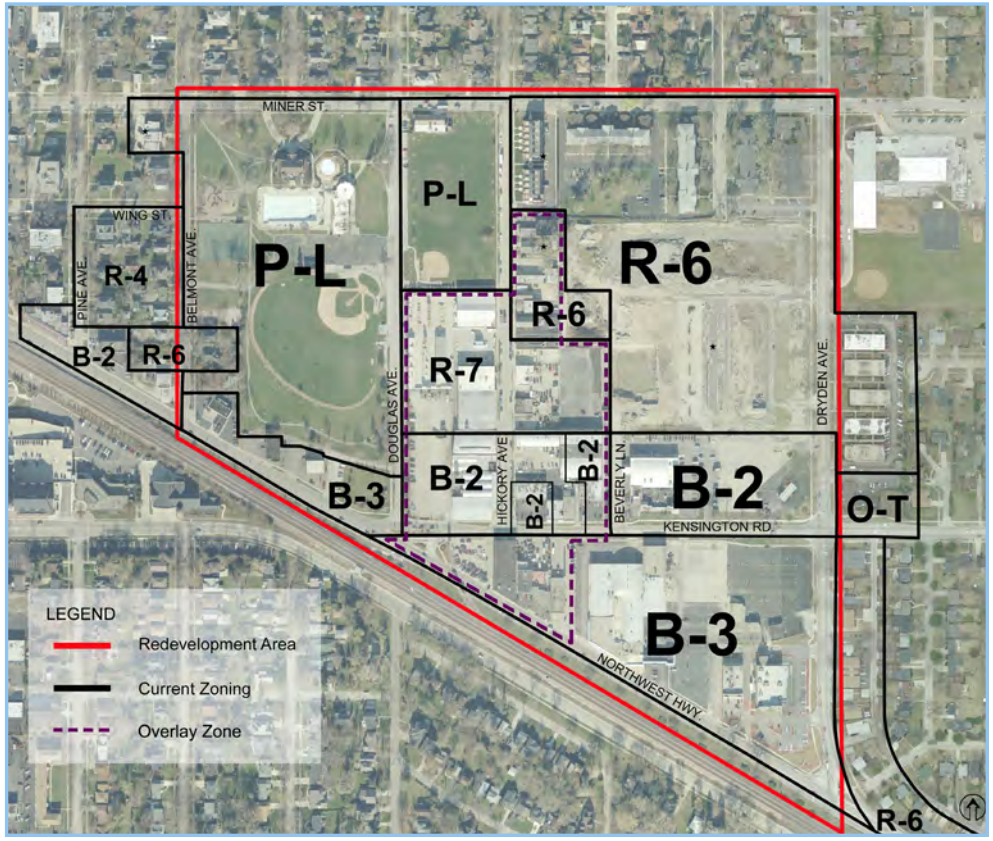


Figure 17. Proposed Zoning Map

Parking / Traffic

The Plan area benefits from close proximity to downtown and an adjacent street network with the capacity to handle additional traffic volumes projected by new development. The Plan area is serviced by a Major Arterial (Northwest Highway), two Secondary Arterials (Kensington Road and Dryden Place), and a Collector (Miner Street). Traffic signals are located at the following intersections: Dryden / Kensington; Dryden / Northwest Highway; and Kensington / Northwest Highway. These signals help to facilitate traffic movements through the area. As development proceeds, the Village may want to study the geometrics of the Northwest Highway / Kensington / Douglas intersection for possible alterations to further enhance circulation. As new development is proposed, each will require an updated traffic study to monitor and evaluate traffic in the area prior to proceeding with development.

The area's proximity to downtown is important as it relates to land use decisions. Hickory Avenue is 1,650 feet east of Arlington Heights Road, which is the eastern boundary of downtown. The train station is an additional 850 feet for a total of 2,500 feet, or just under ½ mile. This distance takes about 10 minutes to walk, including wait times for two traffic signal crossings. The ability to access the downtown and train station will reduce auto trips as commuters are able to walk or bike to the train. Also, residents of the area can walk to restaurants, shops and parks in downtown and Mariano's and Walgreen's, which are located in the plan area. Having these amenities will contribute to less traffic as the opportunity is there to walk or bike.

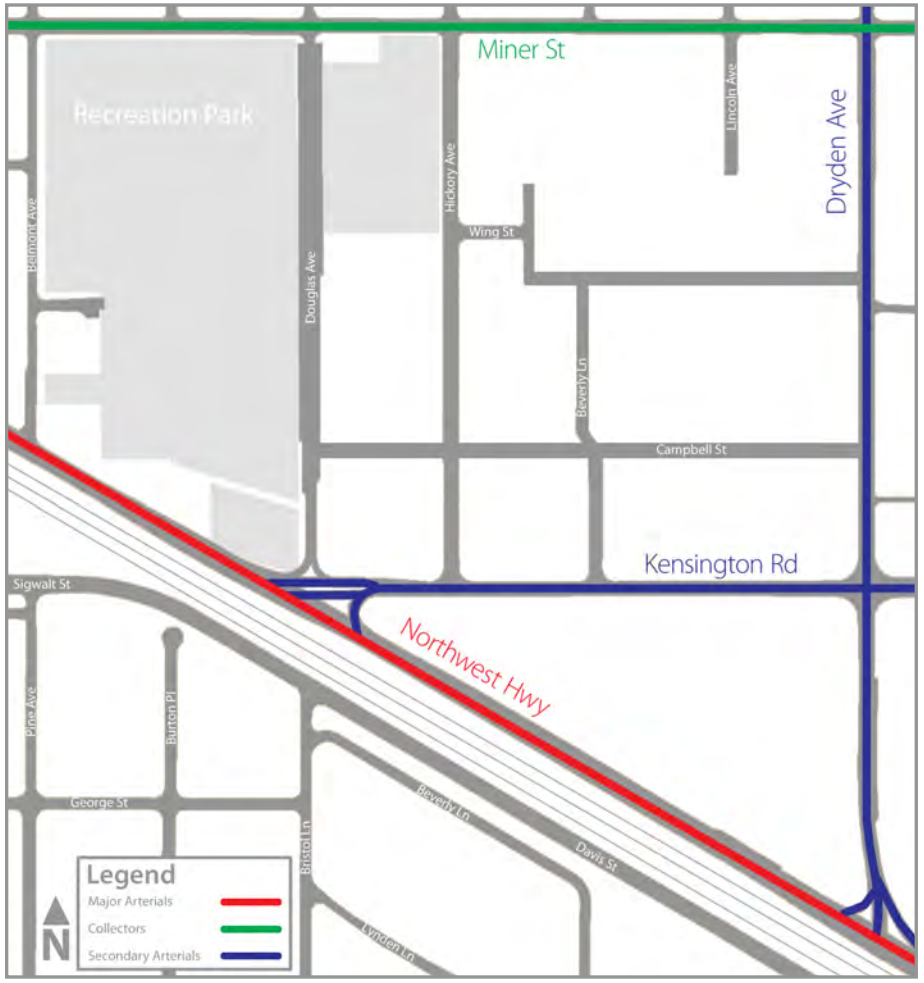


Figure 18. Street Classification Thoroughfare Plan

Parking needs will need to be met on site for each development. Additional parking is provided on street along Hickory, Douglas, Beverly, and the new Campbell Street. Parallel parking on-street is more conducive to a pedestrian environment and requires less pavement width than angled parking. However parking on private development can include angled parking to accommodate the needs of commercial patrons and guests of residents. These parking patterns are illustrated in the concept development plan on page 16 and include approximately 100 on street parking spaces and 110 in private parking lots. Parking for residential needs will be met on site in private garages. The Village should consider a parking ratio of 1.5 to 2.0 spaces per residential unit which is consistent with the R-6 and R-7 zoning standards; less for senior housing.

Funding

The primary public improvements to the area include: re-opening and extension of Campbell Street; public water and sewer replacement as needed; storm water detention for the area; public parking facility if needed; redesign of Kensington / Douglas / NWH intersection if needed; relocation or burial of overhead utility lines (including electrical substation at 11 N.Hickory); sidewalk and streetscape improvements, and other infrastructure as needed. Costs for public improvements can be funded by both the private and public sector as necessary with funding options outlined below.

Costs

Actual cost estimates for public improvements have not yet been identified as more detailed analysis of existing conditions would be required. Rental housing and senior housing have minimal impacts on the school districts as very few children typically live in this type of housing while at the same time multi family produces a high tax base per unit, which is beneficial to the school districts and can assist with plan implementation. Increased population will add to the sales tax base and the economic vitality of the area. However services such as ambulance calls may increase as may demand for park district programs in the vicinity. Maintenance of streets and sidewalks would increase as planter boxes and decorative light fixtures are built.

Sources of Funds

There are several sources of funds for improvements necessary to implement the Plan. The primary source will be developer funds, however given the extent of public improvements, public funds will likely be necessary as well. Depending on the type and scope of public improvements, additional funding sources are available such as: Tax Increment Financing (TIF), Special Service Area (SSA), Business District (BD), Sales Tax Revenue Sharing, Impact Fees, General Fund, and Other Government Sources such as State and Federal grants. The most viable funding sources are TIF and SSA's. Impact Fees are a mandatory requirement providing funding for the school district's, Park District, and Library.

Tax Increment Financing (TIF)

TIF allows incremental property taxes generated as a result of redevelopment within a specified area to be used for development of public and private improvements in the area. State law requires the municipality to find that the area is either blighted or a conservation area (conditions are present which will lead to blight if not ameliorated) pursuant to the criteria set forth in the statutes. An extensive public hearing process is required to designate a TIF District. If approved, a TIF district can last up to 23 tax years and is the most useful economic development tool available to municipalities. If a TIF is designated, the area could generate significant property tax increment to assist in paying for infrastructure and other eligible costs.

Special Service Area (SSA)

An SSA is an additional tax on property located within the SSA boundaries. Taxes generated fund public improvements such as streets, sewers, and other public infrastructure. When establishing an SSA, specific projects and costs must be known at the time of approval. Public hearings are required to establish a SSA. If a majority of property owners in the SSA object to the establishment of the SSA, the SSA cannot be established.

Business District (BD)

A Business District allows up to an additional sales tax of up to 1% in a specified area, which must be designated as blighted pursuant to State statute. Funds can be used for redevelopment based on a specific itemized budget.

Sales Tax Revenue Sharing

The Village has used this tool to attract large sales tax generators such as auto dealerships and big box retailers. It is not anticipated that this area will attract any additional large scale sales tax generators thus this program is not expected to be a viable source of funds for this Plan.

Impact Fees (Contributions)

The Village currently requires all new residential buildings to pay a fee per dwelling unit to the elementary and high school districts, the park district, and library. Park contribution fees could be significant depending on the density of residential built which could be used for improvements to nearby parks such as Recreation Park.

General Fund

The Village could designate the Village portion of property taxes generated by redevelopment for improvements in the area, however given budget constraints, this source is not recommended.

Other Government Agencies

Other grant funds could be applied for through the State and Federal governments for infrastructure improvements.

Recommendations

Recommendations and Implementation Actions

The following recommendations and Action Items are made in order to implement the Hickory / Kensington Area Plan:

Recommendation 1: Amend the Comprehensive Plan Land Use Map as illustrated on page 17.

Recommendation 2: Amend the Comprehensive Plan Land Use Map and Official Map to include an extension of Campbell Street from Hickory Avenue to Douglas Avenue as illustrated on page17.

Recommendation 3: Amend the Comprehensive Plan Land Use Map and Official Map to include an extension of Campbell Street from Beverly Lane to Dryden Avenue as illustrated on page 17.

Recommendation 4: Rezone properties from M-2 to R-6, R-7 and B-2 as illustrated in the Zoning Map on page 25.
Action: Commence Plan Commission public hearing process to rezone said properties as soon as feasible concurrent with consideration of an Overlay Zone.

Recommendation 5: Adopt an Overlay Zone specific to the unique characteristics of the area creating development guidelines.
Action: Develop specific text amendments to Chapter 28 – Zoning Regulations, creating an Overlay Zone, and proceed with Plan Commission public hearing and Board consideration concurrent with rezoning.

Recommendation 6: Develop architectural design guidelines for the Plan area.
Action: Develop with the Design Commission architectural design guidelines for buildings.

Recommendation 7: Further evaluate funding options including Tax Increment Financing and Special Service Area and/or Special Assessment.

Recommendation 8: Promote the area for redevelopment to prospective developers.
Action: Inform developers and realtors of development opportunity.

Recommendation 9: Re-open and reconstruct Campbell Street from Beverly Lane to Hickory Avenue at such time as deemed necessary by the Village.
Action: Notify adjacent property owners of intent to re-open street in future.

Recommendation 10: Study the geometrics of the intersection of Douglas, NWH and Kensington for possible improvements.

Recommendation 11: As development commences, work with existing economically viable businesses to either relocate within Plan Area or in areas zoned for said uses in the Village.

Appendix

List of Businesses (August 4, 2012)					
Address	**Street**	**Business Name**	**Description/Use**	**Zoning**	**Bld Size**
121 N	Douglas	American Legion		M-2	5,250
500 E	NWH	Automotive MD	land owned by Park District	B-3	3,545
406 E	NWH	Grandt Shell	Auto Gas Station/Repair	B-3	2,100
506 E	NWH	Mike's Garage	land owned by Park District	B-3	2,050
802 E	NWH	Mariano's	Grocer	B-3	65,000
1000 E	NWH	Walgreen's	Pharmacy/Grocer	B-3	14,100
960 E	NWH	CD One Price Cleaners	Dry Cleaning	B-3	5,990
980 E	NWH	Mattress Bargains	Retail / Furniture	B-3	
818 E	Kensington	Eros Restaurant	Restaurant	B-2	22,500
812 E	Kensington	Subway	Restaurant	B-2	
830 E	Kensington	Ben Franklin Bank	Bank	B-2	
806 E	Kensington	vacant	vacant	B-2	
824 E	Kensington	vacant	vacant	B-2	
Core Area					
24 N	Hickory	Heller Lumber	Lumber	M-2	11,900
	Douglas	Lattof Lot / Marianos Parking	Parking Lot	M-2	
6 N	Hickory	Vacant Building	former Dana Molded Products	M-2	64,080
105 N	Hickory	Jeff's Automotive	Auto Repair	M-2	4,690
101 N	Hickory	Vacant Building	vacant	M-2	1,900
33 N	Hickory	Christo Surplus and Recyling	recycling / storage	M-2	4,025

25 N	Hickory	Vacant Building	vacant	M-2	2,940
19 N	Hickory	Vacant Building	vacant	M-2	2,935
15 N	Hickory	Knights of Columbus	not for profit	M-2	6,235
9 N	Hickory	Reese Automotive	Auto Repair	M-2	2,750
3 N	Hickory	2 businesses	50% vacant	M-2	2,470
1 S	Hickory	Parkside Auto Body	Auto Repair	M-2	6,590
704 E	Kensington	Liquor Mart	Retail	B-2	4,885
706 E	Kensington	HK Cleaners	Service	B-2	
708 E	Kensington	vacant	vscant	B-2	
710&712 E	Kensington	Vacant Building	vacant / apartments 2nd fl	M-2	5,800
714 E	Kensington	Brex Heating and AC	Office / Service	M-2	2,960
724 E	Kensington	Industrial Network Systems	Office / Service	B-2	4,545
724 E	Kensington	Seeitsolutions	Office / Service	B-2	
724 E	Kensington	Baseline21.com	Office / Service	B-2	
8 S	Beverly	Beverly Lanes Bowling	Bowling Alley	B-2	19,500
660 E	NWH	Signature Oil Change	Auto Repair	B-3	12,260
668 E	NWH	HiTech Auto Center and Body	Auto Repair	B-3	
670 E	NWH	Express Motors	Auto Sales	B-3	
700 E	NWH	Pro Coat Inc	Painting Contractor / apartments 2nd fl	B-3	7,160
708 E	NWH	Gullivers Auto Sales	Auto Sales / apartments 2nd fl	B-3	8,150
710 E	NWH	Cassiday Tires	Auto Parts	B-3	4,710
				Core	182,435
				All	302,970

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Village of Arlington Heights
Department of Planning and Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005
www.vah.com

Item: BCRB - Proposed Code Amendment to 2009 Fire Code, Chapter 46, Section 4603.6.6

Department: Building & Health Services

Summary
This is an explanation for a revision to a code amendment that was incorporated into the adoption of the 2009 International Fire Code (I.F.C.)

Chapter 46 of the 2009 I.F.C., specifically Section 4603.6.6, requires that an automatic or manual fire alarm system be installed in existing "R-2" occupancies (apartment and condominium buildings) that are more than 3 stories in height or with more than 16 dwelling or sleeping units. Under this code language, 85 buildings would be required to retrofit.

During the Code review and adoption process of the 2009 I.F.C., an amendment to this Code section with more restrictive language was approved. It changes the original language of "more than 3 stories", to, "2 or more stories", and requires automatic smoke detection be installed in all interior common areas of the building where not protected by an automatic fire sprinkler system. This change was originally proposed in an attempt to cover more multi-story buildings, as well as provide earlier notification to building occupants in a fire condition through the use of automatic smoke detection. Under this Code requirement, 442 buildings in the Village are required to retrofit.

Upon review of the proposed implementation of the retrofit program by the Building Code Review Board, the major impact of this Code Amendment became very apparent. After discussion at a few meetings, the Building Code Review Board concluded that this provision could place a financial burden on many multi-story property owners, including some of the Village's affordable housing buildings for a requirement that was in excess of what the International Code Council, who are the experts in Building and Fire codes, felt was necessary for safety. In response, the BCRB requested staff to revise this Code language for BCRB review and consideration. Accordingly, the BCRB adopted a motion to revise the Code as follows:

"4603.6.6 Group R-2. An automatic fire alarm system that activates the occupant notification system in accordance with Section 907.6 shall be installed in existing Group R-2 occupancies more than three stories in height or with more than 16 dwelling or sleeping units. Automatic smoke detection shall be provided in all interior common areas of the building where not protected by an automatic sprinkler system."

Under this Code language, only 85 buildings would be required to retrofit. Staff and the BCRB are comfortable that this return to the ICC's applicability to buildings more than three stories in height but keeping the Village's amendment requiring automatic smoke detection is the appropriate action.

Building Code Review Board Motion:
Mr. Smith moved to adopt the amendment with further amendments discussed, striking the words "in addition" and adding interior before common areas. Seconded by Trustee Scaletta, the motion carried.

Recommendation:
It is recommended that the Village Board concur with the recommendation of the Building Code Review Board to amend Section 4603.6.6 of the 2009 International Fire Code as set forth above.

Bid Section

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

ATTACHMENTS:

Description	Type
May 8, 2014 Draft Minutes - Building Code Review Board	Minutes

DRAFT

BUILDING CODE REVIEW BOARD

**MINUTES OF A MEETING BEFORE THE
VILLAGE OF ARLINGTON HEIGHTS
BUILDING CODE REVIEW BOARD**

May 8, 2014

MEMBERS PRESENT:
Carl Baldassarra, Chairman
Richard Bondarowicz
John Scaletta (Trustee)
Scott Smith

ADMINISTRATION PRESENT:
James McCalister, Director, Building & Health Services
Paul Butt, Fire Safety Inspector Supervisor
Bernie Lyons, Deputy Chief
Charley Craig, Plan Reviewer
Paul Dumais, Fire Safety Inspector
Patty LeVee, Recording Secretary

OTHERS PRESENT:
Sean Chen of Divinity Design, Architects & Engineers, LLC
Kal Noman, Staff Architect, of Divinity Design, Architects & Engineers, LLC

SUBJECT:

- **Petitioner, Sean Chen, requesting a variance from the modified Section 903.2 of the 2009 International Building Code that requires an automatic sprinkler system in all buildings.**
- **Continued discussion from the February 24, 2014 meeting regarding Fire alarm/smoke detection system retrofit requirement per the Village Amendment to the 2009 International Fire Code, Section 4603.6.6.**

There being a quorum present, Chairman Baldassarra called the meeting to order at 7:05 PM. All stood for the Pledge of Allegiance.

APPROVAL OF MINUTES

TRUSTEE SCALETTA MOVED TO APPROVE THE MINUTES OF THE FEBRUARY 24, 2014 MEETING, SECONDED BY MR. BONDAROWICZ, THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

Petitioner, Sean Chen of Divinity Design Architects & Engineers, LLD, on behalf of Dr. Chao Chung Hsu requesting a variance from Village modified Section 903.2 of 2009 International Fire Code.

Mr. Chen said it was brought to his attention during permit review that there was a new amendment that requires a new garage to be equipped with a full automatic sprinkler system. They have proposed to build a two car garage on the back of a dental office. It is approximately 140' 0" from the street line, from the water line. The existing driveway leads to the back of the parking lot and garage. It would be extremely expensive to connect the new sprinkler line to the back. They are not sure if they have enough pressure for the sprinkler system. They are seeking a way to avoid putting in the sprinkler system.

Chairman Baldassarra responded that it is the Petitioners job to present an alternative.

Mr. Chen said they are proposing a fire rated wall of all of the exterior walls and also the ceiling. This is a non-residential, it is a garage and he thinks the levels of hazard inside a garage should be pretty low.

Chairman Baldassarra asked if their proposed alternative is sheathing the walls of the inside and the underside of the ceiling. **Mr. Chen** responded they propose to make the entire exterior wall either one or two hour fire rated.

Mr. Butt commented that he suggested the Petitioner to come before this Board because it is a U Occupancy and based on our amendment it is required to be sprinkled even though it is a U and is such a small square footage of a building. It is in the downtown area and due to the close proximity, as well as the unprotected openings to the residential building, as well as lack of access from the Fire Department, we do not support this variance request. **Deputy Chief Lyons** stated he agrees with Mr. Butt.

Chairman Baldassarra asked if we did not amend the International Building Code (hereinafter "IBC") that requires sprinklers as zero square foot threshold; would the location of this building on the lot in any respect have been in violation of the IBC with its distance of the property line openings of exterior walls or set back from the street.

Mr. Butt replied it is not the set back from the street; that is the concern. It is only set back from the property line 3'-0" to the north, but 5'-0" is required to be in accordance with the Code per Section 406.1.2, Item No. 2., which states:

> Section 406.1.2 Area increase:
>
> 2. "For a building containing only a Group U occupancy, the *exterior* wall shall not be required to have a *fire-resistance rating* and the area of openings shall not be limited when the fire separation distance is 5 feet (1524 mm) or more."

Chairman Baldassarra asked if it was 3'-0" would the Code have a rating. He asked Mr. Chen if that is an option would they have to move the building. **Mr. Chen** said they discussed this option and they do have the possibility to move the building away from the property line to at least 5'-0" in each direction.

Trustee Scaletta asked if there was any other device inside the garage to alert the Fire Department of a fire inside. **Mr. Butt** said no, it is a standard residential garage. **Deputy Chief Lyons** added their access is very limited, not even a 10' alley way for them to get through.

Mr. Bondarowicz said you would have to have a fire truck pull up to the street to pull fire hoses to the back. He believes this is a common driveway but also is the access to the building to the north. He mentioned the 5' rear set back in the Code, that being a minimum zoning code. **Chairman Baldassarra** said that is a building code issue. **Mr. Bondarowicz** thought it was 5' to the eave line, the drawing shows a 12" overhang.

Mr. Craig said there is some exception to the overhang and would need to research the particular code; he thought there might be a 2'-0" overhead maximum. **Chairman Baldassarra** thought the eave is not included.

Chairman Baldassarra asked Mr. Chen if he was proposing to move it 5'-0" from the north property line and do the sheathing to get the ratings for the walls and ceiling. **Mr. Chen** replied, yes.

Chairman Baldassarra asked besides vehicles, what will the garage be used for. Would there be any other kind of occupancy that you contemplate using for this building. **Mr. Chen** said it will mainly be for car use. The business use of the building is dental. It is a two story building; the 1st floor is a dental office, the second floor is a residential unit.

Trustee Scaletta asked about square footage of the building. **Mr. Noman** (Assistant to Mr. Chen), said it is 60 x 26, or about 1400 sq. feet. **Trustee Scaletta** asked if the garage is going in an open space and asked how many parking spaces presently exist in the back.

Mr. Noman said it is open, paved in the rear, and used for parking. It is all uncovered parking; there is handicapped designated parking. In the last renovation, done very recently, the City asked for handicapped parking within the premises, which is what is indicated in the rear. The City had asked it to be reduced to one parking space less; now there are one handicapped parking and three other parking spaces. The dental owner wanted two of the cars to be parked within the garage. The owner has an apartment upstairs, which has a back rear exit with a rear staircase. It is believed one of the spots in the parking garage will be used by the resident upstairs and the other by the doctor himself. His business has been here 18-20 years.

Trustee Scaletta asked if additional parking space would be lost if you moved the garage to the center of the property. **Mr. Noman** said yes, if they move it to the center they will lose that parking to the south. If they move 2'-0" there will be just barely 8' for the rest of the parking.

Trustee Scaletta asked if there would still be a parking space if they move it over. **Mr. Noman** said by 2'-0" it gives them 5'-0" off from the north property line. The other option they talked about is flagging the parking all the way to the south and keeping 5'-0" from the property line. That would move the parking space now on the south side to the north side of the garage and may be easy to get in and out.

Trustee Scaletta asked for an estimate of the cost to sprinkle the garage. **Mr. Noman** did not know. **Trustee Scaletta** said we do not take cost into consideration but you said it is too costly to do it and yet you do not know the approximate cost. **Mr. Noman** said they estimated that cost against doing a rated wall around the garage. They did speak with the State Fire Protection who gave a rough estimate of $20,000 just for sprinkler work, but did not have anything in writing. **Trustee Scaletta** suggested getting a second bid; you stated it is costly and yet you have no number in hand to show us.

Mr. Noman said because they work with fire sprinkler systems and testing for flow and pressure in other towns like Evanston, they have a sense that it would be prohibitive for a two car garage. If it were something else they would be looking for hard numbers.

Trustee Scaletta asked what the additional cost would be to make it a one or two hour fire rated garage. **Mr. Chen** thought approximately $1,500. **Trustee Scaletta** asked for the cost to put in some type of smoke or fire detector. **Mr. Chen** thought $200.00 to $300.00.

Mr. Bondarowicz did not think that the $20,000 number to sprinkle this garage is outrageous. The cost would be substantial and there is an issue of whether this is going to be a dry or wet system. **Chairman Baldassarra** said it would be a dry system.

Mr. Bondarowicz asked where are the controls, where does the water come in and are you heating the structure? You are not only talking about the sprinkler system, you are talking about heating and creating a room within this to create a heated space where the water comes in, etc. A $20,000.00 number, from a contractor's perspective, is probably not outrageous. He told the Petitioners they should have been more prepared with a number, and thinks that number could be $20,000.00-$30,000.00 after you heat it and put in the water line. It would also depend on what the existing water service is; more research is needed.

Mr. Bondarowicz added that we just talked about putting in fire detection, he is not familiar with the Commercial Code for fire detection, but in our next subject tonight we are talking about putting in a system that has heat, smoke detectors, that goes into a commercial panel. That is not a $300.00 system; that is several thousand dollars. A possible alternative in doing this as fully sprinkled system would be putting in a commercial panel that is monitored and has heat and smoke detection in it.

Mr. Butt said he would not put smoke detection in a garage. **Mr. Bondarowicz** commented, then a heat detection system, with a commercial panel that is monitored. **Mr. Butt** said it is not required in all commercial buildings.

Chairman Baldassarra said you would have to have a panel to monitor the sprinkler system anyway, that would have to be added to the cost, as well. There has to be a transmission to the system in the building.

Mr. Bondarowicz said with a different kind of detection system, could this be more than a two hour assembly, could this be a full masonry built garage. Can we build this as solid block masonry with a three hour roof assembly?

Chairman Baldassarra said he never would have imagined that we ever intended to require sprinklers in free standing two car garage when we adopted the ordinance in this Village. He was not an advocate for zero square foot thresholds and this is one of the reasons.

Mr. Smith stated he believes in our last meeting all of the garages at the Market Development are going to be unsprinklered as well. **Mr. Bondarowicz** believed they are unsprinklered, and there are two hour assembly or two hour walls.

Mr. Smith said the difference is that there is easier access to those garages. The other issue discussed was the fact that every other building in that development was sprinklered.

Chairman Baldassarra said the Village Code was changed to require sprinklers in this type of building that would otherwise not have required it. He personally thought these were the kind of things we would ask people to bring to us and we would then make a reasonable judgment about whether or not this was a major threat to the safety or property protection; this is why we are here. He thinks with the rated walls and ceiling of this building it would be fine.

Mr. Bondarowicz said the garage next door is legal non-conforming and has been renovated and updated in the last five years.

Trustee Scaletta asked if there are any requirements for this property being in the downtown and for parking. **Mr. Butt** was unaware of that information. **Trustee Scaletta** said, looking at the back, it appears you could fit more than four cars throughout the whole property. He is asking because otherwise, what is the change. If there are no requirements, the change is we are going to put up a building that was sprinkled next to one that is not sprinkled. He is looking for common area, and is disappointed that the Petitioners came forward asking to do it one way because it was the cheapest way, but really didn't exhaust all of your remedies. It does not always come down to cost; our decisions are based on common sense and good judgment. The most important charter of this Board is safety. That is what we have to balance, that is why we do not take cost into consideration. How can you balance life safety vs. cost?

Mr. Bondarowicz asked if anyone knew if the existing building has either sprinkler or fire detection. **Mr. Chen** and **Mr. Noman** said there is none. **Mr. Bondarowicz** thought if there was an existing panel; it could be tied into the garage.

Chairman Baldassarra asked about a security system. **Mr. Chen** said there may be an ADT system; it does have smoke detector on that system but no sprinkler.

Chairman Baldassarra said it would be technically possible to have a wireless detector in this garage wired into that panel.

Trustee Scaletta said his biggest concern is that this is right next to huge multi-family residential. It is brick, but the view appears to be somewhat tight.

Mr. Bondarowicz mentioned there are a lot of windows and the balconies. He asked Mr. Butt to enlighten on what happens with a fire panel in an existing building where you are not sprinkling the building. For instance, in unincorporated Cook County, if the building is not sprinkled, they do not require to be sprinkled but you can have a fire panel that has smoke and heat sensors. What are the Village rules on that? Is it any new building that is commercial has to be sprinkled?

Mr. Butt said yes, any new building that is built per the IBC is going to be sprinkled. Because of that you have to put a fire alarm system in to monitor that system. That does not necessarily mean that you need smoke detection because you are just going to monitor the flow switch.

Mr. Bondarowicz asked, on existing commercial buildings, is there any requirement on fire, heat, smoke? **Mr. Butt** replied no. **Mr. Bondarowicz** asked, so we currently do not have a requirement? **Mr. Butt** said, correct. **Deputy Chief Lyons** asked, regardless of size?

Chairman Baldassarra said we are talking about the retrofit. **Mr. Butt** said beyond the retrofit. **Mr. Bondarowicz** said that's multi-family, but commercial? **Mr. Butt** said commercial no, for example, B use, mercantile, assembly, no, it is not required to have smoke detection/heat detection. **Mr. Bondarowicz** said this is an example of it; this structure is a mixed use property that does not have any detection system in it at all right now, according to Petitioner.

Mr. Noman said they have done a renovation recently, the doctor added another exam room for dental patients, so they know there is no sprinkler system there.

Mr. Bondarowicz questioned, there is no detection system in the current mixed use two story structures? **Mr. Butt** said there is not a commercial listed fire alarm system in that building. What is probably there is an ADT Security System which has a smoke detector part on it.

Mr. Smith asked if the building indicated on the plat of survey, the one story brick and stucco, is Javier's? **Mr. Noman** said it is. It's solid wall, other than one door where you see a little concrete paved block or stoop, there is a door there. Apparently, from what he knows, no one uses that, but there is a door there. **Mr. Smith** commented then this is right next door to a restaurant that he suspects is sprinklered. **Mr. Butt** confirmed Javier's is fully sprinklered.

Mr. Bondarowicz asked the architects what the next step up from the two hour wall is in this situation. Your two hour wall is two layers of 5/8th drywall; what makes it a three or four hour wall. **Mr. Noman** said for the ceiling they would have put a lot of layers of 5/8" of drywall. **Mr. Bondarowicz** added, or you would have to do steel bar joist and a steel deck.

Chairman Baldassarra asked if they had looked at a non-combustible structure. Even light weight, not necessarily masonry but something else. **Mr. Bondarowicz** mentioned something like 2x6 steel stud framing.

Chairman Baldassarra called for the sense of the Board on this.

Mr. Smith said he is comfortable with the alternative construction for the fire rating. His only concern is the Fire Department's access. He is uncomfortable if the Fire Department is uncomfortable with the access, but is wondering if the Fire Department is comfortable with early detection to offset, so that they are there quicker. Is that something that makes them more comfortable?

Deputy Chief Lyons said the question put to them is whether this project would merit a variance. It's not whether that it should be sprinklered, or not sprinklered, detected or not detected, it seems like those decisions were already made a couple of years ago. The question before the Fire Department was, does it merit a variance. At the last meeting we discussed the St. Viator project asking approval of a variance for their garage proposal. The question was, does their garage proposal deserve a variance. We decided that because it is non-combustible, there is no electricity, no heat, no life safety threat, nothing around it; we said yes.

Mr. Bondarowicz added it was all concrete masonry units (CMU) and believes it was an all fire rated structure because they discussed steel framing, CMU.

Deputy Chief Lyons stated the focus was what was in it and what was around it. With this garage, there is going to be electricity and cars in it, and it's going to be around a multi-family building. From the Fire Department perspective, it would not merit a variance. If Chairman Baldassarra is saying that he or the Board feel that some other code does not quite fit this, maybe we should look at the code, but he does not think it merits a variance, otherwise, what would you have to put up that wouldn't get a variance.

Chairman Baldassarra said he could think of other examples that he would find more hazardous than this. **Deputy Chief Lyons** said this is right up against a seven story building and has a 9'-0" corridor for access. He could not think of very many worse situations for the Fire Department, although he understands the line of thinking that it is a two car garage and many other communities have it.

Chairman Baldassarra said the base IBC allows a building like this to be built a certain distance from the property lines of this type of construction and size without any protection. The consensus of our leaders of the Building and Fire Committee is that this is a reasonable risk; we wanted to go a little bit better in our Village. He is alright with that idea, but if we are going to ask someone to spend a $20,000.00 upgrade on a building that might cost $20,000.00, it seems unreasonable. He could postulate a scenario where there is a fire and it exposes that other apartment building; but that is taking into consideration the IBC and the International Residential Code. The IBC, when it was written, stated that those distances are reasonable to allow time for intervention by the Fire Department. If he would have ever thought that we would be requiring something like this in the Village when we adopted the sprinkler ordinance, he would not have been in favor of that provision of it. He never would have thought we would be requiring sprinklers in free standing two car garages.

Mr. Butt said it's only because it's labeled as a utility (U) use. If they were to be separated out, and called it a two car garage in a business type atmosphere, then we may be able to break that up.

Chairman Baldassarra asked what you would call it if you don't call it a U. **Mr. Butt** said it would be up to the IBC to figure that out. **Deputy Chief Lyons** added, and then we could also put provisions on that. A setback, a certain amount, size, it would have to have a certain amount of construction.

Trustee Scaletta said we are going back to the concern about the building, and whether or not we could do an approval with your two hour rating but just have some kind of detection inside of that space. It does not seem that unreasonable and if that would at least get the Fire Department there earlier to be able to get into a more difficult area and before the flames are now up on the building; that might be something that is a little bit more reasonable than just changing the rating. Eventually it is all going to be on Fire anyway, and then it is too late because you have all multi-family up there.

Trustee Scaletta asked the Petitioner, are you willing to live with the variation that requires you to put in a two hour fire rated structure and put in heat detection?

Mr. Chen stated they talked to the owner and he is willing to do a two hour enclosure, but he has not talked to him about the heat detector.

Trustee Scaletta said this does not come down to money with this Board, we are trying to work with you, but the Deputy Chief of the Village of Arlington Heights Fire Department is telling us this is not in our best interest. We need to find a way to help

you, but make him happy at the same time. We are reliant on him taking care of all fires and fire safety in the Village.

Mr. Bondarowicz suggested adding to the details of what is on the drawing. They show essentially vinyl siding on this. You have something that is going to melt quickly. He suggested even hardy board that was a cementitous wall.

Chairman Baldassarra mentioned viewing a comparative video at UL where they had prebuilt mock ups of three exterior walls of houses, two stories tall, with an attic. There was vinyl siding on wood studs with fiberglass insulation, vinyl siding on foam insulation board with insulation with fiberglass, and vinyl siding with a spray on foam. The vinyl siding without any additional insulation, without the backer, was not bad. It took 30 minutes to get the fire to the attic space, but with the polyiso it was about 6 minutes into the attic space. So, that does make a difference, but the vinyl itself is not bad. It is what you put behind it.

Mr. Bondarowicz said his comment would be to look at this structure being two hour plus and detection. That would make him more comfortable.

Deputy Chief Lyons reiterated that the question to the Fire Department was not whether it should be sprinklered or not; it was whether is deserved a variance. It seems that the Board feels that maybe a garage like this should not always have to be sprinklered. He suggested meeting with the Chair and Mr. Butt to look at the fire protection issues, look at something we would want in lieu of sprinklers and make that for all two car garages. Instead of a variance, we are making a small change in the code. This way, instead of one variance it is for everybody.

Trustee Scaletta said we should table this to a future meeting where we have more feedback from the Fire Department and Village staff.

TRUSTEE SCALETTA MOVED TO TABLE THIS REQUEST TO A DATE DETERMINTED IN THE FUTURE. SECONDED BY MR. BONDAROWICZ, MOTION CARRIED.

OLD BUSINESS

Discussion from the February 24, 2014 meeting regarding Fire alarm/smoke detection system retrofit requirement per the Village Amendment to the 2009 International Fire Code, Section 4603.6.6.

Mr. Butt presented the information requested from the last meeting (Exhibit A). He explained the first item was the number of buildings that would be affected as it is written in the original language of the code; buildings more than three stories is 24 buildings; and buildings with more than 16 units, 61 buildings would be affected. There would be some overlap. **Mr. Dumais** explained that is because some buildings are four

stories or more, and have more than 16 units. **Mr. Butt** said they estimate that there would be no more than 85 buildings affected.

Chairman Baldassarra said because there is overlap there will be something less. **Mr. Butt** said there might be 10, maybe less. The number is not exact, but it will not exceed 85.

Trustee Scaletta asked, out of how many total buildings? **Mr. Butt** answered, without alarms it would be 527, all multi-story residential occupancies.

Mr. Bondarowicz summarized, there are 527 buildings that currently do not have alarm systems. **Mr. Butt** answered, according to the table, correct. **Mr. Bondarowicz** stated, with the revision of the Ordinance, 85 of the 527 would be required. **Mr. Butt** answered, correct.

Chairman Baldassarra asked Mr. Butt to cover the difference between what is in the IFC un-amended and the proposed language (Exhibit B). **Mr. Butt** stated the first portion is the current language as written in the 2009 IFC. The second section is how we amended the language a few years ago; this is how it currently reads in our Municipal Code. The last section is the proposed revision. A change was made to remove the word "manual" to keep it an automatic fire alarm system. The language of more than three stories was not changed, as well as more than 16 dwelling or sleeping units. The last sentence was added stating, "In addition, automatic smoke detection in all common areas of the buildings where not protected by an automatic sprinkler system."

Chairman Baldassarra asked if it is intended that the new language apply to the buildings that are subject to the requirement; that is those that are more than three stories or more than 16 dwelling units**. Mr. Butt** answered, correct.

Chairman Baldassarra asked **Deputy Chief Lyons**, if deleting the manual and adding smoke detection; would you be concerned about false alarms. **Deputy Chief Lyons** stated he would not be any more concerned about them than other false alarms.

Chairman Baldassarra asked, when you say automatic fire alarm system, the devices that activate the system automatically are those in the corridor that we are talking about, that's it. **Mr. Butt** added, or if the building is sprinkled, it would have to be a water flow switch.

Chairman Baldassarra asked if he has a sprinklered building, does he still need smoke detection in the corridors**? Mr. Butt** said, no.

Trustee Scaletta asked for clarification of what automatic and manual fire alarm systems are. **Mr. Butt** responded that an automatic system is when no human intervention is required for it to activate the system, sprinkler, smoke detection, heat detection. A manual system is a manual device, a pull station.

Chairman Baldassarra stated that the concept of this provision is no automatic detection in the units that connect to the system. Only the smoke detection in the common areas would activate this system. **Mr. Butt** said that is correct.

Chairman Baldassarra asked, if a building has, and he has seen these kind of geometries, the smallest foyer you could ever imagine, two doors, just enough room to open the door into the other door, would have a smoke detector? That would be all that's needed? And it activates the alarm in the common areas, or wherever it takes to get the sound levels? **Mr. Butt** answered, correct on all three questions.

Mr. Bondarowicz asked what would actually have to happen in the units. **Mr. Butt** said there would be audible notification devices, which would have to give 75 decibels throughout the entire apartment/condominium unit.

Mr. Bondarowicz continued, on visualizing a common corridor on a four story building, would it be audible and visual? **Mr. Butt** said, audible and visual in the common areas, only audible in units, unless it's an adaptable unit for accessibility or somebody that is hearing impaired or sight impaired.

Trustee Scaletta asked, why do we want to have an amendment at all to the IBC? **Mr. Butt** replied, because he is trying to give an additional layer of protection to the buildings that have no protection at all.

Trustee Scaletta asked what kind of issues have we seen in the past 5-10 years? **Mr. Butt** answered that in the last meeting he believed we had numbers of fires we had in multi-family residential. The precise information was not available at this meeting.

Mr. Bondarowicz said the specific question is statistics on fires and multi-family structures in the last 10 years. We have a total of 11,300 apartments/condominium units, 707 buildings. Can you give us a sense in general of fires in the last 12 months? **Deputy Chief Lyons** said off the top of his head he could not think of one where we had a fire at a three story building where it was not protected.

Mr. Bondarowicz said this would be for all units, not just two, three or four stories, because this would be all 11,299 units, all 707 buildings.

Mr. Butt suggested keeping in mind that the additional detection is going to be a minimal cost because in an unsprinklered building if you would not require the automatic smoke detection he would then ask for a manual activation. You still have to run a signal line circuit through the building.

Trustee Scaletta said your comments right now are based on the newly amended language, the last section. **Mr. Butt** said the bottom section is what he proposes we change from the current amended language.

Trustee Scaletta asked, and you believe that this is less costly than the language above it. Is that what you are saying? **Mr. Butt** said, no, he is saying that just the additional smoke detection on a fire alarm system, because the infrastructure needs to be there for the system anyway to operate with the notification appliances and the manual pull stations. Just popping in smoke detection will be a minimal cost because you still have to run conductors down the hallway regardless. You are still going to have to run either conduit or wire mold, somehow you have to get down that corridor. It would just be a matter of putting another conductor there, 16 gauge, two wire conductor, and running out to the smoke detection, which would be spaced every 30ft. Some of those corridors are not even 30ft. long anyhow. **Chairman Baldassarra** commented, or even more in a corridor.

Trustee Scaletta asked how long people would have to implement this? **Mr. Butt** replied five years and we could change that.

Mr. Bondarowicz reviewed how we got here was because they were concerned about smaller mom and pop buildings to one, two, three story apartment buildings. **Mr. Butt** said it would have been the two stories.

Mr. Bondarowicz said, yes, that would have been substantially affected or you might have two unit or even a four unit building or a small six unit building. **Mr. Butt** said that would have been 398 buildings affected if we included the two stories. So we substantially decreased the allotted numbers, just based on the original language in the code.

Mr. Bondarowicz stated then this is not affecting the cost per unit, it is just less buildings would be required to do it. **Mr. Butt** said, less impact on the Village as a whole. **Chairman Baldassarra** said it is a little more money with automatic smoke detection than manual, but it's in the realm.

Mr. Bondarowicz said it may be safe to say that the four story plus buildings are larger buildings. There are very few four story, six unit buildings. The reality is that four story plus buildings are likely to be 16 – 20.

Trustee Scaletta suggested talking of specific buildings. **Mr. Dumais** replied for 16 or more units and two stories, Tanglewood would be a good example. This would be a big project there. For four stories or more, Stonebridge would be an example. **Mr. Butt** said Stonebridge would have to install. **Mr. Dumais** said there is no option that would not involve them.

Chairman Baldassarra acknowledged we have already adopted this; even the base IBC has something like this. It hasn't been enforced yet, is his understanding. He asked if letters had been sent out yet.

Mr. Butt said that is correct, the base IFC, Chapter 46 is what requires it and no, we have not sent any letters out because we are trying to come up with a determination

and you asked to see a copy of the letter before we sent it out. That is why we are here.

Trustee Scaletta mentioned a particular building where you walk up cement stairs and enter each unit by stair flight. Those common areas are enclosed, are you then suggesting that building would have to be retrofitted. **Mr. Butt** replied, if it is more than 16 units in that building and it's only two stories.

Trustee Scaletta said that the common area part that throws him in this situation. Maybe that is very, very rare in Arlington Heights but he has been to this particular building. When we say common area, is an exterior common area that is not enclosed still considered part of this? **Mr. Butt** said no, not an exterior.

Chairman Baldassarra suggested clarifying to say interior common area. **Mr. Dumais** said that the exterior hallways, like the type of places with the walk up stairs, those are not on the chart, those are only interior corridor situations.

Trustee Scaletta stated there are just so many buildings in this town and when you start trying to think of all of them and how they would impact individual buildings, how do you even limit it to the buildings he's thinking of.

Mr. Bondarowicz asked how many total buildings are impacted by the Ordinance, even amended? **Mr. Butt** replied, no more than 85. **Mr. Bondarowicz** confirmed the other ones are already sprinklered or alarmed. **Mr. Butt** said alarmed, not just sprinkled. They may be sprinkled and they still may have to put the alarm system in.

Chairman Baldassarra said the requirement for corridor smoke detection in this ordinance would not apply to buildings that are sprinklered.

Mr. Bondarowicz asked Mr. Butt how many total units are affected? **Mr. Butt** said it would be 1,354 for greater than three story and 2,512 for more than 16 units.

Chairman Baldassarra said that is a big number, 3800 units. **Mr. Dumais** said it would be somewhere under 3800 units because of the overlap.

Trustee Scaletta inquired about staying with the original IFC. **Mr. Butt** said the numbers would not change or be affected over three units. All we are doing is adding the smoke detection requirement.

Chairman Baldassarra said, and deleting the "or manual" from the IFC unamended; it's no pull station.

Trustee Scaletta asked if we need the interior or is it self-explanatory in the common areas. **Chairman Baldassarra** said he thinks it is a good clarification. Adding, he would delete the words "In addition" at the beginning of the new sentence out. (See Exhibit B.)

Mr. Bondarowicz asked how many buildings and units are not going to have to be alarmed as a result of this amendment. **Mr. Butt** said, looking at the blue column, greater than three stories with alarms – 53, greater than 16 units – 77, and then the orange column is the number of units.

Mr. Bondarowicz rephrased, there are 85 buildings that are going to be affected as a result of this change. If we do not make this change, how many buildings would be affected? **Mr. Dumais** answered Table 1.1 is the impact with our amendment requiring the two story minimum. If you switch to the current revision you back that number out of that.

Chairman Baldassarra said then it would be 180 plus 527, is what it was going to be? **Mr. Dumais** said the impact would have been 527 buildings with our current two story threshold.

Chairman Baldassarra said the middle paragraph would have required this applying to 527 buildings, the amendment scales it back to what the IFC says, would affect something less than 85 buildings.

Mr. Bondarowicz said then some 442 buildings, as a result of this change, would become exempt. **Mr. Butt** said correct.

Mr. Bondarowicz said what is going to happen as a result of this is when everyone gets the letter, there is going to be a lot of phone calls. Part of what we are going to do with this amendment is be able to say there was 442 buildings that have become exempt as a result of this change.

Chairman Baldassarra noted they won't care about that if they are one of the 85. **Mr. Bondarowicz** said the reality is; that this is a big number, 442 buildings that are for the most part mom and pop buildings are not being affected, that is a big number.

Trustee Scaletta acknowledged we went back, reviewed it again, and found a way to tighten it up. **Mr. Butt** said that is what he was directed to do.

Mr. Smith said because we added up the buildings and the units, on doing the calculation, the ones that will be required to conform to this average a little over 44 units per building. We were talking about that being a lot of units, but in doing that calculation it seems that these are big buildings.

Mr. Bondarowicz asked how many units are in Tanglewood? **Mr. Dumais** said there are 18 buildings with 20-40 tenants in each one.

Mr. Smith said on doing the calculation on the buildings that we removed it is somewhere around 4 or 5 units per building. So it seems like we have done exactly what we were talking about. We have removed those buildings that have so very few

units; that would have been not necessarily impacted, but more proportionately impacted by the installation.

Mr. Bondarowicz said the installation of the systems in Tanglewood type buildings are going to be cost effective because it is a big system. It's going to be small cost per unit overall.

MR. SMITH MOVED TO ADOPT THE AMENDMENT WITH FUTHER AMENDMENTS DISCUSSED, STRIKING THE WORDS "IN ADDITION" AND ADDING INTERIOR BEFORE COMMON AREAS. SECONDED BY TRUSTEE SCALETTA, THE MOTION CARRIED.

THE MEETING ADJOURNED AT 8:30PM.

All Multi-Story Residential Occupancies

2/28/2014

Table 1.1

District	Total Units	Total Bldgs.	W/ Alarms Units	W/ Alarms Bldgs	W/O Alarms Units	W/O Alarms Bldgs
1	2134	112	1434	25	700	87
2	2945	206	1503	45	1442	161
3	3977	191	2331	86	1646	105
4	2243	198	374	24	1869	174
Total	**11299**	**707**	**5642**	**180**	**5657**	**527**
Penetration			*50%*	*25%*	*50%*	*75%*

Buildings More Than 3 Stories

Table 4

District	>3 Story w/Alarms Units	>3 Story w/Alarms Bldgs	>3 Story w/o Alarms Units	>3 Story w/o Alarms Bldgs
1	1348	17	104	4
2	1007	9	272	6
3	1378	21	392	8
4	302	6	586	6
Total	**4035**	**53**	**1354**	**24**

Buildings More Than 16 Units

Table 5

District	>16 Units w/Alarms Units	>16 Units w/Alarms Bldgs	>16 Units w/o Alarms Units	>16 Units w/o Alarms Bldgs
1	1367	18	216	8
2	1207	17	412	11
3	1955	36	1082	28
4	302	6	802	14
Total	**4831**	**77**	**2512**	**61**

EXHIBIT A

REVISED AMENDMENT TO SECTION 4603.6.6
2009 INTERNATIONAL FIRE CODE

Current Language as written in the 2009 I.F.C.:

4603.6.6 Group R-2. An automatic or manual fire alarm system that activates the occupant notification system in accordance with Section 907.6 shall be installed in existing Group R-2 occupancies more than three stories in height or with more than 16 dwelling or sleeping units.

Current Village Amended Language (Amended language in red):

4603.6.6 Group R-2. An automatic or manual fire alarm system, and automatic smoke detection system in un-sprinkled and common areas, that activates the occupant notification system in accordance with Section 907.6 shall be installed in existing Group R-2 occupancies two or more stories in height or with more than 16 dwelling or sleeping units.

Proposed Revision to Current Village Amended Language (Amended language in red):

4603.6.6 Group R-2. An automatic ~~or manual~~ fire alarm system that activates the occupant notification system in accordance with Section 907.6 shall be installed in existing Group R-2 occupancies more than three stories in height or with more than 16 dwelling or sleeping units. Automatic smoke detection shall be provided in all interior common areas of the building where not protected by an automatic sprinkler system.

EXHIBIT B

Item: PC#14-012 - Quinlan & Fabish Music - 59 W. Seegers Rd.

Department: Planning & Community Development

BACKGROUND

A Land Use Variation to allow retail sales of musical instruments.

A variation from Chapter 28, Section 6.12-1(3) to waive the required Traffic and Parking Study.

RECOMMENDATION

Commissioner Drost moved and Commissioner Sigalos seconded:

A motion to recommend to the Village Board of Trustees approval of PC#14-012, a Land Use Variation to allow retail sales of musical instruments in the M-2 District and a variation from Chapter 28, Section 6.12-1(3) to waive the required Traffic and Parking Study.

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

1. This Land Use Variation shall apply to Quinlan and Fabish only.

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

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

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

Bid Section

Item:

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

ATTACHMENTS:

Description	Type
PC Staff Report	Report
Aerial	Exhibits
PC Minutes	Minutes
Business Narrative	Correspondence
Site Plan & Floor Plan	Exhibits
Parking Analysis	Correspondence
PC Timeline Tracker	Correspondence

STAFF DEVELOPMENT COMMITTEE REPORT

To: Plan Commission
Prepared By: Bill Enright, Deputy Director Planning and Community Development
Meeting Date: June 25, 2014
Date Prepared: June 18, 2014
Project Title: Quinlan and Fabish
Address: 59 W. Seegers Road

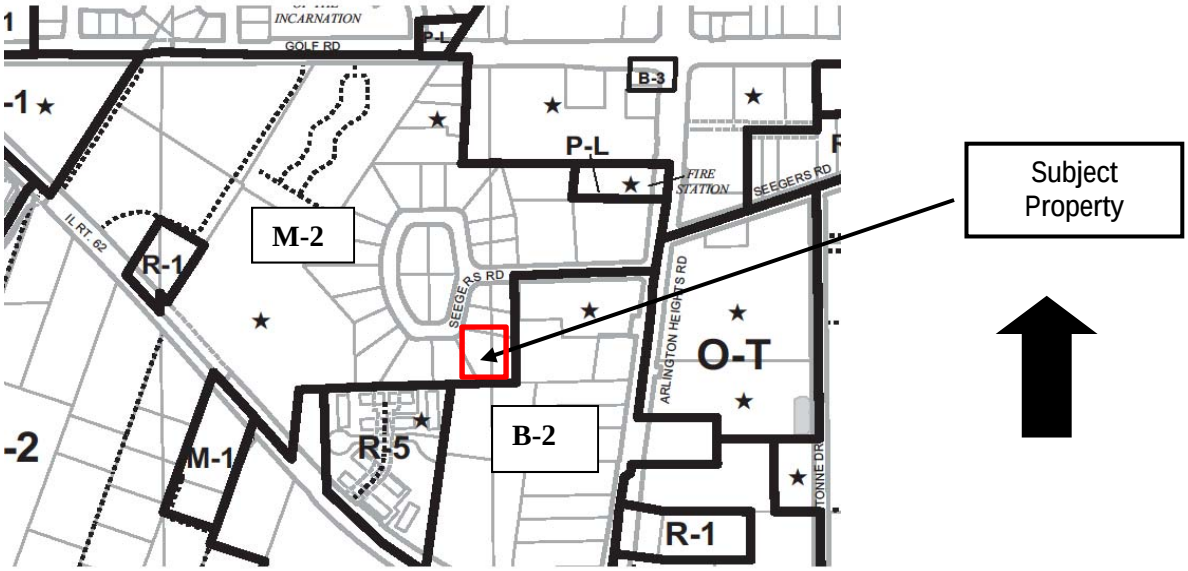
BACKGROUND INFORMATION

Petitioner: Quinlan and Fabish
Address: 6827 High Grove Blvd.
Burr Ridge, IL 60527

Existing Zoning: M-2 (Limited Heavy Manufacturing District)

Requested Action:
- A Land Use Variation to allow retail sales of musical instruments

Variations Identified:
- Chapter 28, Section 6.12-1(3) to waive the required Traffic and Parking Study



Surrounding Properties

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	M-2 Limited Heavy Manufacturing	Office	RDMW
South	B-2 General Business	Vacant Land	Commercial
East	B-2 General Business	Office	Commercial
West	M-2 Limited Heavy Manufacturing	The Buddy Foundation	RDMW

Summary

The petitioner, Quinlan and Fabish Music Company, is a music school and retailer of musical instruments. The Commercial School is permitted in the M-2 district, however the retail sales of instruments is not permitted in M-2. Therefore a Land Use Variation is necessary for the retail component. The square footage of the building is 9,913 s.f., and according to the floor plan submitted, about 1,740 sq. ft. or 18% of the floor area is devoted to the showroom for retail sales. The remainder of the floor space consists of the school and areas allocated for offices and warehousing and a small room for repair of instruments. Quinlan and Fabish is looking to relocate from Mt. Prospect to Arlington Heights. They also operate several other locations in the region.

The proposed hours of operation are M-Thr: 10 am – 8 pm; Fri: 10 am – 5 pm, Sat: 9 am – 4 pm, closed Sundays. Staffing includes 12 full time and about 15 part time.

Zoning and Comprehensive Plan

The site is currently zoned M-2 Limited Heavy Manufacturing District. Pursuant to the Village's zoning ordinance, retail is not permitted therefore the petitioner submitted a written justification based on the following hardship criteria:

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

The proposed action is consistent with the Village's Comprehensive Plan, which designates the subject site as Research Development Manufacturing Warehousing, as 82% of the floor space is being utilized for uses permitted in the M-2 district.

Plat and Subdivision Committee

On May 28, 2014, the Plat and Sub Committee met to discuss the project. Discussion centered on the allocation of floor space for each component and how much of the business is retail versus commercial school. The subcommittee was overall supportive of the use.

Building and Site Related Issues

The Petitioner has provided a floor plan which shows the allocation of space. Since this will constitute a change in use of the building, the petitioner's architect was encouraged to meet with the Building Department to ascertain what building code improvements may be necessary such as sprinklers, washroom facilities, access, etc.

Traffic & Parking Related Issues

The following is a breakdown of parking requirements:

			Spaces
Practice Rooms/School:	11 employees	1 per employee	11
	15 students	1 / 2 students	8
Retail:	1,740	1:300 sf	6
Work Area:	5 employees	1 per 2	3
Office Warehouse:	2,149	1:300	7
TOTAL REQUIRED:			35
PROVIDED:			37

A traffic and parking study is required by code for projects seeking a Land Use Variation and not located on a major or secondary arterial. Staff supports a variation to not require a full study as the petitioner provided actual parking counts of their facility in Mt. Prospect. The parking count survey indicated that the maximum autos parked on site was 30 on a Saturday late morning. The typical parking demand was around 20 autos. Given this information, the 37 on site spaces should be more than adequate.

None the less, the following variation is requested:

Chapter 28, Section 6.12-1(3) to waive the required Traffic and Parking Study. Staff supports this variation as the petitioner provide a parking study and the traffic volumes are not expected to be significant.

Recommendation

The Staff Development Committee recommends approval of a Land Use Variation to permit retail sales in the M-2 district and a variation to Chapter 28, Section 6.12-1(3) to waive the required Traffic and Parking Study. This approval shall be subject to the following conditions:

1. This Land Use Variation shall apply to Quinlan and Fabish only.
2. The point of sale for retail items shall be from the Arlington Heights location for items sold at this location.
3. The Petitioner shall comply with all Federal, State, and Village codes, regulations, and policies.

_____ June 19, 2014
Bill Enright, Deputy Director of Planning and Community Development

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

Quinlan and Fabish

May 21, 2014

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Village of Arlington Heights GIS
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PLAN

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

COMMISSION

RE: QUINLAN & FABISH MUSIC; PC #14-012

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the 25th day of June, 2014, at the hour of 8:23 o'clock p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

BILL ENRIGHT, Deputy Director

CHAIRMAN LORENZINI: Okay. The third and final public hearing tonight is PC #14-012, Quinlan & Fabish. Is the Petitioner here? Bill, public notice has been given?

MR. ENRIGHT: Yes.

CHAIRMAN LORENZINI: And anybody else who's going to talk tonight, testify besides you?

MR. MOFFITT: I'm going to start. We have George Quinlan who is --

CHAIRMAN LORENZINI: Anybody else who may testify, why don't you all come up? We'll swear you in all at once.

MR. MOFFITT: And Cheryl Quinlan also may answer questions.

CHAIRMAN LORENZINI: Why don't you come on up, yes?

MR. MOFFITT: We'll try to keep this brief.

CHAIRMAN LORENZINI: Can you please right your hand?

(Witnesses sworn.)

CHAIRMAN LORENZINI: Okay, thank you. State your name, spell it for the court reporter and your address.

MR. MOFFITT: Thomas Moffitt, M-o-f-f-i-t-t, 55 West Monroe Street, Chicago 60603.

MR. QUINLAN: George Quinlan, Q-u-i-n-l-a-n, company of Quinlan & Fabish, 6827 High Grove Boulevard, Burr Ridge, Illinois 60527.

MRS. QUINLAN: Cheryl Quinlan, again Quinlan & Fabish, 6827 South High Grove, is it South High Grove?

MR. QUINLAN: It's just High Grove.

MRS. QUINLAN: Just High Grove, Burr Ridge, Illinois 60627.

CHAIRMAN LORENZINI: Thank you. Just give a brief presentation?

MR. MOFFITT: I'll give a brief overview, yes. We are seeking a land use variation to allow the retail sale of musical instruments in an M-2 District. Retail sales would only be a small portion of the business. Quinlan & Fabish is family-owned as you can see and have run the business, been in business for many years. And they offer music lessons, they'll be operating a music school in this location, and they'll also have administrative offices there and warehouse instruments there. And then there would also be some retail sales, and the portion of the building that would be devoted to the retail sales is about 18 percent of the building.

We've read the Staff Development Committee report prepared by Mr. Enright and we think it does a nice job of summarizing things and we certainly are in agreement with the conditions that are at the end of that report. So, we'll let Mr. Enright take over and if

there's any questions after that, we'll be willing to answer those.

CHAIRMAN LORENZINI: Thank you. Bill, would you give the Staff report?

MR. ENRIGHT: It has been a pleasure to work with the Quinlans on this project and Staff is fully supportive. About 18 percent of the square footage of the building is devoted to the retail sales, irrespective of what percentage that is of their profit as a company is really not relevant to the zoning matter. From a zoning and land use matter or how the land is utilized, again 18 percent is devoted to the retail sales, the rest of it is to uses that are actually permitted within the underlying zoning district.

Having said that, according to the Petitioner, one of the reasons they've chosen this location is to expand and have more space for their commercial school operation. And it appears to be a very good facility for that use and Staff is fully supportive. There is enough parking by code to meet the code requirement as well as the demand. They've given us parking information on their existing facility in Mount Prospect and we're certainly proud that they're selecting Arlington Heights to operate their business. It's a well-known business in the school districts and they provide a great service.

And they have agreed to register any sales, point of sales from this location in Arlington Heights so that the Village would capture the sales tax revenue. And having said that, Staff has no objections to this use. We think it fits in well with this industrial area and it's adjacent to commercial to the south and to the east as well.

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

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER DROST: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Very good, thank you. I'd like to go to the Plan Commissioners now for questions. Commissioner Drost?

COMMISSIONER DROST: Where is Fabish?

MR. QUINLAN: Pardon me?

COMMISSIONER DROST: Where is Fabish?

MR. QUINLAN: Fabish is no longer with us.

COMMISSIONER DROST: Were you in good terms with the Fabish family?

MR. QUINLAN: Pardon me?

COMMISSIONER DROST: Were you on good terms with the Fabish family?

MR. QUINLAN: In 1959. I think he left in 1969.

COMMISSIONER DROST: I just wanted to, you created a family and community, to welcome you. I don't have any questions. Sounds like a great product.

CHAIRMAN LORENZINI: Commissioner Sigalos?

COMMISSIONER SIGALOS: I really don't have any questions. I'm very supportive of the project. I know the property abuts the B-2 commercial zoning in which allows retail sales, so I think it's a great use for the building. I'm fully supportive of the project.

CHAIRMAN LORENZINI: Commissioner Cherwin?

COMMISSIONER CHERWIN: No questions, I support it.

CHAIRMAN LORENZINI: Thank you. Commissioner Green?

COMMISSIONER GREEN: I think it's a great project and welcome.

MR. QUINLAN: Thank you.

CHAIRMAN LORENZINI: Commissioner Ennes?

COMMISSIONER ENNES: I think you adequately answered our questions at the Plat & Sub. I think it's great to see this property get back in use. And no questions.

CHAIRMAN LORENZINI: Thank you. Commission Warskow?

COMMISSIONER WARSKOW: I have no questions.

CHAIRMAN LORENZINI: Commissioner Jensen?

COMMISSIONER JENSEN: I don't either. I echo what Commissioner Ennes said. We had probably more thorough discussions at Plat & Sub and you've taken care of all the issues as far as I know. I'm very supportive.

CHAIRMAN LORENZINI: And I just want to thank you for your service. My son played in grammar school and high school and used much of your services. I'm in favor of it also.

Anybody in the public want to say anything? Okay. Back to the Commissioners for further deliberation or a motion.

COMMISSIONER DROST: I'll make that motion.

A motion to recommend to the Village Board of Trustees approval of PC #14-012, a Land Use Variation to allow retail sales of musical instruments in the M-2 District and a variation from Chapter 28, Section 6.12-1(3) to waive the required Traffic and Parking Study.

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

1. **This Land Use Variation shall apply to Quinlan & Fabish only.**
2. **The point of sale for retail items shall be from the Arlington Heights location for items sold at this location.**

3. The Petitioner shall comply with all federal, state and Village codes, regulations and policies.

CHAIRMAN LORENZINI: Is there a second?
COMMISSIONER SIGALOS: I'll second it.
CHAIRMAN LORENZINI: Roll call vote please.
MR. ENRIGHT: Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. ENRIGHT: Commissioner Ennes.
COMMISSIONER ENNES: Yes.
MR. ENRIGHT: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. ENRIGHT: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. ENRIGHT: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. ENRIGHT: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
MR. ENRIGHT: Commissioner Drost.
COMMISSIONER DROST: Aye.
MR. ENRIGHT: Chairman Lorenzini.
CHAIRMAN LORENZINI: Yes. Congratulations, you have our unanimous. And the date with the Board of Trustees?
MR. ENRIGHT: Hopefully July 7th at 8:00 p.m., depending upon the court reporter. Maybe we should just ask the court reporter. If we get the minutes back, we'll move forward with it, yes.
MR. QUINLAN: I have an important question for --
CHAIRMAN LORENZINI: Could you speak in the microphone please?
MR. QUINLAN: Your son, what instrument does he play?
CHAIRMAN LORENZINI: Trumpet, I mean saxophone.
MR. QUINLAN: And where does he go to school?
CHAIRMAN LORENZINI: Well, now he's at U of I, but he went to St. Viator.
MR. QUINLAN: Oh, St. Viator, excellent. Just curious.
COMMISSIONER ENNES: Does he still play?
CHAIRMAN LORENZINI: No.
COMMISSIONER WARSKOW: Well, thank you.
CHAIRMAN LORENZINI: Okay, thank you.
MR. MOFFITT: Thank you very much.
COMMISSIONER ENNES: You're welcome.

(Whereupon, the public hearing was adjourned at 8:30 p.m.)

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

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

_____
RONALD LeGRAND, SR.

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF

_____, A.D. 2014.

_____
NOTARY PUBLIC

Quinlan & Fabish
MUSIC COMPANY

April 18, 2014

Mr. Steve Hautzinger, AIA, LEED AP
Design Planner
Village of Arlington Heights
Dept. of Planning & Community Development
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear Mr. Hautzinger,

Thank you for your response to our agent, Jack Henning's request from April 1, 2014. I believe this information below will assist you in making a decision regarding a variance for the property at 59 W. Seegers. An overview of our company might be helpful.

Established in 1959, Q&F is a 2nd generation, family-owned, school music dealer specializing in providing a range of products and services for school bands and orchestras. Currently we operate in eight locations in three states (IL, IN, MI). *Although we are a retailer, we estimate only about 10% of our customers actually ever visit our stores.* We have a team of nineteen dedicated school service representatives who visit schools on a weekly route bringing our range of services to the band/orchestra directors, parents, and students. The vast majority of this work is done in our Burr Ridge headquarters.

While our stores vary in size, the Northwest Suburban location (currently in Mt. Prospect) has always had a component of lessons. Since most of our rental customers utilize our school music service, our lesson customers represent the greatest amount of store traffic. Currently we have about 150 students-mostly during the evenings and Saturday. This proposed new location would have about 10 studios and one large group lesson room. So, at maximum operation at any given time, we would have 10-15 students and 11 teachers at any given time period. They are generally young students and their parents provide transportation.

Our staff would total approximately 12 full-time people plus about 15 (part-time) instructors. Five are repair technicians, Two are school representatives, and Five would constitute our retail & lesson team. Our hours of operation would likely be identical (Mon-Thurs 10AM-8PM, Friday 10AM-5PM, and Saturday 9AM-4PM-closed Sunday). Our traffic count on a typical day (exclusive of lesson families) is only about 25 customers for the entire day. So, as you can see, retail sales are not the primary focus. We anticipate the floor area to be divided as follows: 40% Lessons, 25% Showroom, 15% Repair, 20% Warehouse/Office.

We believe the current parking facilities (37) will accommodate our needs as it is more than we currently have in Mt. Prospect. We have included a preliminary drawing of the building floor plan.

Please let me know if you have further questions or concerns. I am available best by cell phone at 630.333.5359 or by email at GQJR@QANDF.COM

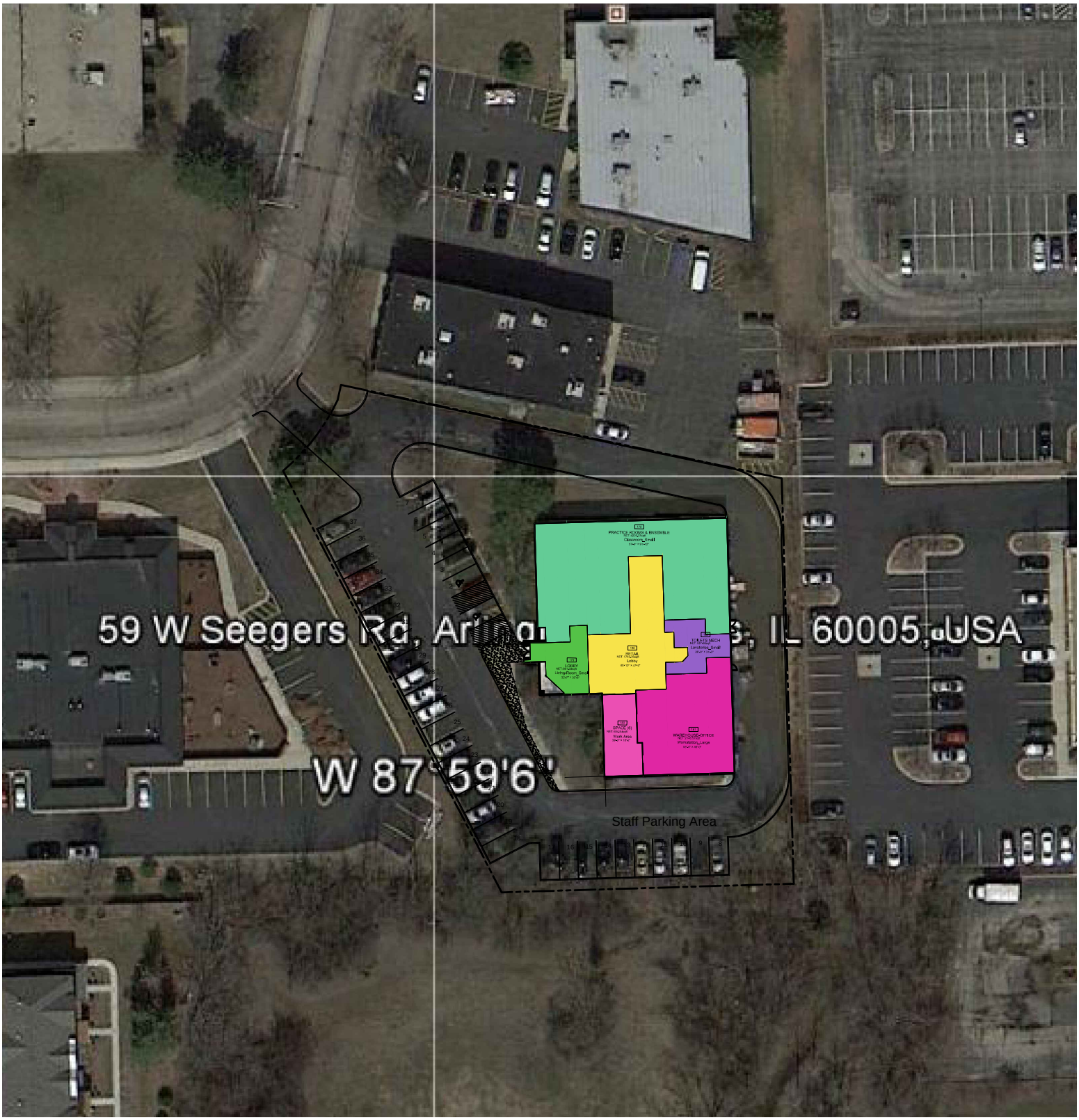
We believe that our customers in District 59 and District 25 will greatly appreciate having our new location in Arlington Heights! Thank you for your consideration.

George Quinlan, Jr.

George Quinlan, Jr.
President

Quinlan & Fabish Music Center

59 West Seegers Road
Arlington Heights, IL 60005



SCALE: 1" 32'

Location Plan

April 22, 2014

CENTERLINE
645 Tollgate Road, Suite 110
Elgin, IL 60123
847.531.4450 v
224.629.4366 f

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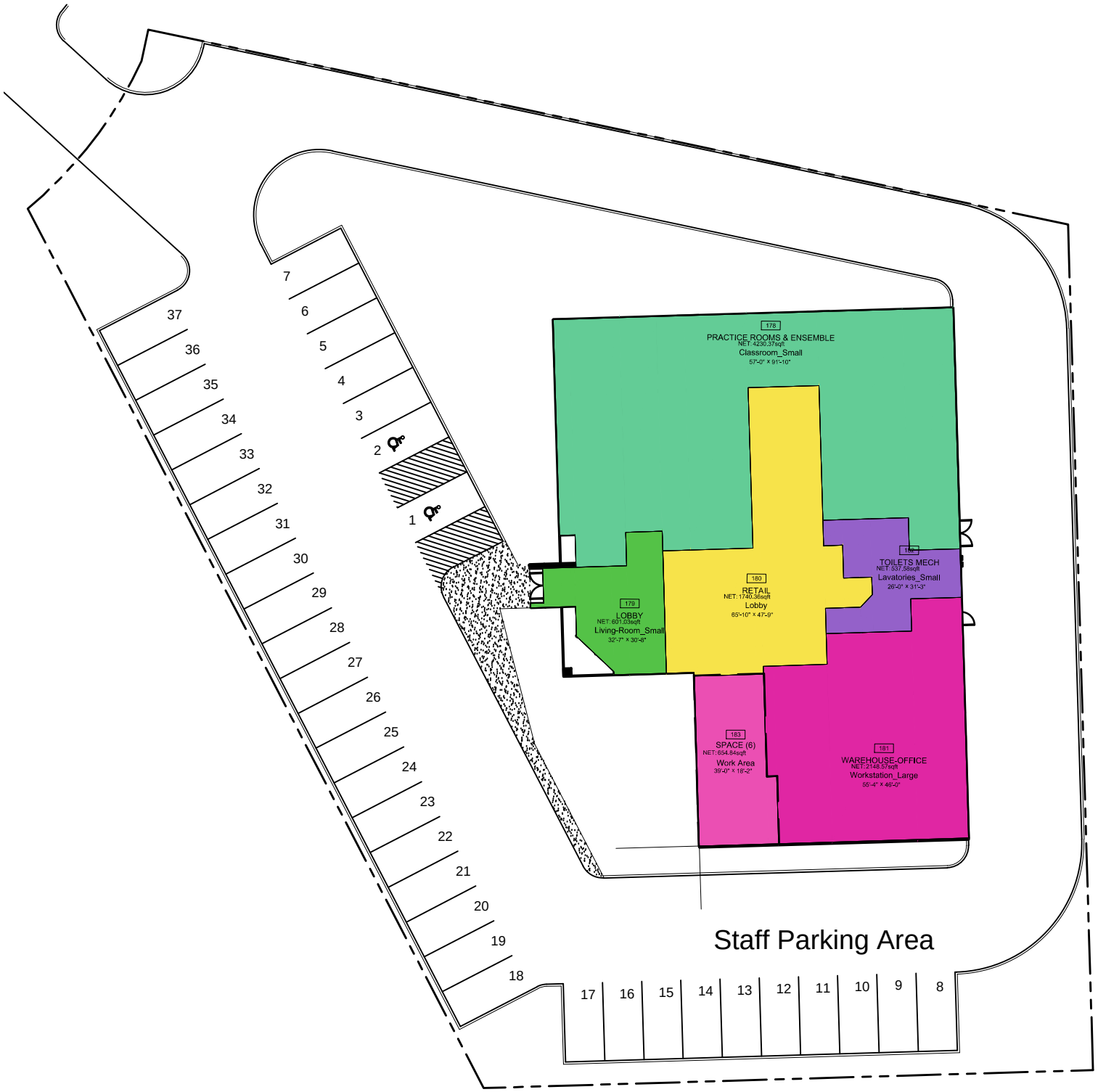
Quinlan & Fabish Music Center

59 West Seegers Road
Arlington Heights, IL 60005



SCALE: 1" 32'

Site Plan

April 22, 2014

CENTERLINE
645 Tollgate Road, Suite 110
Elgin, IL 60123
847.531.4450 v
224.629.4366 f

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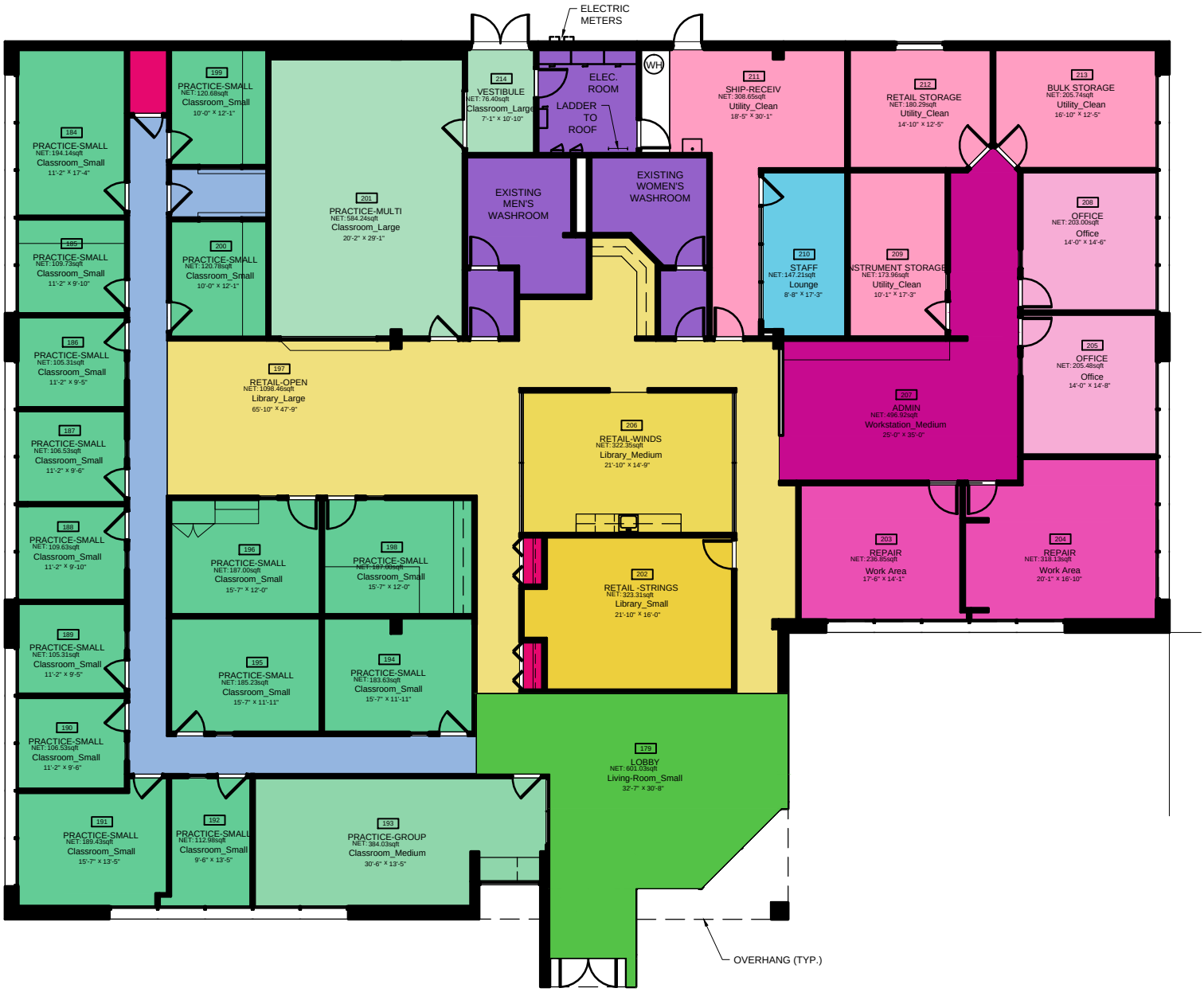
Quinlan & Fabish Music Center

59 W. Seegers Road
Arlington Heights, IL 60005



SCALE: 1" 16'

Floor Plan

April 22, 2014

CENTERLINE
645 Tollgate Road, Suite 110
Elgin, IL 60123
847.531.4450 v
224.629.4366 f

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QUINLAN & FABISH MUSIC COMPANY
PARKING ALLOCATION STATEMENT

	59 Seegers Road	621 Main St.
Location:	Arlington Heights, IL	Mt Prospect, IL
Lot Size:	42,279 SF/.97 Acres	35,000 SF
Building Size:	9,913 SF	10,000 approx
Parking Spaces:	37 Stripped Spaces	36 Regular, 2 Handicap
Hours of Operation:	M_10:00 A.M. - 8:00 P.M. T_10:00 A.M. - 8:00 P.M. W_10:00 A.M. - 8:00 P.M. T_10:00 A.M. - 8:00 P.M. F_10:00 A.M. - 5:00 P.M. S_9:00 A.M. - 4:00 P.M. S_CLOSED	M_10:00 A.M. - 8:00 P.M. T_10:00 A.M. - 8:00 P.M. W_10:00 A.M. - 8:00 P.M. T_10:00 A.M. - 8:00 P.M. F_10:00 A.M. - 5:00 P.M. S_9:00 A.M. - 4:00 P.M. S_CLOSED

Quinlan & Fabish Music Company ("Q & F") has operated its business in Mt Prospect for almost ten (10) years. During that time, our customers and employees have always enjoyed the convenience of sufficient free parking while visiting, or working at our facility.

During our almost ten (10) year operating history in Mt Prospect, Q & F store management has never been cited by the Village of Mt Prospect regarding parking infractions. In addition, Q & F store management is unaware of customers or employees receiving parking tickets related to illegal off premises parking near the facility.

Q & F is projecting customer traffic counts for the proposed Q & F Arlington Heights facility similar to the existing Mt Prospect facility. We believe the thirty-seven (37) existing stripped parking spaces at the 59 W Seegers Road property will be sufficent to meet the needs of our customers and employees.

P. 1D

Quinlan & Fabish Music Co
Mt Prospect - Vehicles in Parking Lot

	5-Jun	7-Jun	8-Jun	9-Jun
	Thursday	Saturday	Sunday	Monday
09:00am	closed	17	closed	closed
10:00am	14	17	closed	14
11:00am	11	30	closed	15
12:00pm	9	23	closed	11
1:00pm	11	20	closed	20
2:00pm	12	16	closed	13
3:00pm	15	15	closed	21
4:00pm	13	7	closed	23
5:00pm	18	closed	closed	21
6:00pm	6	closed	closed	17
7:00pm	6	closed	closed	11
8:00pm	7	closed	closed	8

Includes employee vehicles

PLAN COMMISSION PROJECT TIMELINE

Project Name: Quinlan & Fabish
PC Number: 14-012
Location: 59 W. Seegers Road
Requested Action:

1. Land Use Variation to allow retail sales of musical instruments
2. Variation from Chapter 28, Section 6.12-1(3) to waive the required Traffic and Parking Study

	Date	# of Business Days
Plan Commission Application Submittal Date	05/23/14	
Plat and Sub Committee Meeting	05/28/14	
1st Round Department Comments	06/06/14	10 days
Petitioner's Response to 1st Round Comments	06/16/14	10 days
Public Hearing Notification	06/10/14	12 days from application date
Plan Commission Hearing	06/25/14	18 days from application date
Village Board	07/07/14	7days

Note:
Legal notice; State Statue requires 15 to 30 days notice.

Item: Ordinance - Chapter 13 - Class "B" and "T" liquor licenses

Department: Manager/Legal

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

Bid Section

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

ATTACHMENTS:

Description	Type
Chapter 13 - Increase Class "B" and "T" liquor licenses	Ordinance

AN ORDINANCE AMENDING CHAPTER 13 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE

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

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

CLASS OF LICENSE	ANNUAL LICENSE FEE	NUMBER OF LICENSES AUTHORIZED
B	$3,700.00	34
T	N/A	29

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

AYES:

NAYS:

PASSED AND APPROVED this 7th day of July, 2014.

_____
Village President

ATTEST:

_____
Village Clerk

Item: Request from Housing Authority of Cook County Regarding Goedke House Renovations

Department: Planning & Community Development

BACKGROUND

The Housing Authority of Cook County has approached the Village with a request of financial support for an extensive remodeling project at the Albert Goedke Apartments at 215 W. Miner Street. The Albert Goedke Apartments is owned and operated by the Housing Authority of Cook County and provides 118, one-bedroom units of housing for low income elderly and non-elderly disabled persons.

The total construction cost for the Albert Goedke Apartments is expected to be $5,923,128. These funds will be used to cover the costs of new asphalt paving, sidewalks, lighting, automatic sprinkler system, water heaters, roof replacement, repointing of exterior masonry walls, and interior renovations of the units. The Housing Authority will be required to follow a HUD-approved relocation plan for tenants that are displaced while their units are being renovated. The Housing Authority has indicated that its plan is to relocate tenants into vacant units in the building and then return them to their original units after the units are renovated. The Housing Authority is not filling units as they are being vacated in order to have the necessary vacant units available for the temporary relocation of tenants during the remodeling.

The Housing Authority of Cook County is seeking loan and grant funds for this project with the main sources a financing being a private sector bank loan and the Illinois Housing Development Authority-administered Low Income Housing Tax Credit (LIHTC) program.

The Housing Authority is also seeking $750,000 for this project. Cook County has indicated that a condition of providing County CDBG funds would be that the local municipality must co-invest with the County. This partnering between Cook County and a municipality recently occurred in the Village of Mt. Prospect where Cook County provided $500,000 in Federal HOME funds and the Village of Mt. Prospect provided $50,000 (10% of the amount provided by Cook County) for a senior living community in Mt. Prospect.

In some circumstances, Cook County is not allowed to invest its CDBG funds in communities like Arlington Heights that receive their own CDBG entitlement allocations. Cook County is in the process of confirming with HUD that it may invest CDBG funds in this project. Due to the Housing Authority's financing application deadlines, staff is

forwarding the Housing Authority's request to the Village Board while Cook County is waiting to hear whether it can contribute CDBG funds to the project. The Village contribution would be contingent upon the proposed financial participation by Cook County.

REQUEST

The Housing Authority of Cook County is requesting that the Village of Arlington Heights provide a Conditional Commitment Letter to provide Federal FY 2015 or FY 2016 CDBG funds in support of this project. The Housing Authority and Cook County indicated that a contribution similar in proportion to the contribution provided by Mt. Prospect would be appropriate. It is possible that the Village could reserve funds for this project from carryover funds, future program income, or from the annual CDBG entitlement grant. Each year, after allocating the maximum in CDBG funds that may be used for public service program and administrative costs, approximately 65% of the CDBG budget is available for construction projects.

The projects that have been regularly funded from the construction category are the Single Family Rehab Program, debt payment on the bonds issued for the Senior Center, as well as other initiatives such as the renovation of group homes.

It is important that the Village plan ahead for construction projects. This will be especially important because the Federal FY 2016 program will be the last year that the Village will allocate $150,000 for the debt service on the Senior Center. Accumulation of unspent funds can put the Village at risk of violating HUD "timeliness" standards for using its CDBG funds.

Based on the current level of carry over funds and the increase in annual program income over the past couple of years, there may be sufficient funds available by the Federal FY 2015 or Federal FY 2016 program years for a special project. However, it should be noted that using CDBG funds for the Albert Goedke Apartments renovation could lower the amount of funding available for the Single Family Rehab Program or other construction projects that may be submitted in that year. However, if the project goes forward, the allocation for the Albert Goedke Apartments would leverage an approximate $6 million investment and renovation.

RECOMMENDATION

It is recommended that the Village Board authorize forwarding a attached Conditional Commitment Letter to the Housing Authority conditionally pledging and amount of $50,000 - $75,000 in CDBG funds from the Village's Federal FY 2015 or FY 2016 funds subject to the stipulations contained in the correspondence.

Bid Section

Item:

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

ATTACHMENTS:

Description	Type
Conditional Committment Letter	Exhibits

July 7, 2014

Mr. Richard Monocchio, Executive Director
Housing Authority of Cook County
175 West Jackson Boulevard, Suite 350
Chicago, IL 60604

RE: Conditional Commitment Letter - Albert Goedke Apartments Renovation

Dear Mr. Monocchio:

Your agency recently submitted a request for affordable housing financing.

The Village of Arlington Heights has reviewed your proposal and found it responsive to our current *2010-2014 Consolidated Plan*. As such, the Village of Arlington Heights is pleased to provide this ***Conditional Commitment*** to support the rehabilitation of the Albert Goedke Apartments at 215 W. Miner Street, Arlington Heights, IL as outlined below:

Grant Source:	Community Development Block Grant (CDBG)
Grant Amount:	$50,000 - $75,000
Grant Type:	Grant provided under the laws, regulations, requirements, terms and conditions of the Community Development Block Grant program.
Affordability Period:	As required under the Low Income Housing Tax Credit Program
Amortization Period:	Not applicable
Interest Rate:	Not applicable

Expected Monthly/Annual Debt Service Payment: Not applicable

Financing Fees: None

Additional Conditions:

- Availability of the $50,000 - $75,000 in CDBG funds and approval of the allocation in the Village's HUD Consolidated Plan/Annual Action Plan adopted in compliance with the HUD laws and regulations including the required public participation process.
- Fulfillment of Village of Arlington Heights environmental review including receipt of HUD approval.
- Compliance with the Village's guidelines for CDBG grants and loans.

- Securing of additional financing necessary by the Housing Authority for project completion including approval of Low Income Housing Tax Credits and Cook County funding.
- Provision of updated financing documentation including written funding commitments for all sources of funds.
- Compliance with HUD relocation requirements as applicable.
- Compliance with Village of Arlington Heights zoning, building, and other requirements.

If you have any questions or concerns, please do not hesitate to contact Nora Boyer, Housing Planner directly at (847) 368-5214 or nboyer@vah.com.

Sincerely,

_____

Charles Witherington-Perkins
Director of Planning & Community Development