



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

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

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

Questions or comments of 200 words or less may be also be emailed in advance of the Village Board meeting to rhume@vah.com by 3 p.m. Monday, July 6. These emails will be read at the Board Meeting.

July 6, 2020
7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 06/08/2020
- B. Village Board 06/15/2020
- C. Committee of the Whole 06/29/2020

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 06/30/2020

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting of June 15, 2020
Review of the 12-month period ending 12/31/19 Comprehensive

Annual Financial Report (CAFR)

Trustee Scaletta moved to accept the CAFR as presented. Trustee LaBedz seconded the motion. The motion passed unanimously

- B. Report of Committee-of-the-Whole meeting of June 29, 2020
Review of Proposed 2021-2025 Capital Improvement Program
Trustee Canty moved, seconded by Trustee Padovani, that the Committee-of-the-Whole recommend to the Village Board that the Board approve the proposed 2021-2025 Capital Improvement Program and that the first year of the program totaling \$34,128,700 be incorporated into the Village's proposed 2021 budget.
- C. Report of Committee-of-the-Whole Meeting of June 29, 2020

Operating Fund Overview/Recommended Budget Ceiling 2021

Trustee Rosenberg moved, seconded by Trustee Tinaglia, that the Committee-of-the-Whole recommend to the Village Board that the Board approve the 2021 budget ceilings of \$79,861,000 for the general fund; and \$24,350,600 for the water & sewer fund.

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 LEGAL

- A. An Ordinance Amending Chapters 16 and 18 of the Arlington Heights Municipal Code
(Section 16-406 - Nuisance Prohibited; Section 18-307 - Negligent or Distracted Driving; Section 18-405 - Administrative Hearing)
- B. A Resolution Authorizing the Execution of an Intergovernmental

Cooperation Agreement Between the Village and the Town of Normal and Authorizing Normal to Exercise the Powers of the Village of Arlington Heights, Illinois in Connection with an MCC Program and a Loan Finance Program

- C. An Ordinance Establishing the Speed Limit on Certain Streets in the Village of Arlington Heights
(East Olive St between N Douglas Ave and N Windsor Dr; East Brittany Dr between N Arlington Heights Road and N Highland Ave; and West Brittany Drive between N Dunton Ave and N Highland Ave)
- D. An Ordinance Designating Two-Way Stop Streets
(Heritage Park)

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. Paragon Mechanical - 2400 S. Arlington Heights Rd. - PC#20-004
Land Use Variation, Rezoning

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

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



**Village Board
7/6/2020**

Item: Committee of the Whole 06/08/2020

Department: Village Clerk

ATTACHMENTS:

Description	Type
Committee of the Whole 06/08/2020	Minutes

**MINUTES
COMMITTEE-OF-THE-WHOLE
PRESIDENT AND BOARD OF TRUSTEES
VILLAGE OF ARLINGTON HEIGHTS BOARD ROOM
MONDAY, JUNE 8, 2020 7:00 P.M.**

BOARD MEMBERS PRESENT: President Hayes; Trustees: Baldino, Canty, LaBedz, Padovani, Rosenberg, Schwingbeck and Tinaglia

BOARD MEMBERS ABSENT: Trustee Scaletta

STAFF MEMBERS PRESENT: Randy Recklaus, Village Manager; Charles Perkins, Director of Planning and Community Development; Nora Boyer, Housing Planner and Kim Peterson, Recording Secretary

SUBJECTS:

- A. Public Hearing – 2020-2024 Consolidated Plan including the 2020 Annual Action Plan and CDBG Budget
 - B. Community Development Block Grant – COVID-19 (CDBG-CV) Funding
-

Other Business

Adjournment

President Hayes called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited.

A. Public Hearing – 2020-2024 Consolidated Plan including the 2020 Annual Action Plan and CDBG Budget

President Hayes began by thanking everyone for participating in tonight's meeting and asked for a motion to open the Public Hearing.

Trustee Schwingbeck moved, seconded by Trustee Rosenberg, to open the public hearing.

The Motion: Passed

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

Nays: None

Mr. Perkins explained how tonight's meeting will include the annual Public Hearing for the Annual Action Plan and the 5-Year Consolidated Plan. The 5-Year

Consolidated Plan talks about the Village's needs assessment and market analysis and strategic plan for addressing the community's housing needs for low and moderate income families over the next five years. The Annual Action plan will include the proposed budget for the next federal fiscal year, which begins October 1st. The proposed budget includes funds in the amount of \$360,000 to be used to fulfill requests from various agencies for their worthy causes. The amount of these requests totals over \$520,000. Once the Village decides which agencies they will fund and in what amounts, the public will then have 30 days to comment, with the second public hearing occurring on July 20th. The Board will then vote to approve the Consolidated Plan, the Annual Action Plan, as well as the Village's budget for the CDBG funds. There is typically a 15% cap on Public Service Activities, however, this year the cap has been waived due to the COVID-19 pandemic, which Staff will discuss their recommendations later in the meeting. There are minimum requirements to spend a minimum amount of money on bricks and mortar projects on lower income developments and projects.

President Hayes asked the Board for any questions before the agency's started their presentations, which they were none.

Chuck Warner of Faith Community Homes stated that his organization is asking for \$3,000 grant to help support case management. Faith Community Homes works with low-income families to provide rental support, mentoring and case management for up to two years, with the goal of moving these families towards financial security and independence. 85% of the families they have worked with are able to pay their bills, plan their own expenses and solve their own problems. With the current pandemic, Faith Community Homes has decided to take some families for a shorter amount of time, who have fallen behind and need temporary help.

President Hayes asked Mr. Perkins and Ms. Boyer if the agencies should address the pandemic and how it has affected their agency now, or wait until the second item on the agenda is discussed. Mr. Perkins stated the agencies can comment on this item at this time if they would like.

Karen Oswald of District 214 Education Foundation is the supervisor of the adult education and family literacy program in the Community Education Department and is requesting \$1,500 on behalf of District 214 Education Foundation. These funds would be used for English as a second language classes primarily for Arlington Heights residents who are low-income. The program is held at the Arlington Heights Library has already served 34 residents this year. Ms. Oswald stated that once everything shut down during the pandemic, their classes went virtual, which has been successful thus far.

Jim Huenink, Executive Director of the Northwest Center Against Sexual Assault, stated that his organization is a comprehensive sexual assault center that serves all of North and Northwest Suburban Cook County with counseling services, medical advocacy services, criminal justice advocacy, crisis intervention and also provides preventive education in the schools. The stay-at-home order has changed their delivery of services, as most of the services now are being delivered via telephone.

Mr. Huenink is requesting \$3,500 for the salary and benefits of counselors and advocates who provide free services to sexual assault victims. Over 40 Arlington Heights residents were served last year.

Mark Parr, Executive Director of the Children's Advocacy Center (CAC), is requesting \$3,500 to support a bilingual advocate and therapist, as almost half of their Arlington Heights clients either speak Spanish or their families speak Spanish. These funds also help the organization, as some of the grants they receive require local match dollars. The CAC works with children and families who have experienced sexual abuse and/or physical abuse, or who have been exposed to violence in their homes. With the pandemic and children not attending school, the number of clients has gone down, as the mandated reporters in these schools have not been available to identify abuse. So far this year, 53 children and adults have received services through the CAC. Mr. Parr advised that his agency is looking to purchase plexiglass screens to aid in keeping everyone safe during interviews and indicated if there are additional funds available, they would be interested.

Luticia Fiorita, Government Relations Manager of WINGS, stated that her agency is currently serving 18 Arlington Heights residents, three in the Safe House and the other 15 through their community based services. WINGS provides housing, services, education and advocacy to end domestic violence. Ms. Fiorita advised that WINGS is requesting \$10,000 to continue their efforts. WINGS has been financially affected by the pandemic, as their resale shops had to close. All counseling and intake is currently all virtual.

Frederick Stupen, Executive Director of Resources for Community Living stated that his organization provides support services to individuals with disabilities in the Northwest Suburbs, including transportation to medical appointments, assisting with grocery shopping and budgeting. Services are provided at no charge, which is what they are requesting funding for. Mr. Stupen explained how much of the organization's fundraising occurs during the Spring, which is right when the pandemic hit, thereby causing a major financial loss.

Anne Wall of Escorted Transportation Services (ETS) stated that her agency provides rides for seniors to their medical appointments. Volunteer drivers use their own cars and stay with the senior during their appointment. ETS recruited a record number of volunteers last year, however, with the pandemic, they had to completely shut down their services, except for those going for dialysis. With this shut down, ETS asked their drivers to send cards and call riders to assist with the mental hardship of the shutdown.

Kimberly Mertz, COO of Suburban Primary Health Care Partners, explained the Access to Care program, which provides primary healthcare services to low-income uninsured and underinsured residents of suburban Cook County. Ms. Mertz stated that she is requesting \$4,400 to provide these direct services to approximately 16 Arlington Heights residents. Last year, approximately 90 residents from Arlington Heights received services. The demand for these services has increased with the current pandemic.

Beth Nabors, Executive Director of Journeys the Road Home, is requesting \$5,000 for her agency to continue their services to the homeless population, which includes their sheltering programs, housing programs and Hope Center programs. During the COVID pandemic they have been able to continue their services, although they had to shift the role of their staff, volunteers and the location of their clients. Currently there are 100 clients staying in two hotels in Arlington Heights and Journeys the Road Home has delivered over 300 meals a day to these locations. 92 residents from Arlington Heights were served last year, with 42 of these residents receiving services with last year's CDBG funds.

President Hayes asked how much longer the clients will be able to stay in the hotels, which Ms. Nabors indicated her agency just received \$40,000 from Elk Grove Township and she believes this funding will allow the clients to remain in the hotels through mid-July.

Katie Waszak of the Arlington Heights Park District CAP Program stated the before and after school program is offered in 10 elementary schools in Arlington Heights School District 25, 21 and 59. The program has been in place for over 30 years and is a joint effort between the Park District, School Districts and the Village of Arlington Heights. Last year, 1,180 children were enrolled in the program and for families in financial need, the Village provides funds for a scholarship program, which helped 17 children last year.

Amy Fox, Deputy Executive Director of Life Span stated her agency is a comprehensive domestic and sexual violence agency that provide three core integrated services, including counseling, legal services and criminal court advocacy. Life Span typically serves 50 Arlington Heights residents per year. Life Span has been able to continue their services since the pandemic began by utilizing their telephone system, however clients have not been able to reach out like they normally would because of the stay at home order. The pandemic has also put a financial strain on their clients.

President Hayes asked if their legal services are provided pro bono or if there are attorneys on staff, which Ms. Fox stated they have attorneys on staff.

Tess Kefle, Program Director of North/Northwest Shelter Program of Catholic Charities of the Archdiocese of Chicago, explained how this program assists homeless families with housing and employment so they can become self-sufficient. There are currently eight Arlington Heights families receiving services and the length of services will last from 9 months to one year. Mr. Kofle stated his agency is requesting \$5,000 to fund staff to provide these services.

Julie Frankino, Grants Manager of Little City Foundation advised that her agency is requesting \$14,000 to support their adult day services program. 21 Arlington Heights residents are being served in this program, and overall, 41 Arlington Heights are being served by Little City. Little City provides a wide range of services

to adults and children with developmental disabilities. The adult day program allows participants to engage in life skills training, pre-employment training and community outings, among other things. The in-person services in the adult day program are currently suspended due to COVID-19, however Staff is still in contact with the clients via phone calls and Zoom calls.

Sonia Ivanov, Executive Director of Northwest Compass, Inc. explained how her agency offers housing and counseling services to those who are chronically homeless. Northwest Compass has three apartments in Arlington Heights and last year they assisted 398 Arlington Heights residents. Ms. Ivanov stated that Northwest Compass has not received funding from the Village of Arlington Heights the past few years, yet they continue to serve Arlington Heights residents. These funds would also help them obtain matching grant funds.

Don Frick, Vice President-Operations of Clearbrook is requesting funding to completely renovate the two bathrooms in their residential home on Dwyer, to make them more accessible and ADA compliant. In regards to COVID-19, Clearbrook has been hit hard financially, especially with all of the PPE purchases they had to make to protect their staff and clients.

Ms. Boyer summarized the Village's requests, including the Single Family Rehab Loan program, which allows 0% interest loans to low and moderate income home owners to make basic home repairs. This loan request is for \$75,000. The next loan request is for \$50,000 for the Group Home and Transitional Housing Rehab program, which would be used for renovations to the group homes and transitional housing to make them more accessible. The next request is for \$150,000 for Public Infrastructure, which would be used for street resurfacing in the designated HUD low and moderate income areas. There is also a request for \$50,000 for Public Facility improvements and \$65,000 for the administrative support of the CDBG program.

Mr. Perkins advised the next step is to field any public comments on the 5-Year Consolidated Plan. Staff will then present their recommendation for the budget to be advertised in the Annual Action Plan.

President Hayes asked if there was anyone in the audience who would like to make a public comment on the Consolidated Plan and the Annual Action Plan.

Keith Moens, Arlington Heights resident, asked for an explanation of the 30-day public comment period and the amended Citizen Participation Plan. Mr. Moens also asked about the interested person's mailing list and how you can sign up for that. Lastly, Mr. Moens asked if the Board has considered allowing for remote access to the Village meetings, once in-person meetings resume.

Mr. Recklaus indicated the Village will continue to host virtual meetings until the end of June, however they have not decided yet how they will enter into the next phase when it comes to Village meetings.

Ms. Boyer advised that after the updates are made to the Consolidated Plan following tonight's meeting, the draft version will be available on the Village's website for a 30-day public comment period. Public comments can be directed to Ms. Boyer either via phone or email. These comments will then be sent to the Village Board prior to the second public hearing that is scheduled for July 20th. In addition, changes to the Citizen Participation Plan were made in response to the COVID-19 pandemic.

Mr. Perkins presented the staff recommendations to be included in the Annual Action Plan for the 2020 fiscal year budget, explaining how normally the public service activity cap is limited to \$44,000 - \$45,000 that the Village can allocate to these agencies, although because of the COVID-19 pandemic, HUD has waived this cap. Staff has proposed funding all of the existing non-profits that they funded this year at about the same amount, or close to what they were funded this year, but not necessarily what they requested and then fund the three new agencies in the amount of \$4,000 each. Staff has also proposed creating a new category for COVID-19 Public Service Activities in the amount of \$25,000 for existing agencies to request additional funding, as they did not know the cap would be waived and did not ask for additional monies. The total amount Staff is recommending for Public Service Activities is approximately \$81,000. In regards to brick and mortar projects, Staff is recommending \$25,000 to Clearbrook for their group home renovation, \$39,000 to the Single Family Rehab Loan program, \$150,000 to the Public Infrastructure Fund and \$65,000 for administrative services. These items will be included in the Annual Action Plan and will be posted for the 30-day comment period, with a second public hearing occurring on July 20th, whereby the public can comment again.

Trustee LaBedz asked about the requested funds for the Single Family Rehab program and why the amount is lower than what has been requested in the past. Mr. Perkins indicated that the level of interest has been less than in the past and Ms. Boyer advised there were not any requests for the funds last year and only two requests, totaling \$25,000, so far this year.

B. Community Development Block Grant – COVID-19 (CDBG-CV) Funding

Ms. Boyer explained how the Village will be receiving additional funds from the federal government due to the current pandemic and the Village's allocation is \$164,062. To utilize these funds, the Citizen Participation Plan needs to be amended and there needs to be a five-day public comment period, due to the emergency nature of these funds. Staff is proposing to use the funds for Public Service Activities, which have been broken down into three categories: \$110,000 of housing assistance (mortgage/rent); \$15,000 for counseling services (COVID related mental health issues); and \$39,000 for other Public Service Activities. Ms. Boyer received a call from the Health Department asking if some of these funds could be used to help local food pantries. The Village has until September 30, 2022 to spend these COVID-19 funds. The funds can also be used retroactively to the beginning of the pandemic. The Health Department will be in charge of

administering these funds.

Trustee Rosenberg moved, seconded by Trustee Canty, that the Committee-of-the-Whole recommend to the Village Board for approval at that the June 15, 2020 Village Board meeting: 1) the proposed changes to the Village's Citizen Participation Plan; 2) the proposed substantial amendment to the 2019 Annual Action Plan that allocates the CDBG-CV funds for public services, and 3) an amendment to the 2020 Village of Arlington Heights budget to include \$164,062 in CDBG-CV revenue in Account 215-0000-41147-00 and CDBG-CV Public Services budgeted expenditures in account 215-4102-522.41-08.

The Motion: Passed

Ayes: Rosenberg, Canty, Baldino, LaBedz, Padovani, Schwingbeck, Tinaglia, Hayes
Nays: None

Trustee Tinaglia moved, seconded by Trustee Baldino, to close the public hearing.

The Motion: Passed

Ayes: Tinaglia, Baldino, Canty, LaBedz, Padovani, Schwingbeck, Tinaglia, Hayes
Nays: None

Other Business

Emily Korkofigas, Arlington Heights resident, discussed the petition she submitted to the Village Board on behalf of herself and other Arlington Heights residents, requesting visibility into police practices in Arlington Heights, as they believe visibility and accountability will build trust in the community. Ms. Korkofigas believes the Police Department is a great part of the community and she hopes that by creating greater transparency will help ensure trust.

President Hayes indicated he has not seen the petition yet, but has received a number of requests regarding transparency and asked Mr. Recklaus to comment on this issue. Mr. Recklaus stated that he understands the concerns of residents following the death of George Floyd in Minneapolis. Mr. Recklaus also stated that he is very proud of the policies, training and behavior of the Arlington Heights Police Department and is working with Chief Pecora on a response to this petition, as well as other inquiries he has received.

Tom Lucart asked about the possibility of using some of the Police Department's funds to help fund some of the agencies who presented at tonight's meeting.

President Hayes indicated he has no intention on defunding our Police Department, as he does not think it is wise to defund the people who are tasked with keeping us safe on a daily basis.

Adjournment

Trustee Tinaglia moved, seconded by Trustee Padovani to adjourn the meeting at 8:41 p.m.

The Motion: Passed

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

Nays: None



**Village Board
7/6/2020**

Item: Village Board 06/15/2020

Department: Village Clerk

ATTACHMENTS:

Description	Type
Village Board 06/15/2020	Minutes



MINUTES

President and Board of Trustees

Village of Arlington Heights

Virtual Meeting

Arlington Heights Village Hall

33 S. Arlington Heights Road

Arlington Heights, IL 60005

June 15, 2020

7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Also present were: Randy Recklaus, Robin Ward, Nick Pecora, Tom Kuehne, Bill Enright and Charles Perkins.

IV. APPROVAL OF MINUTES

A. Village Board 06/01/2020

Approved

Trustee Bert Rosenberg moved to approve. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

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

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 06/15/2020

Approved

Trustee Bert Rosenberg moved to approve in the amount of \$2,156,956.99. Trustee John Scaletta Seconded the Motion.

The Motion: Passed

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

VI. RECOGNITIONS AND PRESENTATIONS

Trustee Tinaglia moved to amend the agenda and consider appointments at this time. Trustee Schwingbeck seconded the motion.

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

The Motion: Passed

- A. Report of the Committee-of-the-Whole Meeting Approved of June 15, 2020

Interview of Timothy Carter for Appointment to the Senior Citizen's Commission - term ending April 30, 2023

Trustee Baldino moved to concur with the Mayor's appointment of Tim Carter to the Senior Citizen's Commission. Trustee Schwingbeck seconded the motion.

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

The Motion: Passed

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

- B. Report of the Committee-of-the-Whole Meeting Approved of June 15, 2020

Interview of Dr. Kristen Brown for Appointment to the Board of Health - term ending April 30, 2021

Trustee Tinaglia moved to concur with the Mayor's appointment of Dr. Kristen Brown to the Board of Health. Trustee Canty seconded the motion.

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

The Motion: Passed

President Hayes administered the Oath of Office to Dr. Brown.

- C. Policing, Diversity, and Inclusion in Arlington Heights

President Hayes expressed his anger and sadness regarding the recent events in the nation. He said how one reacts to trials is a measure of character in how one deals challenging times. He honored the protesters for their pursuit of equality. He said it gave him hope for our nation. He said

there is a lot to be thankful for in the Village. Residents and businesses have been compliant with the stay at home order and the numbers are improving. He said the Police Department is second to none. It is one of the main reasons the Village has been rated as one of the safest communities in the nation for a municipality its size. That being said, we can always look to do better.

Mr. Recklaus said Village Staff shares the sense of outrage felt all over the country over recent events involving police officers committing acts of violence against those they are sworn to protect. In addition, there is a national dialogue now underway about what the best practices should be in law enforcement with a greater emphasis on social services and wrap around services vs. traditional "enforcement" activities. Chief Pecora is prepared to review the Arlington Heights Police Department's current policies, training and practices in both of these critical areas.

Police Department

Chief Pecora described the national accreditation process in which the Village participates and receives third party validation. CALEA accreditation was first received by the Department in 2008 and it has been re-accredited three times since then. The initial cost was \$12,000 and it is \$4,000 for each subsequent year. A CALEA audit is conducted annually and an in depth review conducted every 4 years. Only 4.5% of Police Departments are accredited in the nation. Several thousand proofs are required along with interviews from the public and staff.

The Village's response to resistance policies are annually reviewed and meet CALEA standards. All incidents where force is applied are investigated. The Department looks for patterns, policy failures and training deficiencies in its analysis. De-escalation techniques are always the first response.

Training is mandatory by State Statute and best practices are applied. The Village is one of three agencies in the State which has a virtual simulator that helps to teach knowledge and skills. Officers participate in 1700 training classes which translates into 6,000 hours of instruction a year. The Police Department has partnerships with organizations serving: victims of crime, mental health, and addiction. It has a dedicated Victim Service Coordinator.

The community has expressed concerns regarding tactics. Chief Pecora described the use-of-force continuum and all the means used prior to lethal force. Because of recent events, Chief Pecora added a 'Duty to Intervene' order in the policy manual in two places. Choke and Strangle holds have been banned by State law since 2015. There are caveats in each situation, but officers can defend themselves with lethal force if necessary. Shooting at moving vehicles is banned unless the vehicle is being used as a weapon. Information on progress and updates will be posted on the website. After State and Federal recommendations are made, the Department will update its procedures.

Diversity

Mr. Recklaus said the Village is committed to be both a welcoming and an inclusive community. One of the Strategic Priorities for 2020/21 is Diversity and Inclusion. Village Staff finalized a Business Plan of specific projects and activities to support each of the Strategic Priorities in December of 2019. The plan includes tasks to support each priority.

Arlington Heights Village staff organized and has lead a Northwest Suburban Minority Law Enforcement Recruitment work group with 6 neighboring communities since 2018. We have jointly discussed best practices in minority recruitment and retention, and planned an event that was to take place this past March at Harper College. The goal is to break down some of the traditional barriers for minority and other non-traditional candidates seeking careers in law enforcement.

The Village also hoped to build networking relationships with attendees that could turn into internships and future employment. The event was cancelled due to the Covid-19 Pandemic but will be rescheduled once things open up. The Village routinely advertises in minority employment publications and had planned on attending a diversity career fair in April (also cancelled) but will attend another this September if it is held. In recent years, the Police Department has sent recruitment teams to City Colleges where the demographics differ from our own community in an attempt to increase the number of minority applicants. We have also begun to network with outside organizations that can help us with the goal of diversifying the candidate pool for our open positions.

This year's plan also calls for Village Government to undergo a diversity and inclusion policy and practice audit, and the development of a new diversity and inclusion policy and plan. This Audit is planned to be completed in the 4th quarter of 2020, with the policy and plan to be completed by the 2nd quarter of 2021. As part of our audit process, our HR department is organizing forums for Village Staff to talk about their perceptions of the inclusiveness of our organization and how we can improve. These will occur in the 3rd quarter of this year. Upper management from every department underwent unconscious bias training last year. Additional employees will undergo training by the end of 2020.

The Village is currently planning a virtual community discussion meeting on how to increase inclusion and embrace diversity within our community. School District 25, the Park District and Arlington Heights Memorial Library have already indicated that they are interested in participating as well. We will be doing more work and putting more information out on this event over the next few weeks.

All Trustees recommended residents participate in the Citizen's Police Academy. They spoke highly of the eye opening, refreshing, and informational course. The Board expressed their support of the Village Police Department.

Trustee Canty asked where diversity hiring was and if there was a formal policy. Mr. Recklaus said staff is in the process of ascertaining a diagnosis, and then a prescription will be forthcoming. The Village is working to get diverse candidates to apply for every opening. Trustee Canty said she hopes the Police Department can be used as a standard, of what policing should be.

Trustee Tinaglia asked about the staffing in the Department. Currently, there are 104 officers and the Village has room for 109. Once hired, a candidate must complete the Police Academy and have supervised time with another officer. This process can take 18 months. Not all candidates make the cut. The Village's standards are very high.

Trustee Scaletta asked if the training scenarios in the simulator showed race. Chief Pecora described the dynamic simulations and permutations that were possible. There are a spectrum of actors used in these simulations. Trustee Scaletta commended Chief Pecora for working with demonstrators and supporting residents' freedom of speech. Trustee Scaletta said it was a good time to explore new training and techniques.

Resident Questions

Bill Davis asked what the diversity was of the Police Department and City Government. Mr. Recklaus said the Village make up is: 1.5% Black, 10% Asian, 5.6 Latino, 1.7 2-or-more races, 84% white. The Police has 132 total staff members and 1 is Black, 11 are Latino and 2 are mixed race. The Village invites people of different backgrounds to join the team. The Community benefits if staff has different backgrounds. President Hayes suggested residents run for office next year. Any and all are welcome to run as long as they are 18 years old and a resident of the Village.

John Boryk asked if unconscious and bias training was required of all officers. Mr. Recklaus said the pandemic has been a limiting force but the goal to give everyone as much training as possible. Mr. Boryk commented that the percentage of minorities on the police force might reflect the residents, but does not reflect those who work or drive through the Village.

The next exam from which the hiring eligibility list is derived will be in early 2021.

Jen Acosta asked if there were any anticipated changes to the standards and if the results of the audit were available to the public. Chief Pecora said he hoped there would be updates by CALEA to include a Duty-to-Intervene. The audit results are available and he will post them on the website. Chief Pecora explained the verbal communication of new orders and the online testing that accompanies them.

George Motto said the presentation affirms why we are safe in the Village. He said aside from the Police Department diversity discussion, he would

like a task force to be developed for the entire community.

Rob Blumstein asked if the cost of CALEA accreditation was worth it. Chief Pecora said it helps the Department maintain best practices and holds officers to a higher standard. It is helpful in court proceedings as the Department is held in high regard. The accreditation helps in recruitment as well.

Jim Bertucci said he experienced the accreditation process as part of Crime Stoppers. He said accreditation is no rubber stamp. Less than 5% of Police forces in the country achieve it and it is a point of pride.

Geri Wasserman asked how CALEA solicited public comments and if the public felt comfortable submitting critiques. Chief Pecora said the Department subscribes to the mandate set by CALEA regarding notice and solicitation of public comment. The Department is not privy to the comments, they are made directly to CALEA during the process. Ms. Wasserman asked about body cameras. Chief Pecora said the cost would be \$262,000 to operate body cameras. There is a huge cost for data storage. Ms. Wasserman asked when mental health professionals were brought to a scene. Chief Pecora said if an officer discerns a person may be struggling with mental health, they call the Fire Department for an evaluation. The Fire Department performs the evaluation and when appropriate, transports the person to the hospital. Often times, people in these situations are off their medications.

Elise Hachl asked how the data on these issues was collected and if it was made available. President Hayes said the Village Board is available at all times for conversations with residents. They can pass along information to the Village manager or the Police Department. Chief Pecora said random mailed surveys go out to residents and businesses. Typically, the Department receives 86-90% positive ratings. If someone is not comfortable calling the Department with a complaint, the Village Manager is the appropriate person to contact. For people with disabilities, there is a Commission for People with Disabilities in the Village that can field concerns.

Erin Ellen asked if there was a way to see the claims of inappropriate force. Chief Pecora explained the analysis of force annual audit. In the last year, no application of force was deemed excessive.

Bill Slankard asked where the data regarding diversity would be on the website. Mr. Recklaus said it is in the 2020 Budget in the HR section. There is an internal planning document that has more detailed information that he can provide.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Melissa Cayer asked: How is Equalized Assessed Value calculated? Mr. Kuehne said the County comes up with an appraised value which is used to start the process. Residents have a 10% rate. Then a State equalizer is applied by the Illinois Department of Revenue. Any exemptions are subtracted.

Ms. Cayer also asked: How can the individual property tax payer keep part of their property tax for improvements to their own property? Mr. Kuehne said he did not know of a way this could be done. Property improvements can sometimes lead to a higher assessed value. President Hayes said the Village Board tries to keep the Village portion as low as possible.

IX. OLD BUSINESS

A. Report of Committee-of-the-Whole meeting of Approved June 8, 2020

Community Development Block Grant – COVID-19 (CDBG-CV) Funding

Trustee Rosenberg moved, seconded by Trustee Canty, that the Committee-of-the-Whole recommend to the Village Board that 1) the proposed changes to the Village's Citizen Participation Plan; 2) the proposed substantial amendment to the 2019 Annual Action Plan that allocates the CDBG-CV funds for public services, and 3) an amendment to the 2020 Village of Arlington Heights budget to include \$164,062 in CDBG-CV revenue in Account 215-0000-41147-00 and CDBG-CV Public Services budgeted expenditures in account 215-4102-522.41-08 be approved.

Trustee Bert Rosenberg moved to approve the proposed changes to the Village's Citizen Participation Plan, the proposed substantial amendment to the 2019 Annual Action Plan that allocates the CDBG-CV fund for public services, and an amendment to the 2020 Village of Arlington Heights budget to include \$164.062 in CDBG-CV revenue in Account 215-0000-41147-00 and CDBG-Public Services budgeted expenditures in account 215-4102-522.41-08 be approved. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

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

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT NEW BUSINESS

- A. Cash In Lieu of Land Dedication Approved

Trustee Robin LaBedz moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

CONSENT REPORT OF THE VILLAGE MANAGER

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. South Arlington Heights Road TIF District
Redevelopment Plan

Mr. Perkins outlined the meeting process for the proposed South Arlington Heights Road TIF District Redevelopment. The area plays an important role as it contains major intersections and proximity to I-90. Sixty-five acres are included in the defined TIF area. Mr. Enright explained the criteria for a TIF and how this section meets them. The area contains blighted buildings and lots, a stagnant tax base, excessive vacancies, deterioration, lack of community planning, inadequate utilities and obsolete buildings. The budget is \$86,000,000 over 23 years.

Trustee Scaletta asked about the school reimbursement formula. The fee per child per school year is \$15,000. This allows for 55 potential students. Trustee Scaletta said the Village has been responsible with its TIF dollars and that the report and study were good.

Trustee Rosenberg asked how soon development would start. Mr. Enright said there were 3-4 property owners who are looking to move as soon as they can. Even so, it takes two to three years for properties to get on the tax roles but with the Pandemic, it's hard to anticipate right now. The infrastructure improvements would be private for sewer. There may be some combined financing options. Usually it's a pay as you go process. All previous TIF financing has been paid off on time.

Trustee Rosenberg asked about the power lines on the west side of Arlington Heights Road. Mr. Enright said those are all in the public right of way. This will be looked at, but staff did not want to put the cart before the horse.

Keith Moens said the executive summary seemed subjective. He disagreed that public financing was required for this area to develop. He said the Downtown would have developed anyway, it just might have taken longer. He said the EAV numbers presented from 2012-2018, where this area lags the Village, showed that if you took out 2016, the EAV's were almost the same. Mr. Moens thinks the projections are wildly optimistic and that the increase in students would hurt the school districts. He asked for the Board to consider the project at a later date.

Trustee moved to Motion. Trustee Seconded the Motion.
The Motion:

B. Chez Hotel - 519 W. Algonquin Rd. - Sign Variation - DC#20-004 Approved

Mr. Perkins said the petitioner is asking for a variation for height and for setback. This is the first commercial ground sign requested based on the new regulations created in 2017. Staff believes it is too tall. The Design Commission agreed with the petitioner.

Trustee John Scaletta moved to approve the Design Commission's recommendation of May 26th, 2020 for Sign Variations for Chez Hotel. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed

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

C. Amazon - 1455 W. Shure Dr. - Sign Variation - DC#20-033 Approved

The Amazon building will function as a package delivery distribution center and include an "Amazon Hub" customer service package pick up and drop off. There are three driveways and multiple building entrances. Amazon is asking for larger directional ground signs and additional wall signs to improve the ease of delivery for customers. The center will be open 24 hours a day and they plan on opening in September.

Trustee Bert Rosenberg moved to approve the Sign Variations for Amazon per the Design Commission's recommendation of May 26th, 2020. Trustee

Robin LaBedz Seconded the Motion.

The Motion: Passed

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

XIII. LEGAL

- A. An Ordinance of the Village of Arlington Heights, Cook County, Illinois, Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the South Arlington Heights Road Corridor Approved

Trustee John Scaletta moved to approve 2020-016. Trustee Greg Padovani Seconded the Motion.

The Motion: Passed

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

- B. An Ordinance of the Village of Arlington Heights, Cook County, Illinois, Designating the South Arlington Heights Road Corridor as a Redevelopment Project Area Pursuant to the Real Property Tax Increment Allocation Redevelopment Project Act Approved

Trustee Richard Baldino moved to approve 2020-017. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

- C. An Ordinance of the Village of Arlington Heights, Cook County, Illinois, Adopting Tax Increment Allocation Financing for the South Arlington Heights Road Corridor Approved

Trustee Jim Tinaglia moved to approve 2020-018. Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

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

Schwingbeck, Tinaglia

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee John Scaletta moved to adjourn at 9:39 p.m. Trustee Greg Padovani Seconded the Motion.

The Motion: Passed

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



**Village Board
7/6/2020**

Item: Committee of the Whole 06/29/2020

Department: Village Clerk

ATTACHMENTS:

Description	Type
Committee of the Whole 06/29/2020	Minutes



MINUTES

President and Board of Trustees
Village of Arlington Heights
Committee-of-the-Whole
Virtual Meeting
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 29, 2020
7:00 PM

I. CALL TO ORDER

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

To participate in the virtual meeting, please review [these instructions](#).

If members of the public prefer, they can comment or ask a question pertaining to the meeting by emailing rhume@vah.com by 3 p.m. on the day of the meeting, June 29. Please limit your email to 200 words and if your question relates to a specific Agenda item, please note that in the email. Emails will be read at the meeting.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

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

Trustee Baldino was absent.

Also present were: Randy Recklaus, Tom Kuehne, Charles Perkins, Scott Shirley and Becky Hume.

IV. NEW BUSINESS

A. Review of the Proposed 2021-2025 Capital Improvement Program (CIP)

Mr. Recklaus explained that a detailed five-year Capital Improvement process is conducted biennially. Information is assembled by Departments in a detailed five-year Capital Improvement Program (CIP). Also project funding sources are looked at. Ideas are gathered from residents as well. In 2020, two major storm water projects were completed. The Village is beginning to replace its water mains to meet industry standards. The annual Street Program is continuing and has increased. Challenges include the replacement of the internal ERP system and finding funding for projects through grants.

Mr. Kuehne summarized the 2021-2025 plan. Due to maturing debt, the Village has an opportunity to manage its debt service by selling bonds without increasing the annual debt service cost. The Bond monies gained from August bond refinancing is supporting the water main replacement program, commercial water meter replacement program, capital projects/streets, and the municipal parking fund. The goal is to reduce debt service. This would give the Village financial flexibility in the future. He explained the upcoming storm water projects and the ERP projected costs. Money could be transferred from the Building Fund to support the cost of the ERP if necessary. The Street program has grown since 2016. The MFT fund partly supports the Street resurfacing fund.

Mr. Recklaus said the Capital Improvement Fund has a notable increase for the Road Program. The Brick Paver Maintenance program will decrease after it is fully implemented as in the future it will only require maintenance.

Trustee Rosenberg asked why street funding was less than budgeted. Mr. Shirley said the Greenbrier, Berkley/Hintz projects are deferred to 2021. There is nothing shovel ready that could occur before winter. If the money isn't used, it stays in the Capital Projects Fund. Mr. Shirley said he will investigate if there are some adjacencies with roads already under construction or look at working on roads that are upcoming. The other option would be to do more in 2021. Mr. Shirley said he will put together a report about possibilities. Trustee Scaletta suggested we would fall behind if we didn't keep that money earmarked for the roads that have been identified for reconstruction.

The AV system in the building is out of date. Trustee Rosenberg asked if the cost of a new system could be staggered as the cost seemed very high to him. Mr. Shirley said yes. The projector in the Board Room was replaced 2 years ago. There is \$150,000 to upgrade the Board and Community Room's systems. The \$125,000 is for the other meeting rooms. They could be delayed or done one at a time.

Trustee Rosenberg asked if the money for the Rand Road Corridor was coming from TIF IV. Mr. Perkins said as much money as possible is being used from the TIF fund. The up lighting on Palatine Road lighting products

were received in November, but were not satisfactory. New options will be presented to achieve the lighting goal for that corridor.

Trustee LaBedz asked about the Northwest Highway and Wilke traffic signal. She thought the work was already performed. Mr. Shirley said the project is still "open" because we are waiting for bills from the County and IDOT. All the improvements have been completed.

Trustee LaBedz asked about the Vail pavers. Mr. Perkins said this money is to study the possibility of having a paver plaza at Vail and Harmony Park. Mr. Recklaus said the work might be grant supported if we also included water retention.

Trustee Scaletta said the Euclid/AH Road/Dunton timing signals should be considered. The signal timing is not proper causing a backup of vehicles. He believes it is a safety issue and he would like it to be in next year's CIP. Trustee LaBedz said people look ahead to Arlington Heights road and overlook the light on Dunton, she agreed it was a safety issue. Trustee Rosenberg asked if that could be done in house. Mr. Shirley said no. The \$50,000 cost was a 2016 number, so the number might not be accurate. An accident report will be put together for the Board. Trustee Canty said there were other issues on Euclid that might warrant the Board's attention.

MFT

Mr. Recklaus said the MFT Tax was increased, but fewer people are driving at the moment. There is also grant money coming from the State. Staff is not counting on this grant money to continue because of the State's financial status.

Storm Water Control

This fund comes from the fee attached to water bills. Money will run out in 2024 for the major projects.

Trustee LaBedz asked if the Storm 6 project was not finished from last year. Mr. Shirley said that is money that is still owed to the contractor. Punch list items still need to be completed. One of those items is to get grass to grow over the area.

Water & Sewer Fund

Mr. Recklaus said the Village is playing catch up and there is a lot of work to be done. Even with the water rate increases, the Village's water rates are low compared to our neighbors.

Trustee Rosenberg said based on the numbers, this fund is going to continue to diminish. Mr. Kuehne said the rate increases are there through 2024. The next opportunity to review the 5 year rate plan would be in 2025. There is also a major meter replacement factored in, which is unusual. The model doesn't reflect the reality that there will be less water loss after the improvements are made. Right now, we are buying more water than we are selling. The meter and reading system are both being replaced. The \$4

million should be sufficient.

Municipal Parking Fund

Better lighting, signs and electronic signs in the Vail Garage are being installed.

Trustee Rosenberg asked if the ongoing maintenance for the guidance system was included. There is an annual maintenance fee and it was included in the numbers presented. Mr. Perkins will see how many years it covers. It is not a huge cost, it will be an ongoing cost for software maintenance. The parking system is being calibrated right now and will be fully functional soon.

Public Building Fund

There is no major building work to do and a \$3 million fund balance. Staff is suggesting \$2 million be moved to the IT fund to help cover the new ERP system. Some monies could also be transferred to the fleet fund which will need an infusion of cash. COVID-19 has negatively affected the Food and Beverage Tax, so it may be a good place to add funds too.

Trustee Scaletta said he would like to put this decision off. The real discussion will occur during the Budget process. Trustee Scaletta asked about the Police Department fee. Mr. Perkins said the fee is being held until all issues are resolved and the project is closed.

Trustee Rosenberg asked if the Senior Center Study was going to be done. Mr. Perkins said the process will begin in August. The building needs to be updated. The Park District identified this need in their survey. The needs of seniors are changing. The new Senior Center Director is completing the re-certification which began under the prior Senior Center Director. It's important to do the assessment before identifying money sources. Trustee Rosenberg would like any improvements to be forward looking.

Arts and Entertainment

Downtown events and Metropolis Theater are supported by this fund. This fund will need help because of the reduction in monies coming in.

Trustee Scaletta said staff should stop adding events or not support events through the fund that do not support the Food and Beverage industry. Some events like Autumn Harvest and the 4th of July Parade should be put into another fund or reclassified.

Mr. Recklaus said Irish Fest, Spring Sweep, and National Night out were taken out last year. This fund will always be under pressure. COVID through us a curve ball, up until then, it was in a good place. Mr. Kuehne said the F & B tax has really been hit. It's a little early this year to have a handle on how we are doing as the information is not complete.

Criminal Investigation Fund

This is funded by forfeiture moneys, not by taxpayers. These monies must go to law enforcement. There is pressure for long term evidence storage. A long

term structure may be looked at as the requirements for storage have increased without support from the State.

Trustee Canty moved, seconded by Trustee Padovani that the Committee of the Whole recommend to the Village Board that the Board approve the proposed 2021-2025 Capital Improvement Program and that the first year for the program totaling \$34,128,700 be incorporated into the Village's proposed 2021 Budget.

The motion: Passed

B. Operating Fund Overview / Recommended Budget Ceilings 2021

Mr. Recklaus said the Village is facing a \$4 million deficit. Thankfully, we have good reserves. Staff is making a lot of changes to save money. As an example, we are holding back on replacing positions that become vacant. In addition, the Village is trying to support residents and businesses by providing assistance funding and forgiving late fees. We have added the Arlington Alfresco program. There are also zero interest loans available for small businesses. However, the biggest impact for residents would be to minimize property tax bills. Staff believes we are in a position to propose a zero % increase in property taxes. It will not be easy and there will be sacrifices. This year is unique because we have a General Fund surplus and we paid down on the Police and Fire Pension Funds. Overall, the amount that we are paying toward debt service is going down. Healthcare costs are lower than projected. The Northwest Central dispatch dues were reduced. Staffing cannot really be reduced as the Village still working at the recession levels.

Mr. Kuehne expected a \$5.3 million reduction from the budget because of COVID-19. He is assuming the economy will improve slowly over the last half of the year and into next year. His projections are conservative. Eighty percent of the Village's expenditures are wages and benefits and he anticipates a 2.1% increase to 2021. There are a lot of retirements upcoming. He is projecting 5% increase for health insurance. At this point, Mr. Kuehne anticipates Food and Beverage Taxes to go down 20% and sales taxes to decrease 9%. The Telecom Tax continues to decrease over time as land lines are dropped. The Cable Franchise Fees will go down as more people go to streaming services. Departments will be asked to sharpen their pencils and bring the projected deficit down.

Resident Keith Moens thanked Staff for the presentation. He encouraged the staff and Board to work toward a zero percent tax increase saying there is no better way to support the residents and businesses.

George Metropolis said he was pleased with the level of detail of the presentation. On behalf of the residents, the efforts are appreciated to keep taxes at a zero percent. During these times, it's warranted and appreciated.

Trustee Rosenberg moved, seconded by Trustee Tinaglia that the

***Committee of the Whole recommend to the Village Board that the Board approve the 2021 Budget Ceilings of \$79,861,000 for the General Fund; and \$24,350,600 for the Water & Sewer Fund.
The motion: Passed***

V. OTHER BUSINESS

Matthew Cohan submitted the following statement:

I have been a resident at 10 South Dunton for over 10 years. I would like to bring attention to the neighborhood's current problem with noise from outdoor music combined with overall noise on the streets from dining. There needs to be oversight to maintain a balance between business needs and peaceful residential life. The pandemic has forced nearby businesses to think outside the box. As neighbors, we support their needs, but it should not come at the cost of our right to a peaceful environment within our own homes. Please revise the current rules to better suit our needs as residents.

Dominique Sawko, the Vice President of the Metrolofts Condominium Association, submitted the following comments:

Our building houses approximately 75 units and is an important part of the Arlington Heights community. On or about June 8th, Metrolofts sent an email to the Mayor and the Trustees explaining the music noise level from the Alfresco dining experience and its negative effect on the Metrolofts residents and their right to quietly enjoy their homes. On or about June 10th, we received a response from Mr. Reckalus inter alia acknowledging the inappropriate music volume and indicating that the "music will have to be significantly diminished from what was experienced last weekend." On Saturday, June 27th, the music level once again rose to an unacceptable level. We have provided the Village with a video taken from inside a resident's unit with the windows closed. Once again, the music was unacceptably loud for hours. When it's that loud, our residents cannot enjoy their homes, watch TV, listen to their own music, or comfortably converse with their guests. This noise level is unnecessary and disruptive to the Metrolofts residents, their qualities of life, and their rights to quietly enjoy their units. Long before the pandemic began, Metrolofts' residents have been supporting the local business and restaurants. We happily order carry out, dine-in, and shop for goods and services. We wholeheartedly support our local economy. While we agree that the dining experience is a wonderful concept, the live, loud music continues to negatively affect the residents' qualities of life. We must find a balance between supporting our local businesses and the residents' right to the quiet enjoyment of our Metrolofts units. On behalf of Metrolofts, we ask for the immediate (1) significant reduction in the music volume level, where each facility plays its music on a level that's enjoyable to their patrons only, and (2) active oversight of the Alfresco dining experience by security or the Public Works Department.

President Hayes agreed a balance needs to be found. Mr. Recklaus agreed as well. The alfresco experience is an experiment. There have been extensive conversations with restaurants who have music. They agreed they would

keep their music down. It was okay until this past weekend. There will be another meeting with these restaurants directly. Staff had a meeting with 12 Housing representatives last week. These issues were discussed. One representative said music had gotten better, the others said it enhanced the quality of life. Multiple people said the overall sound levels are lower than when there was traffic going through the downtown. Staff will continue to work with residents.

VI.ADJOURNMENT

Trustee Scaletta moved to adjourn the meeting at 9:09 p.m. Trustee Canty seconded the motion.

The motion: Passed



**Village Board
7/6/2020**

Item: Warrant Register 06/30/2020

Department: Village Clerk

ATTACHMENTS:

Description

Warrant Register 06/30/2020

Type

Warrant Register



**VILLAGE OF ARLINGTON
HEIGHTS
WARRANT REGISTER FOR
CHECK DATE: 6-30-2020**

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$539,215.58
211	Motor Fuel Tax Fund	\$656,504.92
215	CDBG Fund	\$3,543.83
227	Foreign Fire Ins Tax Fund	\$6,116.02
231	Criminal Investigation Fd	\$1,828.38
235	Municipal Parkg Opr Fund	\$13,459.04
401	Capital Projects Fund	\$511,277.25
426	Storm Water Control Fund	\$81,053.23
505	Water and Sewer Fund	\$288,665.07
511	Solid Waste Fund SWANCC	\$122,180.17
515	Arts,Entert & Events Fund	\$75,082.99
605	Health Insurance Fund	\$355,839.51
611	General Liability Ins Fnd	\$3,067.10
615	Workers Compensation Ins	\$55,117.68
621	Fleet Operations Fund	\$11,944.51
625	Technology Fund	\$27,927.12
705	Police Pension Fund	\$1.00
715	Guaranty Deposits Fund	\$400.00
721	Escrow Deposits Fund	\$148,289.08
TOTAL ALL FUNDS		\$2,901,512.48

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224123	101-0000-421.20-00	A M Y STARS FORTUNE INC	LIQUOR LICENSE REFUND	\$675.00	\$675.00
224128	101-0000-433.14-00	ADVOCATE LUTHERAN GENERAL	AMBULANCE REFUND	\$229.74	\$229.74
224129	101-0000-421.20-00	AHTRST CONCESSIONS LLC	LIQUOR LICENSE REFUND	\$1,400.00	\$1,400.00
224143	101-0000-421.20-00	ARLINGTON CHARHOUSE INC	LIQUOR LICENSE REFUND	\$1,150.00	\$1,150.00
224144	101-0000-421.20-00	ARLINGTON HEIGHTS LLC	LIQUOR LICENSE REFUND	\$2,300.00	\$2,300.00
224145	721-0000-221.10-11	ARLINGTON HTS MEMORIAL LIBRARY	CASH IN LIEU OF LAND	\$58,178.98	\$58,178.98
224150	101-0000-421.20-00	ARVAN ENTERPRISES INC	LIQUOR LICENSE REFUND	\$1,150.00	\$1,150.00
224157	715-0000-220.93-00	BANTNER, CHAD A 19817	BOND REFUND	\$200.00	\$200.00
224158	235-0000-435.65-02	SHARON BEHLING	REFUND PARKING PERMIT	\$50.00	\$50.00
224162	101-0000-433.14-00	FRANCIS BISCHOFFER	AMBULANCE REFUND	\$127.42	\$127.42
224163	101-0000-421.20-00	BISTRO DRAGON INC	LIQUOR LICENSE REFUND	\$950.00	\$950.00
224164	101-0000-433.14-00	BLUE CROSS BLUE SHIELD	AMBULANCE REFUND	\$224.89	\$2,430.65
			AMBULANCE REFUND	\$1,218.24	
			AMBULANCE REFUND	\$987.52	
224165	101-0000-433.14-00	BLUE CROSS BLUE SHIELD OF IL	REFUND AMBULANCE CLAIM	\$335.81	\$335.81
224168	101-0000-421.20-00	BRINKER RESTAURANT CORP	LIQUOR LICENSE REFUND	\$1,150.00	\$1,150.00
224170	101-0000-441.35-00	ROKSOLANA BUBNIAK	REFUND DUPLICATE PAYMENT	\$25.00	\$25.00
224171	235-0000-435.65-03	MARY BUCHER	REFUND PARKING PERMIT	\$120.00	\$120.00
224172	235-0000-435.65-03	KELLY BUCHHOLZ	REFUND PARKING PERMIT	\$120.00	\$120.00
224177	101-0000-140.52-00	CANON SOLUTIONS AMERICA	COPIER MAINTENANCE	\$100.49	\$110.49
			COPIER MAINTENANCE	\$10.00	
224178	101-0000-421.20-00	CARLOS & EDDY LLC	LIQUOR LICENSE REFUND	\$950.00	\$950.00
224180	101-0000-421.20-00	CEC ENTERTAINMENT INC	LIQUOR LICENSE REFUND	\$675.00	\$675.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224183	101-0000-421.20-00	CHIPOTLE MEXICAN GRILL INC	LIQUOR LICENSE REFUND	\$950.00	\$950.00
224187	101-0000-421.20-00	CLEAN FORK LLC	LIQUOR LICENSE REFUND	\$1,150.00	\$1,150.00
224190	101-0000-421.20-00	CLUB CORP ROLLING GREEN LLC	LIQUOR LICENSE REFUND	\$1,150.00	\$1,150.00
224196	721-0000-221.10-11	COMMUNITY CONSOLIDATE SCHOOL	CASH IN LIEU OF LAND	\$63,377.16	\$63,377.16
224201	101-0000-421.20-00	COURTYARD MANAGEMENT CORP	LIQUOR LICENSE REFUND	\$1,200.00	\$1,200.00
224204	101-0000-421.20-00	D & J CORP	LIQUOR LICENSE REFUND	\$1,150.00	\$1,150.00
224205	235-0000-435.65-02	JEFF DALTON	REFUND PARKING PERMIT	\$40.00	\$40.00
224209	235-0000-435.65-02	SHARI EMME	REFUND PARKING PERMIT	\$40.00	\$40.00
224220	101-0000-421.20-00	FUN EATS & DRINKS	LIQUOR LICENSE REFUND	\$1,150.00	\$1,150.00
224221	235-0000-435.65-03	LAUREN GAINES	REFUND PARKING PERMIT	\$40.00	\$40.00
224223	101-0000-421.20-00	GATSBY'S PUB	LIQUOR LICENSE REFUND	\$1,800.00	\$1,800.00
224225	101-0000-421.20-00	GMRI INC	LIQUOR LICENSE REFUND	\$1,150.00	\$1,150.00
224226	101-0000-421.20-00	GOLD STANDARD ENTERPRISES	LIQUOR LICENSE REFUND	\$130.00	\$130.00
224250	101-0000-421.20-00	J A W AQUA BELLA INC	LIQUOR LICENSE REFUND	\$1,150.00	\$1,150.00
224266	101-0000-421.20-00	LUTHER VILLAGE	LIQUOR LICENSE REFUND	\$162.50	\$162.50
224267	101-0000-421.20-00	M AND B ALBA CORP	LIQUOR LICENSE REFUND	\$675.00	\$675.00
224269	101-0000-489.90-00	MAJOR CASE ASSISTANCE TEAM	REFUND PAYMENT	\$75.00	\$75.00
224271	235-0000-435.65-03	CHIRAG MARU	REFUND PARKING PERMIT	\$80.00	\$80.00
224274	715-0000-220.93-00	MCLAUGHLIN, DAVID 194020	BOND REFUND	\$200.00	\$200.00
224275	101-0000-421.20-00	MERLE GUILD AMERICAN LEGON POST 208	LIQUOR LICENSE REFUND	\$162.50	\$162.50
224276	101-0000-421.20-00	METROPOLIS BALLROOM	LIQUOR LICENSE REFUND	\$1,150.00	\$1,150.00
224277	101-0000-421.20-00	METROPOLIS PERFORMING ARTS CENTRE	LIQUOR LICENSE REFUND	\$50.00	\$50.00
224282	101-0000-421.20-00	MOORINGS OF ARLINGTON HEIGHTS	LIQUOR LICENSE REFUND	\$162.50	\$162.50
224283	235-0000-435.65-03	KRISTEN MORAN	REFUND PARKING PERMIT	\$40.00	\$40.00
224295	235-0000-435.65-03	MARC NOBUHATA	REFUND PARKING PERMIT	\$120.00	\$120.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224300	101-0000-140.50-00	OFFICE DEPOT	PAPER, OFFICE, MAILROOM	\$695.00	\$695.00
224301	101-0000-422.15-00	OPTIMUM CONSTRUCTION	REFUND PERMIT FEE	\$65.00	\$65.00
224304	101-0000-421.20-00	PEGGY KINNANE'S LLC	LIQUOR LICENSE REFUND	\$1,150.00	\$1,150.00
224310	101-0000-421.20-00	PORTILLOS HOT DOGS	LIQUOR LICENSE REFUND	\$675.00	\$675.00
224317	235-0000-435.65-03	LETY REDEL	REFUND PARKING PERMIT	\$40.00	\$40.00
224323	235-0000-435.65-03	SUSAN SCHULZ	REFUND PARKING PERMIT	\$120.00	\$120.00
224327	235-0000-435.65-03	KIM SHANLEY	REFUND PARKING PERMIT	\$40.00	\$40.00
224332	101-0000-421.20-00	SMASHBURGER ACQUISTION CHICAGO	LIQUOR LICENSE REFUND	\$675.00	\$675.00
224334	101-0000-421.20-00	ST EDNAS PARISH	LIQUOR LICENSE REFUND	\$25.00	\$25.00
224338	101-0000-433.14-00	CHRISTINA SUAREZ	AMBULANCE REFUND	\$1,515.60	\$1,515.60
224342	101-0000-140.20-00	SUMMIT PRINT SOLUTIONS	PAPER, OFFICE, MAILROOM	\$1,475.00	\$1,475.00
224343	101-0000-421.20-00	SUN SHUI RESTAURANT	LIQUOR LICENSE REFUND	\$950.00	\$950.00
224353	721-0000-221.10-11	TOWNSHIP HIGH SCHOOL DIST #214	CASH IN LIEU OF LAND	\$26,732.94	\$26,732.94
224362	101-0000-421.99-00	UNIQUE PARTY RENTAL	OL REFUNDS	\$130.00	\$130.00
224364	101-0000-433.14-00	SANDRA VANPUYMBROUCH	REFUND AMBULANCE CLAIM	\$97.25	\$97.25
224365	235-0000-435.65-03	BHAGYESH VEDPATHAK	REFUND PARKING PERMIT	\$40.00	\$40.00
224366	101-0000-421.20-00	VENICA INC	LIQUOR LICENSE REFUND	\$950.00	\$950.00
224373	101-0000-211.06-00	VISION SERVICE PLAN	PREMIER VISION PREMIUM	\$3,340.49	\$4,578.03
			BASE VISION PREMIUM	\$1,237.54	
224381	235-0000-435.65-03	JIHYUN YOO	REFUND PARKING PERMIT	\$40.00	\$40.00
224385	101-0000-421.20-00	15 N HICKORY CORP	LIQUOR LICENSE REFUND	\$162.50	\$162.50
901587	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL	\$2,132.24	\$2,132.24
901592	101-0000-210.92-00	EMPLOYEE BENEFITS CORP	FSA MEDICAL	\$4,994.91	\$4,994.91
	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE	\$288.45	\$288.45
Division 0 Total					\$197,254.67

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Department 0 Total	\$197,254.67

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224212	101-0101-501.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$80.73	\$80.73
224263	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	SERVICE MISCELLANEOUS	\$4,500.00	\$4,500.00
901590	101-0101-501.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$4.80	\$4.80
				Division 1 Total	\$4,585.53
				Department 1 Total	\$4,585.53

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224177	101-0201-502.22-15	CANON SOLUTIONS AMERICA	PAPER, OFFICE, MAILROOM	\$18.40	\$18.40
224182	101-0201-502.30-01	CHICAGO TRIBUNE	ANNUAL SUBSCRIPTION	\$297.50	\$297.50
224234	101-0201-502.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM MY07O2Z91	\$194.99	\$194.99
224242	101-0201-502.22-02	IL CITY/COUNTY MGMT ASSOC	ILCMA MEMBERSHIP/RECKLAUS	\$545.25	\$545.25
224300	101-0201-502.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$71.91	\$332.06
			OFFICE SUPPLIES, GENERAL	\$241.18	
			OFFICE SUPPLIES, GENERAL	\$3.49	
			OFFICE SUPPLIES, GENERAL	\$15.48	
901590	101-0201-502.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$221.20	\$221.20
				Division 1 Total	\$1,609.40
				Department 2 Total	\$1,609.40

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224159	605-0301-552.20-55	BENISTAR/HARTFORD - 6795	RETIREE CASH OUT	\$5,946.11	\$5,946.11
224212	101-0301-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$39.33	\$39.33
224234	101-0301-503.22-02	HARRIS TRUST & SAVINGS BANK	IPMA-HR	\$156.00	\$156.00
	101-0301-503.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US MY5P262L1	\$53.52	\$53.52
	605-0301-552.22-02	HARRIS TRUST & SAVINGS BANK	HUMAN RESOURCE ASSOCIA	\$90.00	\$90.00
224248	615-0301-552.42-81	INTERGOVERNMENTAL RISK MGMT AGENCY	W/C MAY DEDUCTIBLE	\$51,940.58	\$52,243.09
			2019 MAY CLOSED W/C	\$302.51	
224299	605-0301-552.20-50	NORTHWEST MUNICIPAL CONFERENCE	EAP PARTICIPATION	\$10,246.00	\$10,246.00
224300	615-0301-552.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$9.39	\$9.39
224346	615-0301-552.20-50	TARGET SOLUTIONS LEARNING LLC	ANNUAL MAINTENANCE FEE	\$2,865.20	\$2,865.20
224369	101-0301-503.21-65	VERIZON WIRELESS	ACCT 28544404900001	\$125.64	\$125.64
901587	605-0301-552.20-44	EMPLOYEE BENEFITS CORP	EBC FLEX FEES	\$645.50	\$645.50
901588	605-0301-552.20-65	DEARBORN LIFE INS CO	VILLAGE BASIC LIFE	\$2,998.70	\$12,537.19
			VILLAGE SUPPL LIFE	\$3,157.70	
			DIRECTORS BASIC LIFE	\$287.47	
			VILLAGE SHORT TERM DISAB	\$6,093.32	
	605-0301-552.20-66	DEARBORN LIFE INS CO	LIBRARY BASIC LIFE	\$675.10	\$872.99
			LIBRARY SUPPL LIFE	\$91.40	
			LIBRARY SHORT TERM DISAB	\$106.49	
901590	101-0301-503.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$6.30	\$6.30
	605-0301-552.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$4.60	\$4.60
901591	605-0301-552.20-60	HMO ILLINOIS	HMO BILLING	\$325,497.12	\$325,497.12
				Division 1 Total	\$411,337.98

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Department 3 Total	\$411,337.98

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224186	101-0401-503.20-20	CLARK BAIRD SMITH LLP	LEGAL SERVICES	\$2,272.50	\$2,272.50
224210	101-0401-503.20-15	ERNEST R BLOMQUIST PC	RETAINER	\$4,170.00	\$4,170.00
224287	101-0401-503.33-05	MUNICIPAL CODE CORP	ADMINISTRATIVE SUPPORT FEE	\$475.00	\$475.00
224349	101-0401-503.33-05	THOMSON REUTERS-WEST	INFORMATION CHARGES	\$325.30	\$325.30
901590	101-0401-503.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$10.55	\$10.55
				Division 1 Total	\$7,253.35
				Department 4 Total	\$7,253.35

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224138	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	SERVICE FINANCIAL	\$4,791.55	\$4,791.55
224234	101-0501-503.30-01	HARRIS TRUST & SAVINGS BANK	KWE KIPLINGER EDITORS	\$89.00	\$89.00
	101-0501-503.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM MY1V296F0 A	\$37.72	\$388.59
			AMAZON.COM MY8WB7DX0 A	\$85.59	
			TRANSACT TECHNOLOGIES	\$186.58	
			AMAZON.COM MS9G15AH1	\$78.70	
224248	611-0501-552.42-61	INTERGOVERNMENTAL RISK MGMT AGENCY	CLOSED CLAIMS MAY	(\$1,649.84)	\$3,067.10
			CLOSED CLAIMS MAY	\$1,296.94	
			AUTO MAY DEDUCTIBLE	\$220.00	
			GEN'L LIABILITY MAY	\$3,200.00	
224300	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$114.95	\$413.46
			OFFICE SUPPLIES, GENERAL	\$51.51	
			OFFICE SUPPLIES, GENERAL	\$147.56	
			OFFICE SUPPLIES, GENERAL	\$99.44	
224326	505-0501-503.21-65	SEBIS DIRECT INC	SERVICE MISCELLANEOUS	\$1,018.36	\$1,018.36
	505-0501-503.22-05	SEBIS DIRECT INC	SERVICE POSTAL	\$4,027.40	\$4,027.40
	505-0501-503.22-10	SEBIS DIRECT INC	SERVICE PRINTING	\$393.63	\$393.63
224349	101-0501-503.30-01	THOMSON REUTERS-WEST	IL STATE STATUES	\$106.26	\$106.26
224371	101-0501-503.21-65	VERIZON WIRELESS	ACCT 38508581800001	\$94.69	\$94.69
224380	101-0501-503.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$26.00	\$26.00
901590	101-0501-503.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$519.75	\$519.75
	505-0501-503.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$72.00	\$72.00
Division 1 Total					\$15,007.79

Check Date: 6-30-2020

Wednesday, July 1, 2020

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Department 5 Total	\$15,007.79

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224194	625-0601-553.21-65	COMCAST PROCESSING CENTER	ACCT 907065060	\$4,930.92	\$4,930.92
224234	625-0601-553.22-02	HARRIS TRUST & SAVINGS BANK	GMIS	\$475.00	\$475.00
	625-0601-553.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US EY3O960E3	\$41.98	\$41.98
	625-0601-553.33-05	HARRIS TRUST & SAVINGS BANK	HELP	\$947.06	\$947.06
	625-0601-572.50-10	HARRIS TRUST & SAVINGS BANK	DMI DELL HLTHCR/PTR	\$529.50	\$1,655.26
			DMI DELL HLTHCR/PTR	\$1,125.76	
224333	625-0601-572.50-10	SOUTHERN COMPUTER WAREHOUSE	BACKUP TAPES	\$2,190.80	\$2,190.80
224344	625-0601-553.20-39	SUPERION LLC	COMPUTERS,DP & WORD PROC.	\$16,861.80	\$16,861.80
224370	625-0601-553.21-65	VERIZON WIRELESS	ACCT 78036610800001	\$478.39	\$478.39
224377	625-0601-553.21-65	WOW BUSINESS	ACCT 014748718	\$233.94	\$233.94
224378	625-0601-553.21-65	WOW BUSINESS	ACCT 014753641	\$111.97	\$111.97
Division 1 Total					\$27,927.12
Department 6 Total					\$27,927.12

WARRANT REGISTER - GM0002

Department: 10 Boards & Commissions

Division: 8

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224247	101-1008-502.20-75	INDUSTRIAL ORGANIZATIONAL SOLUTIONS	FD LIEUTENANT PROMO	\$12,167.50	\$12,167.50
				Division 8 Total	\$12,167.50
				Department 10 Total	\$12,167.50

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224278	515-2005-525.40-81	METROPOLIS PERFORMING ARTS CENTRE	2020 OPERATING CONTRIBUTI	\$67,500.00	\$67,500.00
				Division 5 Total	\$67,500.00
				Department 20 Total	\$67,500.00

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224146	101-3001-511.18-03	ARLINGTON HTS SCHOOL DIST 25	XING GUARD REIMBURSEMENT	\$26,281.17	\$26,281.17
224156	101-3001-511.33-25	AXON ENTERPRISE INC	SUPPLIES	\$2,385.00	\$2,385.00
224167	101-3001-511.21-65	BRIGHTSIDE CLINIC	CARE PROGRAM SERVICES	\$5,775.00	\$5,775.00
224176	101-3001-511.21-65	CAMIC JOHNSON LTD	SERVICE PROFESSIONAL	\$350.00	\$350.00
224193	101-3001-511.21-65	COMCAST PROCESSING CENTER	SERVICE PROFESSIONAL	\$100.78	\$100.78
224198	101-3001-511.21-65	COMPASSION FUNERAL SERVICES INC	SERVICE MISCELLANEOUS	\$327.00	\$327.00
224227	101-3001-511.22-03	TARYN GOMBAR	TUITION REIMBURSEMENT	\$1,072.99	\$1,072.99
224234	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	PAYPAL IPMBA	(\$105.00)	\$24.00
			IL TOLLWAY-DOWNERS GROVE	\$24.00	
			LEA DATA TECHNOLOGIES	\$105.00	
	101-3001-511.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US MS1BC2EU1	\$93.90	\$93.90
	101-3001-511.30-20	HARRIS TRUST & SAVINGS BANK	B&H PHOTO 800-606-6969	(\$16.48)	(\$16.48)
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	2XL CORP	\$440.62	\$520.90
			MENARDS MOUNT PROSPECT	\$24.99	
			SMART KEYBOARD SOLUTIONS	\$31.76	
			2XL CORP	(\$37.50)	
			AMAZON.COM DF1946PF3	\$98.99	
			AMZ AMAZON.COM	(\$98.99)	
			AMZN MKTP US MY5V329O0	\$28.99	
			PROTECT COVERS PROTECT	\$32.04	
	401-3001-572.50-15	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US MS5R00O41	\$40.02	\$116.30
			AMZN MKTP US MS9N03AH1	\$50.72	
			AMZN MKTP US MY1Y53YI0	\$25.56	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224240	101-3001-511.21-02	HENNING BROTHERS INC	SERVICE CALL	\$135.00	\$135.00
224244	101-3001-511.21-02	IMAGING SYSTEMS INC	EQUIPMENT MAINTENANCE	\$1,927.00	\$1,927.00
224257	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	\$35.98	\$98.98
			OFFICE MACHINES & ACCESS	\$63.00	
224262	101-3001-511.21-65	LIVE 4 LALI INC	SERVICE PROFESSIONAL	(\$2,236.32)	\$3,665.08
			SERVICE PROFESSIONAL	\$2,236.32	
			SERVICE PROFESSIONAL	\$3,665.08	
224284	101-3001-511.33-25	MOTOROLA SOLUTIONS INC	ACCESSORIES	\$118.80	\$118.80
224300	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$219.99	\$1,001.15
			OFFICE SUPPLIES, GENERAL	\$90.86	
			OFFICE SUPPLIES, GENERAL	\$682.08	
			OFFICE SUPPLIES, GENERAL	\$8.22	
224305	101-3001-511.33-25	PENNCARE	SUPPLIES	\$147.30	\$147.30
224309	101-3001-511.33-05	PETTY CASH/POLICE	OTHER SUPPLIES	\$25.00	\$25.00
	101-3001-511.33-25	PETTY CASH/POLICE	CLEANING SUPPLIES	\$30.02	\$36.52
			HAND SANITIZER	\$6.50	
	401-3001-572.50-15	PETTY CASH/POLICE	HARDWARE SUPPLIES	\$8.91	\$8.91
224339	401-3001-572.50-15	SUBURBAN ACCENTS INC	GRAPHICS	\$40.00	\$40.00
224342	101-3001-511.22-10	SUMMIT PRINT SOLUTIONS	SERVICE PRINTING	\$105.00	\$105.00
224346	101-3001-511.21-65	TARGET SOLUTIONS LEARNING LLC	ANNUAL MAINTENANCE FEE	\$2,000.00	\$2,000.00
224349	101-3001-511.21-65	THOMSON REUTERS-WEST	SERVICE PROFESSIONAL	\$509.23	\$509.23
224359	401-3001-572.50-15	ULTRA STROBE COMMUNICATIONS INC	POLICE EQUIPMENT & SUPPLY	\$21.93	\$21.93
224363	101-3001-511.22-05	UPS STORE #4073	SHIPPING CHARGE	\$343.67	\$343.67
224372	235-3001-532.33-05	VERIZON WIRELESS	ACCT 54209747800003	\$35.01	\$35.01
901590	101-3001-511.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$270.10	\$270.10

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Division 1 Total	\$47,519.24

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224312	231-3003-511.40-11	POWER DMS INC	SUBSCRIPTION	\$1,497.45	\$1,497.45
224324	231-3003-511.40-01	SCIENTIFIC ANIMAL FEEDS AND NEEDS	CANINE UNIT PROGRAM	\$69.59	\$330.93
			CANINE UNIT PROGRAM	\$52.17	
			CANINE UNIT PROGRAM	\$106.59	
			CANINE UNIT PROGRAM	\$32.99	
			CANINE UNIT PROGRAM	\$69.59	
Division 3 Total					\$1,828.38
Department 30 Total					\$49,347.62

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224130	101-3501-512.30-35	AIR ONE EQUIPMENT	SAFETY & FIRST AID EQUIP.	\$4,616.00	\$8,766.00
			SAFETY & FIRST AID EQUIP.	\$4,150.00	
224166	101-3501-512.33-50	BOUND TREE MEDICAL LLC	SOFT STRETCHER	\$259.95	\$259.95
224206	101-3501-512.21-02	DINGES FIRE COMPANY	TOOLS REPAIR	\$1,143.00	\$1,143.00
	101-3501-512.31-85	DINGES FIRE COMPANY	HARDWARE SUPPLIES	\$155.46	\$155.46
224214	101-3501-512.31-85	FIRE MAUL TOOLS	HARDWARE SUPPLIES	\$83.85	\$83.85
224215	101-3501-512.30-35	FIRESERVICE MANAGEMENT	TURNOUT GEAR REPAIR	\$523.55	\$523.55
224234	101-3501-512.31-55	HARRIS TRUST & SAVINGS BANK	THE HOME DEPOT #1927	\$348.47	\$348.47
	101-3501-512.31-65	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US MY98M4CX0	\$47.96	\$47.96
	101-3501-512.33-05	HARRIS TRUST & SAVINGS BANK	BIG ANGES EATERY	\$144.63	\$251.11
			JAVIERS SABOR MEXICANO	\$41.10	
			JEWEL-OSCO	\$23.10	
224241	101-3501-512.33-50	HENRY SCHEIN MATRX MEDICAL	PPE	\$388.08	\$1,506.94
			PPE	\$1,118.86	
224243	101-3501-512.21-02	IMAGE SYSTEMS & BUSINESS SOLUTIONS	PRINTER REPAIR	\$478.25	\$478.25
224251	101-3501-512.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$370.00	\$479.90
			CLOTHING & APPAREL	\$89.95	
			CLOTHING & APPAREL	\$19.95	
224256	101-3501-512.22-03	JASON KEDROK	TUITION REIMBURSEMENT	\$34.29	\$34.29
224296	101-3501-512.22-03	NORTHEASTERN IL PUBLIC SAFETY	TRAVEL & TRAINING	\$660.00	\$1,760.00
			TRAVEL & TRAINING	\$1,100.00	
224305	101-3501-512.33-50	PENNCARE	PPE	\$269.70	\$468.67

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224305	101-3501-512.33-50	PENNCARE	MEDICAL SUPPLIES & EQUIP.	\$198.97	\$468.67
224308	101-3501-512.30-05	PETTY CASH/FIRE	OFFICE SUPPLIES, GENERAL	\$4.38	\$4.38
	101-3501-512.30-20	PETTY CASH/FIRE	PHOTOGRAPHIC SUPPLIES	\$9.85	\$9.85
	101-3501-512.31-60	PETTY CASH/FIRE	CHEMICALS	\$25.45	\$25.45
	101-3501-512.31-65	PETTY CASH/FIRE	MISC SUPPLIES	\$42.02	\$42.02
	101-3501-512.33-05	PETTY CASH/FIRE	MISC SUPPLIES	\$191.70	\$191.70
224328	101-3501-512.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$12.35	\$20.52
			HARDWARE SUPPLIES	\$8.17	
	101-3501-512.31-85	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$35.98	\$35.98
224352	101-3501-512.31-60	TOTAL FIRE & SFETY INC	FIRE EXTINGUISHER RECHARGE	\$264.49	\$264.49
224354	101-3501-512.21-65	TRACE ANALYTICS INC	AIR ANALYSIS	\$1,009.84	\$1,009.84
224379	101-3501-512.31-60	WS DARLEY & CO	FIRE EXTINGUISHER FOAM	\$127.87	\$127.87
224382	101-3501-512.31-45	ZEP MANUFACTURING CO	CLEANING SUPPLIES	\$629.28	\$1,067.62
			CLEANING SUPPLIES	\$280.39	
			CLEANING SUPPLIES	\$157.95	
901590	101-3501-512.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$23.85	\$23.85
Division 1 Total					\$19,130.97
Department 35 Total					\$19,130.97

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224124	227-3701-512.50-15	ABT ELECTRONICS	OFFICE SUPPLIES, GENERAL	\$500.00	\$500.00
224130	227-3701-512.30-35	AIR ONE EQUIPMENT	CLOTHING & APPAREL	\$847.75	\$847.75
	227-3701-512.50-15	AIR ONE EQUIPMENT	SAFETY & FIRST AID EQUIP.	\$725.00	\$1,824.50
			SAFETY & FIRST AID EQUIP.	\$1,099.50	
224234	227-3701-512.50-15	HARRIS TRUST & SAVINGS BANK	FARM & FLEET OF ELGIN	\$580.36	\$2,943.77
			HOMEDEPOT.COM	\$939.84	
			IN DUMMIES UNLIMITED	\$1,423.57	
Division 1 Total					\$6,116.02
Department 37 Total					\$6,116.02

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224148	101-4001-521.40-41	ARLINGTON RENTAL INC	RENTAL/LEASE EQUIPMENT	\$934.95	\$934.95
224219	101-4001-521.40-40	FRANCE MEDIA INC	ADVERTISING	\$3,995.00	\$3,995.00
224254	401-4001-571.50-30	KANE MC KENNA & ASSOCIATES	SERVICE PROFESSIONAL	\$2,200.00	\$2,200.00
224270	401-4001-571.50-30	MARTAM CONSTRUCTION INC	SERVICE CONSTRUCTION	\$3,425.98	\$3,425.98
224300	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$51.68	\$51.68
901590	101-4001-521.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$7.20	\$7.20
				Division 1 Total	\$10,614.81
				Department 40 Total	\$10,614.81

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224197	215-4101-522.41-54	COMMUNITY EDUCATION DIST 214	CDBG PROGRAM	\$520.47	\$520.47
224211	215-4101-522.41-70	FAITH COMMUNITY HOMES	CDBG PROGRAM	\$625.00	\$625.00
224376	215-4101-522.41-52	WINGS PROGRAM INC	CDBG PROGRAM	\$2,398.36	\$2,398.36
				Division 1 Total	\$3,543.83
				Department 41 Total	\$3,543.83

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224177	101-4501-523.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	\$22.60	\$22.60
224212	101-4501-523.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$69.46	\$69.46
224230	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	ENGINEERING REVIEW	\$625.00	\$1,500.00
			ENGINEERING REVIEW	\$250.00	
			ENGINEERING REVIEW	\$250.00	
			ENGINEERING REVIEW	\$375.00	
224234	101-4501-523.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US MY4S42SD1	\$25.97	\$66.44
			CUBICLE KEYS	\$40.47	
224279	101-4501-523.21-65	MICROSYSTEMS	SCANNING/DRAWINGS	\$1,813.51	\$1,813.51
224292	101-4501-523.22-03	NATL FIRE PROTECTION ASSOC	MEMBERSHIP	\$175.00	\$175.00
224300	101-4501-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$510.87	\$510.87
224348	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	\$38.00	\$636.00
			SERVICE BLDG MAINT	\$38.00	
			SERVICE BLDG MAINT	\$560.00	
224380	101-4501-523.22-15	XEROX CORPORATION	SERVICE BLDG MAINT	\$26.00	\$52.00
			OFFICE MACHINES & ACCESS	\$26.00	
901590	101-4501-523.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$75.00	\$75.00
Division 1 Total					\$4,920.88
Department 45 Total					\$4,920.88

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224132	101-7001-541.20-25	ALEXIAN BROS CENTER MENTAL HEALTH	COUNSELING	\$130.00	\$260.00
			COUNSELING	\$130.00	
224142	101-7001-541.20-25	ARLINGTON CENTER FOR RECOVERY	COUNSELING	\$1,600.00	\$1,600.00
224175	101-7001-541.40-60	CAGAN MANAGEMENT	RHAP PROGRAM	\$920.00	\$920.00
224216	101-7001-541.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	\$105.00	\$770.00
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$70.00	
			PROPERTY MAINTENANCE	\$85.00	
224234	101-7001-541.21-65	HARRIS TRUST & SAVINGS BANK	SFAX	\$29.00	\$29.00
	101-7001-541.30-01	HARRIS TRUST & SAVINGS BANK	MDC PEOPLE MAGAZINE	(\$118.26)	\$0.00
			MDC PEOPLE MAGAZINE	\$118.26	
	101-7001-541.33-10	HARRIS TRUST & SAVINGS BANK	AMAZON.COM MY9WY9O20 A	\$50.12	\$50.12
	101-7001-541.40-53	HARRIS TRUST & SAVINGS BANK	WALGREENS #9246	\$105.95	\$105.95
224255	101-7001-541.20-25	KATOR LCSW, ANNE	COUNSELING	\$150.00	\$150.00
224260	101-7001-541.20-25	SHERRY LEMKE	COUNSELING	\$85.00	\$425.00
			COUNSELING	\$70.00	
			COUNSELING	\$270.00	
224302	101-7001-541.20-25	OUR MEDICAL CENTER LLC	COUNSELING	\$290.00	\$290.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224337	101-7001-541.20-25	STEPHANIE GUREWITZ LCSW CYT	COUNSELING	\$150.00	\$150.00
224368	101-7001-541.21-65	VERIZON WIRELESS	ACCT 88556712200001	\$429.09	\$429.09
224384	101-7001-541.40-60	ZLATKO ZVIZDIC	RHAP PROGRAM	\$1,500.00	\$1,500.00
901590	101-7001-541.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$150.95	\$150.95
				Division 1 Total	\$6,830.11

Division: 7

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224234	101-7007-541.21-02	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US AMZN.COM/	(98.95)	\$30.88
			AMZN MKTP US M71YH8II2	\$129.83	
	101-7007-541.21-65	HARRIS TRUST & SAVINGS BANK	WWW.VOLGISTICS.COM	\$61.00	\$61.00
	101-7007-541.30-05	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US MY10Y8LZ1	\$29.97	\$570.15
			AMZN MKTP US MY5H46HX2	\$93.97	
			BESTBUYCOM806104449088	\$132.76	
			AMZN MKTP US MS1VS7350	\$34.20	
			AMZN MKTP US MS3PB4NQ0	\$40.00	
			AMZN MKTP US MS6H10ZY1	\$239.25	
			AMZN MKPT US MY2ZH6WX0	\$104.99	
	101-7007-541.31-65	HARRIS TRUST & SAVINGS BANK			\$104.99
224300	101-7007-541.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$31.98	\$31.98
901590	101-7007-541.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$487.00	\$487.00
				Division 7 Total	\$1,286.00
				Department 70 Total	\$8,116.11

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224125	401-7101-571.50-30	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL EQUIP & SUPPLY	\$1,228.50	\$24,752.00
			ELECTRICAL EQUIP & SUPPLY	\$23,523.50	
224133	101-7101-531.22-03	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES, GENERAL	\$117.19	\$117.19
	101-7101-531.30-35	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES, GENERAL	\$89.83	\$89.83
	101-7101-531.31-65	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES, GENERAL	\$286.99	\$2,570.42
			OFFICE SUPPLIES, GENERAL	\$249.99	
			OFFICE SUPPLIES, GENERAL	\$52.98	
			OFFICE SUPPLIES, GENERAL	\$293.08	
			OFFICE SUPPLIES, GENERAL	\$244.80	
			OFFICE SUPPLIES, GENERAL	\$96.35	
			OFFICE SUPPLIES, GENERAL	\$437.63	
			OFFICE SUPPLIES, GENERAL	\$320.47	
			OFFICE SUPPLIES, GENERAL	\$147.32	
			OFFICE SUPPLIES, GENERAL	\$30.81	
			PPE	\$410.00	
224134	401-7101-571.50-20	AMBER MECHANICAL CONTRACTORS INC	SERVICE BLDG MAINT	\$36,144.00	\$44,298.00
			SERVICE BLDG MAINT	\$8,154.00	
224135	101-7101-531.21-02	AMERICAN DOOR & DOCK	SERVICE BLDG MAINT	\$2,773.98	\$2,773.98
	401-7101-571.50-20	AMERICAN DOOR & DOCK	SERVICE BLDG MAINT	\$416.60	\$416.60
224137	101-7101-531.21-11	ANDERSON LOCK	SERVICE BLDG MAINT	\$10.40	\$10.40
224139	401-7101-571.50-30	ROBERT ANDREWS	SIDEWALK REIMBURSEMENT	\$118.00	\$118.00
224140	101-7101-531.21-55	APEX LANDSCAPING INC	SERVICE TREES	\$5,331.78	\$5,331.78
224141	101-7101-531.21-02	ARCO MECHANICAL EQUIPMENT SALES	PW CO DETECTION TESTING	\$1,980.00	\$1,980.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224147	101-7101-531.31-65	ARLINGTON POWER EQUIPMENT	BATTERIES	\$375.92	\$807.80
			BATTERIES	\$431.88	
224149	101-7101-531.31-90	ARROW ROAD CONSTRUCTION CO	STREET/SIDEWALK SUPPLIES	\$1,703.75	\$37,098.13
			STREET/SIDEWALK SUPPLIES	\$9,929.36	
			STREET/SIDEWALK SUPPLIES	\$1,725.50	
			STREET/SIDEWALK SUPPLIES	\$11,863.88	
			STREET/SIDEWALK SUPPLIES	\$11,875.64	
	211-7101-571.50-40	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	\$1,105.74	\$1,105.74
	401-7101-571.50-30	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	\$9,366.34	\$85,584.01
			SERVICE CONSTRUCTION	\$76,217.67	
	401-7101-571.50-45	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	\$34,470.18	\$34,470.18
			SERVICE CONSTRUCTION	\$34,470.18	
224151	101-7101-531.31-85	ASPHALT EQUIPMENT & SUPPLY INC	SERVICE CONSTRUCTION	\$199.80	\$199.80
224152	101-7101-531.22-70	AT & T	ACCT 84759060006156	\$968.18	\$968.18
224153	101-7101-531.22-70	AT & T LONG DISTANCE	ACCT 2147713	\$846.18	\$846.18
224160	101-7101-531.31-85	BERKHEIMER CO INC	HARDWARE SUPPLIES	\$75.93	\$75.93
224161	101-7101-531.21-11	BEST TECHNOLOGY SYSTEMS INC	SERVICE BLDG MAINT	\$3,279.00	\$3,279.00
224169	101-7101-531.31-65	BRONNER'S COMMERCIAL DISPLAY	SHIPPING/DELIVERY SERVICE	\$196.00	\$196.00
224173	211-7101-571.50-40	BUILDERS PAVING LLC	SERVICE CONSTRUCTION	\$655,399.18	\$655,399.18
	401-7101-571.50-30	BUILDERS PAVING LLC	SERVICE CONSTRUCTION	\$174,115.03	\$174,115.03
224177	101-7101-531.22-15	CANON SOLUTIONS AMERICA	COPIER MAINTENANCE	\$7.73	\$7.73
224184	426-7101-571.50-25	CHRISTOPHER B BURKE LTD	SERVICE CONSTRUCTION	\$1,590.12	\$4,805.21
			SERVICE CONSTRUCTION	\$428.42	
			SERVICE CONSTRUCTION	\$412.67	
			SERVICE CONSULTING	\$2,374.00	
224189	101-7101-531.30-05	CLIFFORD WALD	PRINTER/COPIER INK	\$2,078.16	\$2,078.16

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224191	101-7101-531.22-70	COMCAST CABLE	ACCT 8771 10 072 0901436	\$40.49	\$40.49
224195	401-7101-571.50-20	COMFLOORX	SERVICE BLDG MAINT	\$5,031.00	\$5,031.00
224199	101-7101-531.21-11	COMPLETE CLEANING CO INC	SERVICE BLDG MAINT	\$5,211.07	\$5,211.07
224200	401-7101-571.50-30	CORRECTIVE ASPHALT MATERIALS LLC	SERVICE CONSTRUCTION	\$132,010.56	\$132,010.56
224203	101-7101-531.21-11	CRYSTAL MAINTENANCE & MGMT SRVS	SERVICE BLDG MAINT	\$10,025.00	\$10,025.00
224208	101-7101-531.31-45	EMERGENT SAFETY	JANITORIAL SUPPLIES	\$222.15	\$341.72
			JANITORIAL SUPPLIES	\$119.57	
224213	101-7101-531.31-45	FERGUSON FACILITIES SUPPLY HP#3400	JANITORIAL SUPPLIES	\$3,592.50	\$3,916.50
			JANITORIAL SUPPLIES	\$324.00	
224216	101-7101-531.21-55	FLECKS LANDSCAPING	LANDSCAPING	\$4,616.00	\$22,501.60
			LANDSCAPING	\$17,885.60	
224217	101-7101-531.21-02	FOUNTAIN TECHNOLOGIES LTD	FOUNTAIN MAINTENANCE	\$340.00	\$340.00
224218	101-7101-531.21-02	FOX VALLEY FIRE & SAFETY COMPANY	SERVICE CONSTRUCTION	\$3,447.55	\$3,447.55
224222	101-7101-531.30-39	GAS DEPOT INC	FUEL,OIL,GREASE, & LUBES	\$11,200.75	\$25,631.77
			FUEL,OIL,GREASE, & LUBES	\$14,431.02	
224228	101-7101-531.21-02	GPM SYSTEMS	POWER WASHER REPAIR	\$414.41	\$414.41
	101-7101-531.31-55	GPM SYSTEMS	POWER WASHER REPAIR	\$64.00	\$64.00
224229	101-7101-531.31-65	GRAINGER W W INC	HVAC EQUIPMENT SUPPLIES	\$12.97	\$12.97
224231	401-7101-571.50-30	HAEGER ENGINEERING LLC	SERVICE CONSTRUCTION	\$200.00	\$200.00
224232	101-7101-531.20-05	HAMPTON LENZINI & RENWICK INC	SERVICE CONSULTING	\$4,475.00	\$10,276.25
			SERVICE CONSULTING	\$172.50	
			SERVICE CONSULTING	\$1,450.00	
			SERVICE CONSULTING	\$493.75	
			SERVICE CONSULTING	\$3,685.00	
224235	101-7101-531.21-02	HASTINGS AIR ENERGY CONTROL	SERVICE BLDG MAINT	\$773.90	\$773.90

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224236	101-7101-531.21-02	HAYES MECHANICAL	HVAC MAINTENANCE	\$362.14	\$7,673.98
			HVAC MAINTENANCE	\$1,341.00	
			HVAC MAINTENANCE	\$471.12	
			HVAC MAINTENANCE	\$173.89	
			HVAC MAINTENANCE	\$900.71	
			HVAC MAINTENANCE	\$847.31	
			HVAC MAINTENANCE	\$539.01	
			HVAC MAINTENANCE	\$291.17	
			HVAC MAINTENANCE	\$464.46	
			HVAC MAINTENANCE	\$796.52	
			ANNEX OIL BURNER SERVICE	\$1,486.65	
224238	101-7101-531.31-90	HELLER LUMBER CO	STREETS SUPPLY	\$10.94	\$10.94
224239	101-7101-531.21-55	HENDRICKSEN ROBERT W COMPANY	LANDSCAPING	\$5,115.00	\$8,764.00
			LANDSCAPING	\$3,649.00	
224240	101-7101-531.31-65	HENNING BROTHERS INC	SERVICE BLDG MAINT	\$141.58	\$141.58
224246	101-7101-531.22-15	IMPACT NETWORKING LLC	LANDSCAPING	\$1,355.66	\$1,355.66
224249	101-7101-531.21-11	INTL EXTERMINATORS INC	PEST CONTROL	\$120.00	\$452.00
			PEST CONTROL	\$65.00	
			PEST CONTROL	\$88.00	
			PEST CONTROL	\$59.00	
			PEST CONTROL	\$60.00	
			PEST CONTROL	\$60.00	
224252	101-7101-531.21-65	JOHNSON CONTROLS SECURITY SOLUTIONS	QUARTERLY SECURITY	\$106.43	\$1,231.15
			QUARTERLY SECURITY	\$106.43	
			QUARTERLY SECURITY	\$117.07	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224252	101-7101-531.21-65	JOHNSON CONTROLS SECURITY SOLUTIONS	QUARTERLY SECURITY	\$106.43	\$1,231.15
			QUARTERLY SECURITY	\$369.07	
			QUARTERLY SECURITY	\$106.43	
			QUARTERLY SECURITY	\$106.43	
			QUARTERLY SECURITY	\$106.43	
			QUARTERLY SECURITY	\$106.43	
224253	101-7101-531.31-55	JUST FAUCETS	SERVICE BLDG MAINT	\$93.00	\$166.67
			SERVICE BLDG MAINT	\$73.67	
224259	101-7101-531.31-45	LAPORT INC	JANITORIAL SUPPLIES	\$144.34	\$144.34
224264	101-7101-531.31-40	LOWES COMMERCIAL SERVICES	AGRICULTURAL SUPPLIES	\$7.59	\$7.59
	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	(\$44.39)	\$155.31
			STREET/SIDEWALK SUPPLIES	\$39.79	
			PLUMBING EQUIP FIXT,SUPP	\$35.10	
			HARDWARE SUPPLIES	\$6.07	
			HARDWARE SUPPLIES	\$118.74	
	101-7101-531.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$112.96	\$392.91
			STREET/SIDEWALK SUPPLIES	\$95.97	
			STREET/SIDEWALK SUPPLIES	\$183.98	
	101-7101-531.31-80	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$22.41	\$22.41
	101-7101-531.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$39.84	\$86.37
			HARDWARE SUPPLIES	\$8.54	
			HARDWARE SUPPLIES	\$37.99	
224265	101-7101-531.31-40	LURVEY LANDSCAPE SUPPLY	LANDSCAPING	\$79.63	\$79.63
224270	426-7101-571.50-25	MARTAM CONSTRUCTION INC	SERVICE CONSTRUCTION	\$76,248.02	\$76,248.02
224280	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	MONTHLY ELEVATOR MAINT	\$1,418.21	\$4,028.21

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224280	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	FIRE TESTING	\$1,456.00	\$4,028.21
			ELEVATOR TESTING	\$608.00	
			ELEVATOR MAINTENANCE	\$546.00	
224286	101-7101-531.31-90	MULTIPLE CONCRETE ACCESSORIES	STREETS SUPPLIES	\$658.50	\$658.50
224288	101-7101-531.31-75	MUNICIPAL MARKING DIST INC	HARDWARE SUPPLIES	\$1,192.00	\$1,192.00
224289	101-7101-531.22-02	STEVEN MURRAY	EMPLOYEE REIMBURSEMENT	\$50.00	\$50.00
224291	101-7101-531.21-11	NATL DECORATING SERVICE INC	SERVICE PROFESSIONAL	\$850.00	\$850.00
224293	101-7101-531.21-50	NICOR	ACCT 01701843946	\$218.34	\$218.34
224294	101-7101-531.21-50	NICOR	ACCT 71251169620	\$104.88	\$104.88
224298	101-7101-531.31-75	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLY	\$407.43	\$937.60
			ELECTRICAL SUPPLY	\$336.03	
			ELECTRICAL SUPPLY	\$194.14	
224300	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$23.49	\$23.49
224303	101-7101-531.31-90	OZINGA READY MIX CONCRETE INC	STREETS SUPPLIES	\$1,020.80	\$1,020.80
224305	101-7101-531.31-65	PENNCARE	MEDICAL SUPPLIES	\$1,139.88	\$1,139.88
224306	101-7101-531.31-40	PESCHES FLOWER SHOP	FLOWERS	\$335.30	\$2,735.89
			FLOWERS	\$145.36	
			FLOWERS	\$2,255.23	
224307	101-7101-531.22-02	PETTY CASH	SAMS CLUB MEMBERSHIP	\$22.50	\$22.50
	101-7101-531.31-65	PETTY CASH	FRONT OFFICE SUPPLIES	\$5.48	\$57.53
			KITCHEN SUPPLIES	\$52.05	
224311	101-7101-531.21-15	POTHOLE PROS INC	SERVICE CONSTRUCTION	\$4,240.00	\$13,568.00
			SERVICE CONSTRUCTION	\$4,452.00	
			SERVICE CONSTRUCTION	\$4,876.00	
224313	101-7101-531.22-70	PRECISE MRM LLC	MONTHLY DATA PLAN	\$273.05	\$273.05

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224314	101-7101-531.30-35	PRO SAFETY INC	HARDWARE SUPPLIES	\$1,507.80	\$1,507.80
	101-7101-531.31-65	PRO SAFETY INC	HARDWARE SUPPLIES	\$166.80	\$166.80
224315	101-7101-531.31-45	QUANTUM LABS INC	MEDICAL SUPPLIES	\$143.51	\$143.51
224318	101-7101-531.20-05	RITTER GIS	CITYWORKS SUPPORT	\$962.35	\$962.35
224319	101-7101-531.21-36	ROUTE 12 RENTAL CO INC	RENTAL/LEASE EQUIPMENT	\$70.09	\$353.85
			PROPANE	\$109.84	
			PROPANE	\$91.54	
			PROPANE	\$82.38	
224321	101-7101-531.21-15	SCHROEDER AND SCHROEDER	SERVICE CONSTRUCTION	\$52,837.18	\$52,837.18
224322	101-7101-531.21-15	SCHROEDER ASPHALT	SERVICE CONSTRUCTION	\$97,831.38	\$97,831.38
224328	101-7101-531.31-40	SHERWIN ACE HARDWARE	AGRICULTURAL EQUIP&IMPLEM	\$49.99	\$61.12
			AGRICULTURAL EQUIP&IMPLEM	\$11.13	
	101-7101-531.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$28.76	\$102.71
			HARDWARE SUPPLIES	\$34.99	
			HARDWARE SUPPLIES	\$28.97	
			ELECTRICAL EQUIP & SUPPLY	\$9.99	
	101-7101-531.31-75	SHERWIN ACE HARDWARE	ELECTRICAL EQUIP & SUPPLY	\$6.99	\$11.58
			ELECTRICAL EQUIP & SUPPLY	\$4.59	
	101-7101-531.31-85	SHERWIN ACE HARDWARE	ELECTRICAL EQUIP & SUPPLY	\$22.99	\$63.96
			AGRICULTURAL EQUIP&IMPLEM	\$13.99	
			AGRICULTURAL EQUIP&IMPLEM	\$26.98	
224329	101-7101-531.31-80	SIGN OUTLET	ALFRESCO SIGN MATERIAL	\$345.00	\$345.00
224330	101-7101-531.31-65	SIGNS BY TOMORROW	BUILDER'S SUPPLIES	\$5,679.00	\$10,001.80
			CUBICLE DIVIDERS - COVID	\$1,645.00	
			SNEEZE GUARDS SEN CENTER	\$996.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224330	101-7101-531.31-65	SIGNS BY TOMORROW	COVID FLOOR DECALS	\$685.00	\$10,001.80
			SNEEZE GUARDS VILLAGE HALL	\$498.00	
			COVID 19 DECALS	\$498.80	
224331	101-7101-531.31-40	SITEONE LANDSCAPE SUPPLY LLC	FERTILIZER	\$106.15	\$106.15
224341	101-7101-531.21-11	SUBURBAN TRIM & GLASS	ENGINEERING OFFICE WINDOW	\$1,558.95	\$1,558.95
224345	401-7101-571.50-30	TALLGRASS RESTORATION LLC	SERVICE MISCELLANEOUS	\$1,475.00	\$2,950.00
			SERVICE MISCELLANEOUS	\$1,475.00	
224350	101-7101-531.31-65	THREE M	ARLINGTON ALFRESCO	\$573.42	\$1,348.22
			ARLINGTON ALFRESCO	\$774.80	
224351	401-7101-571.50-30	FRANK TLUSTY	RESIDENT REIMBURSEMENT	\$1,012.50	\$1,012.50
224355	101-7101-531.31-65	TRAFFIC CONTROL & PROTECTION	TRAFFIC SUPPLIES	\$881.60	\$881.60
	101-7101-531.31-70	TRAFFIC CONTROL & PROTECTION	TRAFFIC SUPPLIES	(\$1,387.42)	\$0.00
			TRAFFIC SUPPLIES	\$1,387.42	
	101-7101-531.31-80	TRAFFIC CONTROL & PROTECTION	TRAFFIC SUPPLIES	\$1,830.50	\$1,830.50
224356	101-7101-531.31-70	TRAFFIC CONTROL CORP	TRAFFIC SUPPLIES	\$1,387.42	\$1,646.42
			TRAFFIC SUPPLIES	\$259.00	
224358	101-7101-531.31-45	ULINE INC	JANITORIAL SUPPLIES	\$52.61	\$747.85
			JANITORIAL SUPPLIES	\$695.24	
224360	401-7101-571.50-30	RONALD UMBDENSTOCK	RESIDENT REIMBURSEMENT	\$506.25	\$506.25
224367	101-7101-531.22-70	VERIZON WIRELESS	ACCT 64202486400001	\$126.44	\$126.44
224375	101-7101-531.20-05	WILSON CONSULTING	MAY ATT AUDIT	\$375.00	\$375.00
801967	101-7101-531.22-70	AT & T	ACCT 84725961248940	\$46.78	\$4,498.06
			ACCT 84734215365273	\$46.78	
			ACCT 84739208661733	\$49.11	
			ACCT 84743978686650	\$93.59	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801967	101-7101-531.22-70	AT & T	ACCT 84757754536603	\$74.27	\$4,498.06
			ACCT 84757757951551	\$267.43	
			ACCT 84779713213488	\$46.78	
			ACCT 847R1605198974	\$3,217.50	
			ACCT 847Z9727849771	\$655.82	
801968	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0002031003	\$31.55	\$7,405.88
			ACCT 2278061084	\$210.11	
			ACCT 2985063029	\$82.52	
			ACCT 3183115007	\$9.83	
			ACCT 5492508009	\$68.13	
			ACCT 7363016029	\$6,899.26	
			ACCT 8572043011	\$104.48	
801969	101-7101-531.21-50	NICOR	ACCT 19426400008	\$121.14	\$460.68
			ACCT 94830700004	\$339.54	
901590	101-7101-531.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$332.50	\$332.50
				Division 1 Total	\$1,617,722.52
				Department 71 Total	\$1,617,722.52

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224126	505-7201-561.31-85	ADDISON BUILDING MATERIAL CO	HARDWARE SUPPLIES	\$24.29	\$24.29
224133	505-7201-561.30-05	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES, GENERAL	\$33.16	\$33.16
	505-7201-561.31-65	AMAZON COM CAPITAL SERVICES	HARDWARE SUPPLIES	\$107.94	\$517.94
			PPE	\$410.00	
224135	505-7201-561.50-20	AMERICAN DOOR & DOCK	SERVICE BLDG MAINT	\$1,420.00	\$2,162.72
			SERVICE BLDG MAINT	\$742.72	
224136	505-7201-561.31-07	ANDAX	SERVICE BLDG MAINT	\$150.40	\$150.40
224140	505-7201-561.21-30	APEX LANDSCAPING INC	LANDSCAPE REMOVAL	\$661.85	\$661.85
224155	505-7201-561.31-65	AUTOMATIC APPLIANCE	ELECTRICAL SUPPLIES	\$99.57	\$99.57
224188	505-7201-561.31-40	CLESEN ARTHUR INC	BURR OAK RETENTION PROJ	\$806.24	\$1,078.80
			BURR OAK RETENTION PROJ	\$272.56	
224192	505-7201-561.22-70	COMCAST CABLE	ACCT 8771 10 072 0048980	\$1.07	\$1.07
224202	505-7201-561.22-20	CREEKSIDE PRINTING	WATER SEWER SYSTEM SUPPLY	\$1,921.00	\$1,921.00
224207	505-7201-561.31-01	EJ USA INC	WATER SEWER SYSTEM SUPPLY	\$12,764.29	\$12,764.29
224224	505-7201-561.31-85	GLOBAL EQUIPMENT COMPANY	WATER SEWER SYSTEM SUPPLY	\$104.75	\$104.75
224233	505-7201-561.31-01	HARBOR FREIGHT TOOLS	HYDRANT PAINT	\$13.98	\$28.95
			HYDRANT PAINT	\$14.97	
224236	505-7201-561.50-15	HAYES MECHANICAL	WATER SEWER SYSTEM SUPPLY	\$12,000.00	\$12,000.00
224237	505-7201-561.21-35	HBK WATER METER SERVICE INC	SERVICE METER	\$290.00	\$13,273.10
			SERVICE METER	\$12,983.10	
224258	505-7201-561.50-15	LAI LTD	WATER SEWER SYSTEM SUPPLY	\$22,337.14	\$22,337.14
224264	505-7201-561.21-35	LOWES COMMERCIAL SERVICES	WATER SEWER SYSTEM SUPPLY	\$6.76	\$6.76
	505-7201-561.31-01	LOWES COMMERCIAL SERVICES	PAINT & EQUIPMENT	\$17.64	\$17.64

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224264	505-7201-561.31-07	LOWES COMMERCIAL SERVICES	WATER SEWER SYSTEM SUPPLY	\$141.14	\$141.14
	505-7201-561.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$19.44	\$19.44
	505-7201-561.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$39.25	\$129.14
			HARDWARE SUPPLIES	\$89.89	
224298	505-7201-561.31-65	NORTHWEST ELECTRICAL SUPPLY CO	VFD INSTALL	\$97.50	\$737.91
			VFD INSTALL	\$312.56	
			VFD INSTALL	\$187.54	
			SERVICE BLDG MAINT	\$62.23	
			SERVICE BLDG MAINT	\$78.08	
224300	505-7201-561.30-05	OFFICE DEPOT	OFFICE SUPPLIES, GENERAL	\$62.87	\$120.25
			OFFICE SUPPLIES, GENERAL	\$33.08	
			OFFICE SUPPLIES, GENERAL	\$24.30	
224303	505-7201-561.31-90	OZINGA READY MIX CONCRETE INC	GENERATOR PLATFORM	\$747.20	\$747.20
224307	505-7201-561.22-02	PETTY CASH	SAMS CLUB MEMBERSHIP	\$22.50	\$22.50
224313	505-7201-561.22-70	PRECISE MRM LLC	MONTHLY DATA PLAN	\$273.00	\$273.00
224314	505-7201-561.30-35	PRO SAFETY INC	MEDICAL SUPPLIES	\$1,507.80	\$1,507.80
224321	505-7201-561.21-30	SCHROEDER AND SCHROEDER	SERVICE CONSTRUCTION	\$52,837.18	\$52,837.18
224322	505-7201-561.21-30	SCHROEDER ASPHALT	SERVICE CONSTRUCTION	\$92,280.13	\$92,280.13
224328	505-7201-561.31-55	SHERWIN ACE HARDWARE	STREET/SIDEWALK SUPPLIES	\$23.97	\$23.97
	505-7201-561.33-05	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$23.97	\$23.97
224336	505-7201-561.31-55	STANDARD PIPE & SUPPLY INC	HARDWARE SUPPLIES	\$7.88	\$77.46
			HARDWARE SUPPLIES	\$17.56	
			HARDWARE SUPPLIES	\$22.22	
			HARDWARE SUPPLIES	\$14.15	
			HARDWARE SUPPLIES	\$15.65	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224340	505-7201-561.20-05	SUBURBAN LABORATORIES INC	WATER SAMPLE ANALYSIS	\$1,852.00	\$1,852.00
224347	505-7201-561.21-35	TAYLOR PLUMBING	SERVICE METER	\$4,384.60	\$5,753.32
			SERVICE METER	\$1,368.72	
	505-7201-561.31-02	TAYLOR PLUMBING	BACKFLOW MATERIALS	\$339.63	\$339.63
224374	505-7201-561.31-01	WATER PRODUCTS CO	WATER SEWER SYSTEM SUPPLY	\$1,036.00	\$1,946.20
			WATER SEWER SYSTEM SUPPLY	\$910.20	
224383	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER SEWER SYSTEM SUPPLY	\$1,215.00	\$4,027.58
			WATER SEWER SYSTEM SUPPLY	\$1,773.20	
			WATER SEWER SYSTEM SUPPLY	\$1,039.38	
	505-7201-561.31-07	ZIEBELL WATER SERVICE PRODUCTS	WATER SEWER SYSTEM SUPPLY	\$710.08	\$1,230.08
			WATER SEWER SYSTEM SUPPLY	\$520.00	
801967	505-7201-561.22-70	AT & T	ACCT 84743746842777	\$46.78	\$1,192.36
			ACCT 84743746858567	\$46.78	
			ACCT 84759021056118	\$892.24	
			ACCT 84759080850047	\$206.56	
801968	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0087155164	\$323.62	\$2,719.29
			ACCT 0117046072	\$159.61	
			ACCT 0645171017	\$63.75	
			ACCT 0831076049	\$159.19	
			ACCT 1092085063	\$126.90	
			ACCT 1104021044	\$150.72	
			ACCT 1257044037	\$1,086.47	
			ACCT 1284169036	\$239.96	
			ACCT 3973144001	\$102.25	
			ACCT 4103039009	\$306.82	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801969	505-7201-561.21-50	NICOR	ACCT 05850400002	\$50.11	\$412.04
			ACCT 16797600000	\$122.60	
			ACCT 76830700001	\$239.33	
801970	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 920545-7	\$9,458.40	\$22,074.32
			ACCT 920545-2	\$2,697.80	
			ACCT 920545-0	\$2,457.92	
			ACCT 920545-9	\$3,244.02	
			ACCT 920545-5	\$4,216.18	
Division 1 Total				\$257,671.34	
Department 72 Total				\$257,671.34	

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801967	235-7301-532.21-50	AT & T	ACCT 847R0608437214	\$406.98	\$406.98
801968	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	ACCT 4286290000	\$669.91	\$751.61
			ACCT 4643715006	\$19.62	
			ACCT 5231622008	\$62.08	
Division 1 Total				\$1,158.59	

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224280	235-7302-532.21-02	MID AMERICAN ELEVATOR CO INC	VAIL GARAGE ELEVATOR	\$536.25	\$536.25
801970	235-7302-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 920545-1	\$1,751.33	\$1,751.33
Division 2 Total					\$2,287.58

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224341	235-7303-532.21-11	SUBURBAN TRIM & GLASS	NORTH PARKING WINDOW	\$1,493.00	\$1,493.00
Division 3 Total					\$1,493.00

Division: 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224280	235-7304-532.21-02	MID AMERICAN ELEVATOR CO INC	SERVICE EQUIPMENT	\$6,462.00	\$6,462.00
801970	235-7304-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 920545-8	\$1,092.86	\$1,092.86
Division 4 Total					\$7,554.86
Department 73 Total					\$12,494.03

WARRANT REGISTER - GM0002**Department: 74 Solid Waste Disposl SWANCC****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901589	511-7401-562.21-54	SOLID WASTE AGENCY	TIPPING FEES - AUGUST	\$122,180.17	\$122,180.17
				Division 1 Total	\$122,180.17
				Department 74 Total	\$122,180.17

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224127	621-7501-551.31-51	ADVANCE AUTO PARTS	VEH MAINTENANCE SUPPLY	\$35.63	\$35.63
224131	621-7501-551.31-51	ALEXANDER EQUIPMENT CO INC	VEH MAINTENANCE SUPPLY	\$1,038.78	\$1,038.78
224133	621-7501-551.31-65	AMAZON COM CAPITAL SERVICES	HARDWARE SUPPLIES	\$24.99	\$1,425.49
			HARDWARE SUPPLIES	\$1,282.96	
			HARDWARE SUPPLIES	\$117.54	
224154	621-7501-551.21-07	ATLAS FIRST ACCESS INC	VEH MAINTENANCE SUPPLY	\$272.87	\$272.87
224174	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	\$87.12	\$520.10
			VEH MAINTENANCE SUPPLY	\$41.52	
			VEH MAINTENANCE SUPPLY	\$175.69	
			VEH MAINTENANCE SUPPLY	\$8.86	
			VEH MAINTENANCE SUPPLY	\$22.99	
			VEH MAINTENANCE SUPPLY	\$42.96	
			VEH MAINTENANCE SUPPLY	\$129.54	
			VEH MAINTENANCE SUPPLY	\$11.42	
224179	621-7501-551.21-07	CASSIDY TIRE & SERVICE	TIRE SERVICE	\$89.99	\$89.99
224181	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	\$105.08	\$452.17
			VEH MAINTENANCE SUPPLY	\$220.04	
			VEH MAINTENANCE SUPPLY	\$36.59	
			VEH MAINTENANCE SUPPLY	\$90.46	
224185	621-7501-551.31-51	CITY WELDING SALES & SERVICE	VEH MAINTENANCE SUPPLY	\$97.44	\$97.44
224261	621-7501-551.31-51	LIEBOVICH STEEL & ALUMINUM CO	VEH MAINTENANCE SUPPLY	\$409.42	\$409.42
224268	621-7501-551.31-51	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$338.85	\$3,188.56
			VEH MAINTENANCE SUPPLY	\$42.50	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224268	621-7501-551.31-51	MACQUEEN EMERGENCY GROUP	VEH MAINTENANCE SUPPLY	\$205.44	\$3,188.56
			VEH MAINTENANCE SUPPLY	\$79.83	
			VEH MAINTENANCE SUPPLY	\$2,229.20	
			VEH MAINTENANCE SUPPLY	\$292.74	
224272	621-7501-551.31-51	MC CANN INDUSTRIES	VEH MAINTENANCE SUPPLY	\$205.92	\$205.92
224273	621-7501-551.31-51	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	\$16.02	\$16.02
224285	621-7501-551.31-51	MSC INDUSTRIAL SUPPLY CO INC	VEH MAINTENANCE SUPPLY	\$50.17	\$50.17
224290	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	\$537.35	\$1,276.62
			VEH MAINTENANCE SUPPLY	\$1.52	
			VEH MAINTENANCE SUPPLY	\$11.49	
			VEH MAINTENANCE SUPPLY	\$56.90	
			VEH MAINTENANCE SUPPLY	\$83.30	
			VEH MAINTENANCE SUPPLY	\$41.94	
			VEH MAINTENANCE SUPPLY	\$58.47	
			VEH MAINTENANCE SUPPLY	\$79.89	
			VEH MAINTENANCE SUPPLY	\$405.76	
224297	621-7501-551.21-07	NORTHWEST AUTO WASH	CAR WASHES	\$542.25	\$542.25
224316	621-7501-551.21-07	RACEWAY CARWASH	CAR WASHES	\$186.00	\$186.00
224320	621-7501-551.31-51	INTERSTATE BILLING SERVICE INC	VEH MAINTENANCE SUPPLY	\$179.22	\$542.90
			VEH MAINTENANCE SUPPLY	\$363.68	
224325	621-7501-551.31-51	SCRUBBER CITY INC	VEH MAINTENANCE SUPPLY	\$539.40	\$539.40
224328	621-7501-551.31-51	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$14.76	\$20.16
			HARDWARE SUPPLIES	\$5.40	
224335	621-7501-551.31-51	STANDARD INDUSTRIAL AUTO EQUIP	VEH MAINTENANCE SUPPLY	\$464.92	\$464.92
224357	621-7501-551.31-51	TRANS CHICAGO TRUCK GROUP	VEH MAINTENANCE SUPPLY	\$384.18	\$384.18

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224361	621-7501-551.30-35	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$61.84	\$185.52
			CLOTHING & APPAREL	\$61.84	
			CLOTHING & APPAREL	\$61.84	
Division 1 Total				\$11,944.51	
Department 75 Total				\$11,944.51	

WARRANT REGISTER - GM0002**Department: 80 Pensions****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
901590	705-8001-631.22-05	CITIBANK	POSTAGE REIMBURSEMENT	\$1.00	\$1.00
				Division 1 Total	\$1.00
				Department 80 Total	\$1.00

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
224245	505-9001-571.50-25	IMEG CORP	NORTH POINT SEWER PROJECT	\$762.08	\$18,182.34
			SERVICE CONSULTING	\$3,569.06	
			SERVICE CONSULTING	\$13,851.20	
224281	505-9001-571.50-25	MID AMERICAN WATER	PLUMBING EQUIP FIXT,SUPP	\$7,300.00	\$7,300.00
				Division 1 Total	\$25,482.34
				Department 90 Total	\$25,482.34

WARRANT REGISTER - GM0002**Department: 99 Non Operating****Division: 1**

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2216	515-9901-525.40-83	METROPOLIS COMMERCIAL CONDO ASSN	CAM CHARGE	\$6,752.29	\$6,752.29
	515-9901-525.40-92	METROPOLIS COMMERCIAL CONDO ASSN	BUILDING RESERVE CHARGE	\$830.70	\$830.70
Division 1 Total					\$7,582.99
Department 99 Total					\$7,582.99
TOTAL ALL FUNDS:					\$2,901,512.48



Village Board
7/6/2020

Item: Report of Committee-of-the-Whole Meeting of June 15, 2020

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of June 15, 2020

Review of the 12-month period ending 12/31/19 Comprehensive Annual Financial Report (CAFR)

Trustee Scaletta moved to accept the CAFR as presented. Trustee LaBedz seconded the motion. The motion passed unanimously



Village Board
7/6/2020

Item: Report of Committee-of-the-Whole Meeting of June 29, 2020

Department: Village Manager's Office

Report of Committee-of-the-Whole meeting of June 29, 2020

Review of Proposed 2021-2025 Capital Improvement Program

Trustee Canty moved, seconded by Trustee Padovani, that the Committee-of-the-Whole recommend to the Village Board that the Board approve the proposed 2021-2025 Capital Improvement Program and that the first year of the program totaling \$34,128,700 be incorporated into the Village's proposed 2021 budget.



Village Board
7/6/2020

Item: Report of Committee-of-the-Whole Meeting of June 29, 2020

Department: Village Manager's Office

Report of Committee-of-the-Whole Meeting of June 29, 2020

Operating Fund Overview/Recommended Budget Ceiling 2021

Trustee Rosenberg moved, seconded by Trustee Tinaglia, that the Committee-of-the-Whole recommend to the Village Board that the Board approve the 2021 budget ceilings of \$79,861,000 for the general fund; and \$24,350,600 for the water & sewer fund.



Village Board
7/6/2020

Item: Ordinance - Code Amendment - Chapters 16 and 18

Department: Police/Legal

Attached is an ordinance that contains three Code amendments.

The first proposed amendment is to Section 16-401b. That section currently prohibits animals from entering places where food or beverages are stored, prepared, served or sold to the general public or any other public building or hall with an exemption only for seeing eye dogs. The proposed amendment brings the Section into compliance with the ADA by exempting service animals as defined by the ADA.

The second proposed amendment is to Section 18-307. This Section currently makes it illegal to leave a horse unattended and not secure. The Police Department is not concerned about horses but has asked for a Code amendment to permit tickets for negligent and distracted driving. Each day in the United States, approximately nine people lose their lives and more than 1,000 are injured in traffic crashes involving a distracted driver. Distracted driving remains one of the most common, and often times under-reported, contributing factors in traffic crashes every day. While cell phone usage is a predominant form of distracted driving, any action that takes away your attention from driving is especially dangerous. Eating, reading, manipulating in-vehicle navigation and infotainment systems or even allowing an unrestrained pet to roam around the driver compartment of a vehicle decreases operator focus and increases the likelihood of a traffic crash. This new section would permit Police Officers to issue tickets under a local Code section.

The third proposed amendment is to Section 18-405. This Section addresses administrative hearings requested as the result of vehicle seizure for DUIs. Those hearings had been held separately from the Village's administrative adjudication hearing process. The Hearing Officer who had been overseeing those hearings is becoming a judge, so it makes sense to now include those hearings as part of the regular administrative adjudication process. The proposed changes eliminate the need for a hearing within 14 days of a request, so that these hearings can now be included as part of the Village's monthly administrative adjudication hearing process.

RECOMMENDATION

It is recommended that An Ordinance Amending Chapters 16 and 18 of the Arlington Heights Municipal Code, be approved.

ATTACHMENTS:

Description	Type
Code Amendment - Chapters 16 and 18	Ordinance

AN ORDINANCE AMENDING CHAPTERS 16 AND 18 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 Chapter 16, Dog Licenses and Animal Provisions, Section 16-401b, of the Arlington Heights Municipal Code, is hereby amended as set forth below (the language being added is highlighted and the language being deleted is stricken):

Section 16-401 Nuisance Prohibited.

- b. To permit any animal to enter any place where food or beverages are stored, prepared, served or sold to the general public or any other public building or hall; provided, however, that this Section ~~shall not apply to any blind person using a trained seeing eye dog.~~ **shall not apply to service animals as defined by Title II and Title III of the Americans with Disabilities Act.**

SECTION TWO: That Chapter 18, Traffic, of the Arlington Heights Municipal Code, is hereby amended as set forth below (the language being added is highlighted and the language being deleted is stricken):

- a. Section 18-307, Unattended Animals, is hereby amended as follows:

Section 18-307 Unattended Animals. ~~It shall be unlawful to leave any horse or other draft animal unattended in any street or highway without having such animal securely fastened.~~ **Negligent or Distracted Driving.** **It shall be unlawful to operate a vehicle in a negligent or distracted manner. For purposes of this Section, distracted means to disregard road conditions and other vehicular and pedestrian traffic by not paying full attention to the operation of a motor vehicle while operating on a public highway, as that term is defined in the Illinois Vehicle Code.**

- b. The first paragraph of Section 18-405, Administrative Hearing, regarding vehicle seizure and impoundment, is hereby amended as follows:

Section 18-405 Administrative Hearing. Within five business days after a vehicle is seized and impounded pursuant to this Article, the Village shall, ~~by certified mail,~~ notify the owner of record of the owner's right to request a hearing to challenge whether a violation of this Article has occurred. **Notice shall be by certified mail or receipted commercial delivery service.** A request for hearing must be made to the Police Chief, in writing, and served by either certified mail, **receipted commercial delivery service**, or personal service, no later than 14 calendar days after the notice of the right to a hearing from the Village was mailed. **The Village will notify the owner of the date of the hearing, not less than 14 days prior to the hearing date.** ~~The hearing shall be scheduled no later than 14 days after a request for hearing was filed.~~ **Notice shall be by certified mail or receipted commercial delivery service.**

SECTION TWO: The provisions of this Ordinance are severable, and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of this Ordinance.

SECTION THREE: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION FOUR: This Ordinance shall be in full force and effect from and after its passage and approval and publication in pamphlet form, in the manner provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 6th day of July, 2020.

Village President

ATTEST:

Village Clerk

CodeAmendments:16-401b, 18-307and 18-405



**Village Board
7/6/2020**

Item: Resolution - Intergovernmental Agreement - 2020 Home Rule
Volume Cap - Normal, Illinois

Department: Planning/Legal

On April 27, 2020 the Village Board approved an ordinance approving transfer of volume cap for the purpose of participating in the Assist Homebuyer Assistance Program. Only ceding the 2020 Home Rule Volume Cap was required. There are no costs to the Village, and the program is administered by private home mortgage lenders.

The program will be available to Arlington Heights homebuyers.

In order to effectuate participation in the Assist Program, the Village Board needs to approve a Resolution and Intergovernmental Agreement with the Town of Normal, which is the lead municipality for the program.

RECOMMENDATION

It is recommended that the Village Board approve the attached Resolution and Intergovernmental Agreement for participation in the Assist Homebuyer Assistance Program.

ATTACHMENTS:

Description	Type
Intergovernmental Agreement - Volume Cap Transfer	Resolution
Assist Homeowner Program Flyer	Exhibits

**A RESOLUTION AUTHORIZING THE EXECUTION OF AN
INTERGOVERNMENTAL COOPERATION AGREEMENT BETWEEN THE VILLAGE
AND THE TOWN OF NORMAL, AND AUTHORIZING NORMAL TO EXERCISE THE
POWERS OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS IN
CONNECTION WITH AN MCC PROGRAM AND A LOAN FINANCE PROGRAM**

WHEREAS, Section 10 of Article VII of the Constitution of the State of Illinois authorizes units of local government and school districts to contract or otherwise associate among themselves in any manner not prohibited by law or by ordinance; and

WHEREAS, the Intergovernmental Cooperation Act (5 *Illinois Compiled Statutes*, 220/1 *et seq.*, as supplemented and amended), authorizes public agencies to exercise any power or powers, privileges or authority which may be exercised by any such public agency individually to be exercised and enjoyed jointly with any other public agency in the State of Illinois; and

WHEREAS, the Town of Normal, McClean County, Illinois, (“*Normal*”) and the Village of Arlington Heights, Cook County, Illinois (the “*Cooperating Unit*”) are each a unit of local government and a public agency of the State of Illinois; and

WHEREAS, pursuant to the Constitution and the laws of the State of Illinois, and particularly Section 6(a) of Article VII of the Constitution of the State of Illinois, the Cooperating Unit and Normal each has the power to issue its revenue bonds for public purposes, including the financing and purchase of mortgage loans to finance single family residences for low and moderate income persons (“*Mortgage Loans*”) within its corporate boundaries, and to pledge to the payment of the principal of, premium, if any, and interest on such revenue bonds the payments made with respect to the Mortgage Loans purchased with and financed by the proceeds of such revenue bonds; and

WHEREAS, pursuant to the Constitution and the laws of the State of Illinois, and particularly 30 *Illinois Compiled Statutes*, 345/9, as supplemented and amended, and pursuant to Section 25 of the Internal Revenue Code of 1986, as amended (the “*Code*”), an issuer authorized to issue qualified mortgage bonds under Section 143 of the Code is authorized to issue mortgage credit certificates under Section 25 of the Code in lieu of issuing such qualified mortgage bonds under Section 143 of the Code, and, consequently, Normal and the Cooperating Unit each have the power to issue mortgage credit certificates in lieu of issuing revenue bonds that constitute qualified mortgage bonds under Section 143 of the Code;

WHEREAS, the Cooperating Unit has determined that it is necessary and desirable to permit Normal, either by itself or jointly with other qualified issuers, to issue mortgage credit certificates on behalf of the Cooperating Unit for the purpose of providing an adequate supply of residential housing in the Cooperating Unit through the enhancement of Mortgage Loans within the corporate boundaries of the Cooperating Unit (the “*MCC Program*”); and

WHEREAS, to provide for the MCC Program, Normal proposes to issue mortgage credit certificates from time to time (the “*MCCs*”) on behalf of the Cooperating Unit and to implement the MCC Program from time to time by allocating the MCCs to enhance qualified Mortgage Loans

under the MCC Program on behalf of the Cooperating Unit, all under and in accordance with the Constitution and the laws of the State of Illinois; and

WHEREAS, the Cooperating Unit has determined that it is necessary and desirable to permit Normal, either by itself or jointly with other qualified issuers, to provide for the financing and purchasing of Mortgage Loans within the corporate boundaries of the Cooperating Unit through the sale of Mortgage Loans or mortgage-backed securities in the secondary market or the issuance of revenue bonds on behalf of the Cooperating Unit (collectively, the “*Loan Finance Program*,” and together with the MCC Program, the “*Program*”); and

WHEREAS, to provide for the Loan Finance Program, Normal may (i) sell Mortgage Loans or mortgage-backed securities in the secondary market and (ii) issue, sell and deliver Collateralized Single Family Mortgage Revenue Bonds in one or more series and to issue, sell and deliver any bonds issued to refund such bonds (collectively, the “*Bonds*”), each on behalf of the Cooperating Unit in order to obtain funds to purchase Mortgage Loans under the Loan Finance Program, all under and in accordance with the Constitution and the laws of the State of Illinois, provided that the Loan Finance Program shall not obligate the Cooperating Unit to levy any tax or pay any amount from any funds of the Cooperating Unit in connection with the Loan Finance Program, the Bonds or the sale of mortgage-backed securities in the secondary market; and

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: Approval of Cooperation Agreement. The Board of Trustees of the Cooperating Unit hereby approves the Cooperation Agreement, in substantially the form set forth as **Exhibit A** hereto, between the Cooperating Unit and Normal, relating to the Programs, with such changes therein as shall be approved by the officers of the Cooperating Unit executing the Cooperation Agreement, such officers’ signatures thereon being conclusive evidence of their approval and the Cooperating Unit’s approval thereof.

SECTION TWO: Execution of Cooperation Agreement. The Village President is hereby authorized and directed to execute and deliver the Cooperation Agreement, and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution for and on behalf of and as the act and deed of the Cooperating Unit. The Village Clerk of the Cooperating Unit is hereby authorized and directed to attest to the Cooperation Agreement and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

SECTION THREE: Severability. It is hereby declared to be the intention of the Cooperating Unit that each and every part, section and subsection of this Resolution shall be separate and severable from each and every other part, section and subsection hereof and that the Cooperating Unit intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. If any part, section or subsection of this Resolution shall be determined to be or to have been unlawful or unconstitutional, the remaining

parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

SECTION FOUR: **Governing Law.** This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Illinois.

SECTION FIVE: **Recitals.** The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION SIX: **Adoption.** This Resolution shall be in full force and effect from and after its passage, approval and publication, if required, as provided by law.

AYES:

NAYS:

PASSED AND APPROVED this 6th day of July, 2020.

Village President

ATTEST:

Village Clerk

INTERGOVERNMENTAL COOPERATION AGREEMENT

BY AND BETWEEN

TOWN OF NORMAL, McLEAN COUNTY, ILLINOIS

AND

VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS

DATED AS OF JULY 6, 2020

INTERGOVERNMENTAL COOPERATION AGREEMENT

THIS INTERGOVERNMENTAL COOPERATION AGREEMENT (the “*Cooperation Agreement*”) dated as of July 6, 2020, by and between the TOWN OF NORMAL, McLEAN COUNTY, ILLINOIS, a municipality and a home rule unit of government duly organized and validly existing under the Constitution and the laws of the State of Illinois (“*Normal*”), and the Village of Arlington Heights, Cook County, Illinois, a municipality and a home rule unit of government duly organized and validly existing under the Constitution and the laws of the State of Illinois (the “*Cooperating Unit*”);

WITNESSETH:

WHEREAS, Section 10 of Article VII of the Constitution of the State of Illinois authorizes units of local government and school districts to contract or otherwise associate among themselves in any manner not prohibited by law or by ordinance; and

WHEREAS, the Intergovernmental Cooperation Act (5 *Illinois Compiled Statutes*, 220/1 *et seq.*, as supplemented and amended), authorizes public agencies to exercise any power or powers, privileges or authority which may be exercised by any such public agency individually to be exercised and enjoyed jointly with any other public agency in the State of Illinois; and

WHEREAS, Normal and the Cooperating Unit are each a unit of local government and a public agency of the State of Illinois; and

WHEREAS, pursuant to the Constitution and the laws of the State of Illinois, and particularly Section 6(a) of Article VII of the Constitution of the State of Illinois, Normal has the power to issue its revenue bonds for public purposes, including the financing and purchase of mortgage loans to finance single family residences for low and moderate income persons (“*Mortgage Loans*”) within its corporate boundaries, and to pledge to the payment of the principal of, premium, if any, and interest on such revenue bonds the payments made with respect to the Mortgage Loans purchased with and financed by the proceeds of such revenue bonds; and

WHEREAS, pursuant to the Constitution and the laws of the State of Illinois, and particularly Section 6(a) of Article VII of the Constitution of the State of Illinois, the Cooperating Unit has the power to issue its revenue bonds for public purposes, including the financing and purchase of Mortgage Loans within its corporate boundaries, and to pledge to the payment of the principal of, premium, if any, and interest on such revenue bonds the payments made with respect to the Mortgage Loans purchased with and financed by the proceeds of such revenue bonds; and

WHEREAS, pursuant to the Constitution and the laws of the State of Illinois, and particularly 30 *Illinois Compiled Statutes*, 345/9, as supplemented and amended, and pursuant to Section 25 of the Internal Revenue Code of 1986, as amended (the “*Code*”), an issuer authorized to issue qualified mortgage bonds under Section 143 of the Code is authorized to issue mortgage credit certificates under Section 25 of the Code in lieu of issuing such qualified mortgage bonds under Section 143 of the Code, and, consequently, Normal and the Cooperating Unit each have the power to issue mortgage credit certificates in lieu of issuing revenue bonds that constitute

qualified mortgage bonds under Section 143 of the Code;

WHEREAS, the Cooperating Unit has determined that it is necessary and desirable to permit Normal, either by itself or jointly with other qualified issuers, to issue mortgage credit certificates on behalf of the Cooperating Unit for the purpose of providing an adequate supply of residential housing in the Cooperating Unit through the enhancement of Mortgage Loans within the corporate boundaries of the Cooperating Unit (the "*MCC Program*"); and

WHEREAS, to provide for the MCC Program, Normal proposes to issue mortgage credit certificates from time to time (the "*MCCs*") on behalf of the Cooperating Unit and to implement the MCC Program from time to time by allocating the MCCs to enhance qualified Mortgage Loans under the MCC Program on behalf of the Cooperating Unit, all under and in accordance with the Constitution and the laws of the State of Illinois; and

WHEREAS, the Cooperating Unit has determined that it is necessary and desirable to permit Normal, either by itself or jointly with other qualified issuers, to provide for the financing and purchasing of Mortgage Loans within the corporate boundaries of the Cooperating Unit through the sale of Mortgage Loans or mortgage-backed securities in the secondary market or the issuance of revenue bonds on behalf of the Cooperating Unit (collectively, the "*Loan Finance Program*," and together with the MCC Program, the "*Program*"); and

WHEREAS, to provide for the Loan Finance Program, Normal may (i) sell Mortgage Loans or mortgage-backed securities in the secondary market and (ii) issue, sell and deliver Collateralized Single Family Mortgage Revenue Bonds in one or more series and issue, sell and deliver any bonds issued to refund such bonds (collectively, the "*Bonds*"), each on behalf of the Cooperating Unit in order to obtain funds to purchase Mortgage Loans under the Loan Finance Program, all under and in accordance with the Constitution and the laws of the State of Illinois, provided that the Loan Finance Program shall not obligate the Cooperating Unit to levy any tax or pay any amount from any funds of the Cooperating Unit in connection with the Loan Finance Program, the Bonds or the sale of mortgage-backed securities in the secondary market; and

WHEREAS, Monarch Mortgage Management, LLC (the "Program Administrator") will serve as the administrator of the Program and the agent of Normal with respect to the Program pursuant to a Program Administration Agreement between Normal and the Program Administrator (the "Program Administration Agreement"); and

NOW, THEREFORE, in consideration of the above premises and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt of which is hereby acknowledged, Normal and the Cooperating Unit hereby agree, as follows:

Section 1. Approval of MCC Program. Normal, either by itself or jointly with other qualified issuers, hereby expresses its desire and intention to issue the MCCs from time to time and to implement the MCC Program from time to time on behalf of the Cooperating Unit, as provided in the documents pursuant to which the MCCs will be issued from time to time and the MCC Program will be implemented from time to time, for the purpose of providing an adequate supply of residential housing in the Cooperating Unit through the enhancement of

Mortgage Loans for single family residences for low and moderate income persons within the corporate boundaries of the Cooperating Unit. The MCCs shall be issued in such aggregate principal amounts from time to time and shall have such other terms, all as shall be agreed upon by Normal and approved by the governing body of Normal. The MCCs shall be allocated, and the MCC Program shall be implemented, as shall be determined by Normal and approved by the governing body of Normal. The Cooperating Unit hereby ratifies and approves the publication of notices to the public and all interested mortgage lenders of the intent to implement the MCC Program through the issuance of the MCCs, and hereby approves the issuance of the MCCs as described in such notices. The Cooperating Unit hereby consents to the allocation of tax credits made by Normal, resulting from the MCCs, to any Mortgage Loan made within the jurisdiction of the Cooperating Unit. Issuance of the MCCs imposes no financial obligation or liabilities against the Cooperating Unit.

Section 2. Approval of Loan Finance Program. Normal, either by itself or jointly with other qualified municipalities or political subdivisions, expresses its desire and intention to finance Mortgage Loans for single family residences for low and moderate income persons within the corporate boundaries of the Cooperating Unit through the purchase of Mortgage Loans or mortgage-backed securities and to subsequently sell such Mortgage Loans or mortgage-backed securities in the secondary market.

Normal, either by itself or jointly with other qualified issuers, expresses its desire and intention to finance Mortgage Loans within the corporate boundaries of the Cooperating Unit through issuance of Bonds in one or more series on behalf of the Cooperating Unit, as provided in the trust indenture or indentures pursuant to which the Bonds will be issued, for the purpose of purchasing Mortgage Loans within the corporate boundaries of the Cooperating Unit, purchasing mortgage-backed securities to finance Mortgage Loans within the corporate boundaries of the Cooperating Unit, paying interest on the Bonds and paying the costs of issuance of the Bonds. The Bonds shall be issued in such aggregate principal amounts, shall be issued in such series and classes, shall have such stated maturity or maturities, shall bear interest at such rate or rates, payable on such date or dates, shall be subject to redemption prior to maturity, shall be payable at such date or dates and at such place or places, and shall have such other terms, all as shall be determined by Normal and approved by the governing body of Normal. The proceeds of the Bonds shall be applied to such public purposes and to the payment of the costs of issuance as shall be approved by the governing body of Normal. The Cooperating Unit hereby ratifies and approves the conduct of any public hearings held in connection with the issuance of the Bonds. Issuance of the Bonds imposes no financial obligation or liabilities against the Cooperating Unit.

Section 3. Documents and Instruments. Normal hereby expresses its intention to enter into all such documents and instruments as shall be necessary or appropriate in connection with the implementation of the Program, including without limitation the Program Administration Agreement, origination agreements, servicing agreements, trust indentures, bond purchase contracts or agreements, official statements, continuing disclosure undertakings, program agreements, program manuals, lender participation agreements and closing certificates.

Section 4. Additional Cooperating Units. Normal and the Cooperating Unit hereby

collectively declare that all cooperation agreements by and between Normal and other cooperating municipalities and counties of the State of Illinois and all cooperation agreements by and between the Cooperating Unit and other cooperating municipalities and counties of the State of Illinois in connection with the Program are hereby ratified and confirmed in all respects, and that such other cooperating municipalities and counties which enter into such cooperation agreements with Normal (or with other qualified issuers which are cooperating with Normal) shall be part of the Program.

Section 5. Absolute and Irrevocable Conditions; Amendment. All terms and conditions contained herein are intended to be absolute and irrevocable conditions hereof and are agreed to by Normal and the Cooperating Unit. Except as otherwise provided herein, this Cooperation Agreement may not be effectively amended, changed, modified or altered without the written consent of Normal and the Cooperating Unit, authorized by resolution or ordinance adopted by their respective governing bodies, certified copies of which shall be filed with the other party.

Section 6. Binding Effect. This Cooperation Agreement shall inure to the benefit of and shall be binding upon Normal and the Cooperating Unit and their respective successors and assigns.

Section 7. Severability. In the event any provision of this Cooperation Agreement shall be held invalid or unenforceable by a court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision of this Cooperation Agreement.

Section 8. Further Assurances and Corrective Instruments. Normal and the Cooperating Unit agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may reasonably be required for carrying out the expressed intention of this Cooperation Agreement.

Section 9. Execution in Counterparts. This Cooperation Agreement may be executed simultaneously in any number of counterparts, each counterpart shall be an original and all counterparts shall constitute but one and the same instrument.

Section 10. Applicable Law. This Cooperation Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

Section 11. Effective Date; Term. This Cooperation Agreement shall be in full force and effect on July 6, 2020. Time is of the essence. This Cooperation Agreement shall remain in effect until terminated in writing by either party hereto, but shall in any event terminate on December 31, 2099.

Section 12. Electronic Transactions. The transaction described herein may be conducted and related documents may be sent, received or stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suite in the appropriate court of law.

IN WITNESS WHEREOF, Normal and the Cooperating Unit have caused this Cooperation Agreement to be executed in their respective names by their respective duly authorized officials shown below:

**TOWN OF NORMAL, McLEAN COUNTY,
ILLINOIS**

By: _____

Name: _____

Title: Town President

(SEAL)

ATTEST:

By: _____

Name: _____

Title: Town Clerk

**VILLAGE OF ARLINGTON HEIGHTS,
COOK COUNTY, ILLINOIS**

By: _____

Name: Thomas W. Hayes

Title: Village President

ATTEST:

By: _____

Name: Rebecca Hume

Title: Village Clerk



Utilizing a two-pronged approach to assist homebuyers, the program is sponsored by communities throughout the state to promote home ownership. The home buyer assistance feature of the Assist program provides families with funds to pay all or most of their closing costs and down payment, enabling families with good credit but little available capital to buy their home. The mortgage credit certificate (“MCC”) feature reduces the homebuyer’s ongoing cost of borrowing whenever market conditions result in uncompetitive interest rates for loans funded in the tax-exempt bond market.

Overview

- Communities join together through an Inter-governmental Cooperation Agreement
- Home rule communities may contribute private activity bond volume cap to support either a tax-exempt bond issuance or the MCC feature
- Non-home rule communities apply for volume cap from the State
- No financial contribution or commitment required from any participant
- Any Illinois municipality can participate

Loan Funding

- Loans are funded with proceeds of tax-exempt bonds or through the direct sale of taxable mortgage-backed securities based on the sale method providing the lowest interest rate
- The bonds and securities are sold at a premium, a price greater than their face amount, which provides funding for the home buyer assistance
- Proceeds are used to make the home loans and fund the assistance
- The bonds and securities are not a debt of the municipalities or paid from any participating community’s funds, and are secured only with loans on the homes purchased

Loan Description

- 30 year fixed rate loans
- FHA/VA/RDA (640 minimum credit score) and Conventional (660 minimum credit score) loans are available
- Assist pays 3% to 7% cash grant to qualifying home buyers to fund closing costs and down payment assistance.

Qualifying Homebuyers

- Will occupy the home as their residence
- Meet income and purchase price guidelines

Mortgage Credit Certificates

- MCC's are a federally authorized program created as an alternative to tax-exempt housing bonds to reduce effective interest costs for qualifying homebuyers
- MCC's allow the homebuyer to qualify for a federal income tax credit equal to a percentage of the interest paid on their home loan each year
- MCC holders still qualify for a regular deduction of the remaining interest paid on their home loan

	Without MCC	With MCC
Mortgage Amount	\$100,000	\$100,000
Mortgage Interest Rate	4.50%	4.50%
Monthly Mortgage Payment (first year interest = \$4,467.00)	\$506.69	\$506.69
MCC Rate	N/A	35%
Monthly Credit Amount (First Year Average) (35% of \$4,467.00 is first year credit)	N/A	\$130.29
"Effective" Monthly Mortgage Payment	\$506.69	\$376.40

Assist Advantages

- Provides additional home ownership opportunities in each community
- Home ownership provides added stability in a community
- Serves the large segment of potential home buyers who qualify for loans but lack funds for a down payment and closing costs
- Strategic alliance with lenders throughout the state
- Customized marketing in each municipality
- No out-of-pocket expense to any community to participate





INCOME AND PURCHASE PRICE LIMITS

COUNTY NAME	INCOME LIMITS				PURCHASE PRICE LIMITS	
	Targeted 1 or 2 People	Non-Targeted 3 or More People	Targeted 1 or 2 People	Non-Targeted 3 or More People	Targeted	Non-Targeted
BOONE	NA	NA	\$81,800	\$94,070	NA	\$305,330
COOK	\$106,920	\$124,740	\$89,100	\$102,465	\$404,806	\$331,205
CHAMPAIGN	\$98,160	\$114,520	\$81,800	\$94,070	\$346,315	\$283,348
DEKALB	\$93,480	\$109,060	\$78,058	\$89,759	\$404,806	\$331,205
DUPAGE	NA	NA	\$89,100	\$102,465	NA	\$331,205
KANE	\$106,920	\$124,740	\$89,100	\$102,465	\$404,806	\$331,205
KENDALL	NA	NA	\$103,400	\$124,080	NA	\$338,823
LAKE	\$106,920	\$124,740	\$89,100	\$102,465	\$404,806	\$331,205
MADISON	\$98,160	\$114,520	\$81,800	\$94,070	\$346,315	\$283,348
McLEAN	\$105,960	\$123,620	\$88,300	\$101,545	\$346,315	\$283,348
ST. CLAIR	\$98,160	\$114,520	\$81,800	\$94,070	\$346,315	\$283,348
SANGAMON	\$98,160	\$114,520	\$81,800	\$94,070	\$346,315	\$283,348
WILL	\$106,920	\$124,740	\$89,100	\$102,465	\$404,806	\$331,205
WINNEBAGO	\$98,160	\$114,520	\$81,800	\$94,070	\$373,181	\$305,330
OTHER PROGRAM AREAS	\$98,160	\$114,520	\$81,800	\$94,070	\$346,315	\$283,348



Village of Plainfield



PARTICIPATING COMMUNITIES

City of Aurora
 Village of Bartonville
 City of Belleville
 City of Belvidere
 Village of Bridgeview
 City of Champaign
 City of Charleston
 City of Collinsville
 City of Crest Hill
 Village of Creve Coeur
 City of Decatur
 City of East Moline
 City of East Peoria
 City of Edwardsville
 Village of Godfrey
 City of Joliet

Village of Justice
 City of LaSalle
 City of Lockport
 City of Loves Park
 Village of Machesney Park
 Village of Marquette Heights
 City of Mattoon
 Village of Mendota
 Village of Minooka
 Village of Montgomery
 City of Naperville
 Town of Normal
 City of Pekin
 City of Peoria
 Village of Peoria Heights
 City of Peru

City of Princeton
 City of Rochelle
 City of Rockford
 Village of Rockton
 Village of Romeoville
 City of Schaumburg
 Village of Shorewood
 City of South Beloit
 City of Springfield
 City of Urbana
 City of Washington
 City of Wood River
 Village of Yorkville

County of Boone
 County of Champaign
 County of Coles
 County of Cook
 County of DeKalb
 County of Kankakee
 County of Kendall
 County of Lake
 County of Macon
 County of Madison
 County of McLean
 County of Ogle
 County of Peoria
 County of Rock Island
 County of Tazewell
 County of Winnebago



Village Board
7/6/2020

Item: Ordinance - 25 mph speed limits - Olive St between Douglas and Windsor; and Brittany Dr between Arlington Heights Rd and Highland

Department: Engineering/PW/Legal

The Police Department has recommended a 25 mph speed limit for East Olive St between N Douglas Ave and N Windsor Dr for consistency as there is an existing 25 mph speed limit in place on East Olive St from Arlington Heights Rd to Douglas Ave and on East Olive St between Windsor Dr and Rand Rd.

In addition, a 25 mph speed limit is recommended on East Brittany Dr between N Arlington Heights Rd and N Highland Ave and West Brittany Dr between N Dunton Ave and N Highland Ave. The results of a speed study show the average speeds were high for a residential street. Taking into consideration the proximity of an elementary school, a 25 mph speed limit is warranted.

RECOMMENDATION

It is recommended that the attached Ordinance Establishing a 25 mph Speed Limit on East Olive Street between N Douglas Ave and N Windsor Dr and on East Brittany Drive between N Arlington Heights Rd and N Highland Ave and on West Brittany Drive between N Dunton Ave and N Highland Ave be approved.

ATTACHMENTS:

Description	Type
25 mph speed limit - E Olive St and E and W Brittany Dr	Ordinance

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

WHEREAS, it is the desire of the President and Board of Trustees to limit the speed of traffic on portions of East Olive Street and East and West Brittany Drive as hereinafter set forth,

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

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

**EAST OLIVE STREET BETWEEN NORTH DOUGLAS AVENUE AND
NORTH WINDSOR DRIVE**

**EAST BRITTANY DRIVE BETWEEN NORTH ARLINGTON HEIGHTS
ROAD AND NORTH DUNTON AVENUE**

**WEST BRITTANY DRIVE BETWEEN NORTH DUNTON AVENUE AND
NORTH HIGHLAND AVENUE**

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

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

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

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

AYES:

NAYS:

PASSED AND APPROVED this 6th day of July, 2020.

ATTEST:

Village President

Village Clerk

TRAFFICREGS:25 mph speed limit 22



**Village Board
7/6/2020**

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

Department: Engineering/PW/Legal

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

STREET STOPPING STREET BEING STOPPED FOR

Vail Avenue Magnolia Street
Evergreen Avenue Magnolia Street
Walnut Avenue Cypress Street
Cypress Street Mitchell Avenue
Chestnut Avenue Cypress Street
Vail Avenue Cypress Street

RECOMMENDATION

It is recommended that the attached Ordinance Designating Two-Way Stop Streets at certain intersections in the Heritage Park neighborhood be approved.

ATTACHMENTS:

Description	Type
2-way Stop Streets - Heritage Park	Ordinance

AN ORDINANCE DESIGNATING
TWO-WAY STOP STREETS

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

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

TWO-WAY STOPS: Vail Avenue to stop for Magnolia Street
Evergreen Avenue to stop for Magnolia Street
Walnut Avenue to stop for Cypress Street
Cypress Street to stop for Mitchell Avenue
Chestnut Avenue to stop for Cypress Street
Vail Avenue to stop for Cypress Street

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

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

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

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

AYES:

NAYS:

PASSED AND APPROVED this 6th day of July, 2020.

Village President

ATTEST:

Village Clerk



**Village Board
7/6/2020**

Item: Paragon Mechanical - 2400 S. Arlington Heights Rd. - PC#20-004

Department: Planning & Community Development Department

Requested Action

1. Rezoning from R-1, One-family Dwelling District and B-3, General Service, Wholesale, and Motor Vehicle District, to the B-2, General Business District.
2. Land Use Variation to allow a Contractor Shop in the B-2 District.

Variations Required

1. Chapter 28, Section 5.1-11, to allow an area of B-2 Zoning that is approximately 2.36 acres where a minimum of 4 acres is required.
2. Chapter 28, Section 6.12-1(2), to waive the requirement for a traffic and parking study by a certified traffic engineer.

Recommendation

A public hearing was held by the Plan Commission on May 13, 2020 where Commissioner Cherwin moved and Commissioner Drost seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#20-004, a Rezoning from the R-1 One-Family Dwelling District and B-3 General Service, Wholesale, and Motor Vehicle District into the B-2 General Business District; a Land Use Variation to allow a contractor shop within the B-2 Zoning District; and the following variations:

1. Chapter 28, Section 5.1-11, to allow an area of B-2 Zoning that is approximately 2.36 acres where a minimum of 4 acres is required.
2. Chapter 28, Section 6.12-1(2), to waive the requirement for a traffic and parking study by a certified traffic engineer.

This recommendation shall be subject to the following conditions:

1. The Land Use Variation shall apply to Paragon Mechanical only.
2. Any contractor vehicle, which shall be defined as any contractor truck owned by the petitioner or employees of the petitioner (regardless of the presence of signage) or any passenger vehicle with contractor signage, be prohibited from parking at the front of the site. Such vehicles, whether during the day or overnight, shall only park behind the building so as to not be visible from Arlington Heights Road or shall be parked within one of the interior parking spaces.
3. The petitioner shall be required to implement the phased landscape plan prepared by the Village of Arlington Heights and dated 5-8-2020. Phase one landscape improvements shall be completed no later than September 30, 2020, and Phase two landscape improvements shall be completed no later than September 30, 2022.
4. The petitioner shall install a code compliant dumpster enclosure, or alternatively, the salt dome can be used as the dumpster enclosure, provided that the dumpster is not visible from Arlington Heights Road.
5. Outdoor storage of materials shall be prohibited.
6. The following signage restrictions shall apply:
 - a. No ground signage shall be allowed along the on-ramp frontage or tollway frontage. The ground sign along the Arlington Heights Road frontage shall be a monument style ground sign, to be no taller than six feet in height.
 - b. No wall signage shall be allowed on the accessory structures located on the subject property.
7. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

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

The vote was 6 - 3 in favor.

ATTACHMENTS:

Description

Staff Report
PC Minutes 5/13/20
Aerial
Project Narrative
Paragon Truck Parking

Type

Board or Commission Report
Minutes
Exhibits
Correspondence
Exhibits

Paragon Property Maintenance	Exhibits
Justification for Variation Approval	Correspondence
Site Plan	Exhibits
Conceptual Rendering - Phase 2	Exhibits
Phased Landscape Plan - Petitioner Proposal	Exhibits
Phased Landscape Plan - Village Proposal	Exhibits
Floor Plan	Exhibits
Department Comments - Round 1	Correspondence
Department Comments - Round 1 - Petitioner Response	Correspondence
Department Comments - Round 2	Correspondence
Department Comments - Round 2 - Petitioner Response	Correspondence
Department Comments - Round 3	Correspondence
Department Comments - Round 3 - Petitioner Response	Correspondence
PC Timeline Tracker	Exhibits



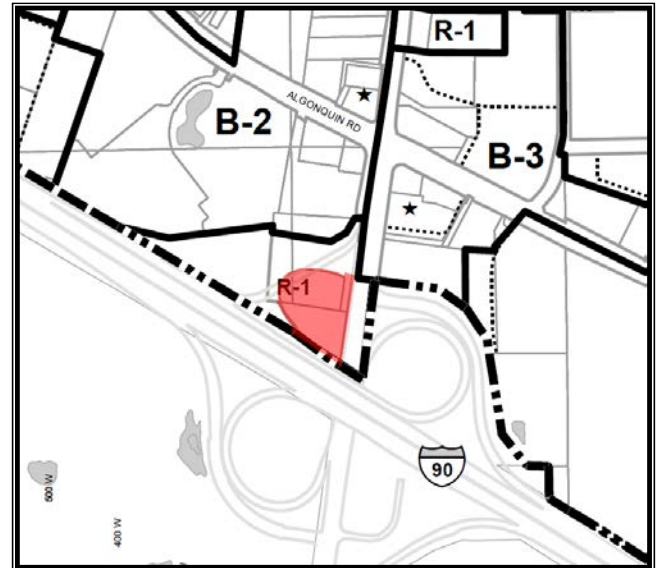
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Project Number: PC #20-004
Project Title: Paragon Mechanical LUV
Address: 2400 S. Arlington Heights Rd.
PIN: 08-16-400-033, 08-16-400-035

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: May 13, 2020
Date Prepared: May 8, 2020

Petitioner: Kevin Polka
 Paragon Mechanical, Inc.
Address: 2400 S. Arlington Heights Road
 Arlington Heights, IL 60005

Existing Zoning: R-1: One-Family Dwelling District
 and B-3: General Service, Wholesale and Motor
 Vehicle District
Comprehensive Plan: Open Space



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-1, One Family Dwelling District	Detention Area, Highway On-ramp	Open Space
South	- Elk Grove Village -		
East	- Unincorporated Cook County -		
West	R-1, One Family Dwelling District	Detention Area, Highway On-ramp	Open Space

Requested Action:

1. Rezoning from R-1, One-family Dwelling District and B-3, General Service, Wholesale, and Motor Vehicle District, to the B-2, General Business District.
2. Land Use Variation to allow a Contractor Shop in the B-2 District.

Variations Required:

1. Chapter 28, Section 5.1-11, to allow an area of B-2 Zoning that is approximately 2.36 acres where a minimum of 4 acres is required.
2. Chapter 28, Section 6.12-1(2), to waive the requirement for a traffic and parking study by a certified traffic engineer.

Project Background:

The subject property is 102,991 square feet in size (2.36 acres) and is the former home of the Elk Grove Township facility. The petitioner has purchased the entire site, which is occupied by a single-story building of approximately 13,417 square feet, as well as two auxiliary storage garages, a salt dome, and a children's bicycle safety/training area. Primary access to the site comes from a full access signalized intersection with Arlington Heights Road. There are 57 exterior parking spaces on the site and 13 interior spaces, for a site total of 70 parking spaces.

The petitioner would like to occupy the site with Paragon Mechanical, which is a mechanical contractor that services both residential and commercial clients. Paragon specializes in design services, installations, and repair services for systems such as tankless water heaters, geothermal systems, hybrid heating systems, solar systems, and smart products. Paragon received a Land Use Variation in 2010 to allow their business at 11 N. Arlington Heights Road, which is zoned B-2. Paragon Mechanical is a licensed and registered contractor with the Village of Arlington Heights Building Department.

Paragon's business plan consists of two phases. The first phase involves the establishment of their business on the subject property, where they propose to occupy the current site as is. Use of the site during this phase would consist of approximately 2,886 square feet of office space where they would manage their day-to-day functions (accounting, scheduling, sales), 2,006 square feet of training space which would be used to train Paragon installers and technicians on new equipment and installation/repair techniques, and 5,150 square feet of storage space for vehicles and miscellaneous materials (thermostats, smoke detectors, igniters, flame sensors, etc.). Hours of operation would be between 7:00am and 5:00pm and there would be six office employees working out of the site, as well as nine technicians and installers that work out in the field and only come to the site as needed (grand total of 15 employees). The remaining portion (25%) of the building would be left vacant while the petitioner finalizes details for Phase 2 of their business plan.

Paragon currently owns one "runner" van and eight work trucks; the van and one of the trucks would be stored permanently onsite at the rear of the property and behind the building so as not to be visible from Arlington Heights Road. The remaining vehicles go home with the technicians at the end of the day and are not stored on the subject property overnight. Technician trucks would occasionally access and park at the site during the day for miscellaneous purposes (material pick-up, meetings, etc.), but day-to-day operations are designed to where products are delivered directly to a job site and technicians drive from their home to each job site without being required to stop at the subject property. The petitioner has stated that the van may also be stored within one of the garages, and that if technicians need to access the site, they will be required to park at the rear of the building so as not to be visible from Arlington Heights Road. Paragon does not own any heavy machinery or equipment.

Phase 2 entails a multi-use redevelopment of the site. Approximately one-third of the site would be occupied by commercial uses (e.g. general office space, coffee shop, etc.), and the remaining two-thirds of the site would be redeveloped as Paragon's "in-home Smart Hub" which would provide hands-on assistance to customers in choosing the right products for their home or business. The "Hub" would have an array of products and systems installed and fully-operational for both residential and commercial customers to view and experience to help them make a well-informed decision before purchasing or scheduling an installation. Ultimately, Paragon would like to expand to satellite locations throughout the Chicagoland suburbs, all of which would report back to the "Hub" location on the subject property. The training center may expand to offer training for individuals outside of the Paragon organization. Buildout of the Arlington Heights "Hub" and accompanying commercial uses would take place approximately two years after occupancy of the site.

Final details on the future Phase 2 redevelopment have yet to be determined, although it would involve a substantial remodel or demolition of the existing building, as well as exterior site alterations. The petitioner has submitted concept renderings showing how Phase 2 may look when completed.

Conceptual Plan Review Committee

On June 27, 2018, the petitioner appeared before the Conceptual Plan Review Committee (CPRC). Overall, the CPRC expressed some concerns with use of the site as a contractor shop, but were supportive of the future Phase 2 development concept, which at that time did not contemplate any commercial uses and would have been only for the Paragon “Smart Hub”. The CPRC encouraged the petitioner to work with staff to address the impact of contractor vehicle storage, and some CPRC members questioned whether this was an appropriate land use at this location. The minutes of this meeting are included within the Plan Commission packet.

Ongoing Code Enforcement

In February of 2018, Village staff observed Paragon trucks being stored on the property and parked at the front of the site along Arlington Heights Road. Contractor vehicles were observed again in April and July of 2018, and around July of 2018, staff made contact with Paragon to inform them that Paragon vehicle storage on the subject property was not allowed. Historical Google Streetview images show this parking continuing to occur in September, October, and November of 2018.

In July of 2019, Village staff documented Paragon trucks still being parked on the subject property, and it was observed that the previously approved location of Paragon Mechanical (11 N. Arlington Heights Rd.) had been vacated, and Paragon’s website now advertised that they were located at the subject property (2400 S. Arlington Heights Road). Occupancy of the subject property without proper zoning approval is a violation of the Zoning Code. In August of 2019, the Village reached out to Paragon on two separate occasions to inform the petitioner that occupancy of the site was not allowed. Through the remainder of 2019, Paragon continued to illegally occupy the subject property without pursuing the necessary zoning approvals. In February of 2020, the required Plan Commission application was received. Staff has not observed the parking of contractor vehicles at the front of the site along Arlington Heights Road since this application has been received.

Zoning and Comprehensive Plan

The subject property is currently zoned R-1, One-Family Dwelling District, with a portion on the northern side of the property zoned B-3, General Service, Wholesale, and Motor Vehicle District. The Comprehensive Plan designates this property as “Open Space”. The petitioner has requested that the property be re-zoned into the B-2, General Business District, and staff is supportive of this rezoning; the B-2 District allows for a wide range of commercial land uses, and given the surrounding land uses and the subject property’s location along a major arterial thoroughfare, the B-2 District is appropriate for this location.

The minimum allowable size for any portion of B-2 zoning is four acres, and upon rezoning of the subject property into the B-2 District, it would create a B-2 zoned area of approximately 2.36 acres. Therefore, the following variation is required:

- **Chapter 28, Section 5.1-11, to allow an area of B-2 Zoning that is approximately 2.36 acres where a minimum of four acres is required.**

Staff supports this variation as the proposed B-2 zoning will allow a range of uses that are generally compatible with existing uses within the area, and the B-2 zoning will not alter the essential character of the locality given that there is a large area of existing B-2 zoned land approximately 200 feet to the north of the subject property.

The proposed use of the property falls under the definition of a “Contractor Shop”, which is *“An establishment used for conducting administrative, clerical and general office (business) affairs, indoor repair, maintenance and/or storage of a contractor’s vehicles, equipment and materials, and may include the contractor’s business office and may include a design showroom”*. Contractor Shops are not a permitted use within the B-2 Zoning District, and therefore a Land Use Variation is required.

In order to demonstrate conformance with the standards of approval for a Land Use Variation, the petitioner has provided a written justification addressing the hardship criteria, which response has been included in the packet provided to the Plan Commission. The approval criteria is included below, for reference:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

Based on an analysis of these standards, the Staff Development Committee (SDC) does not believe that a contractor shop, which is a quasi-industrial/service related use, is compatible with the existing land uses of nearby property. Furthermore, the SDC finds that introducing the proposed use at this location would alter the essential character of the locality. To the north of the subject property there are multiple office buildings, a retail business (Guitar Center), a restaurant (Denny’s), a gas station, a bank (currently vacant), and a general retail building (currently vacant). To the south is the tollway and forest preserve. The east and west is occupied by tollway onramps, office buildings, and a hotel (Doubletree). A contractor shop does not fit with the pattern of development in the area, and the exterior storage of contractor trucks will be unsightly and a detriment to surrounding properties. Although trucks parked at the rear of the site would not be visible from Arlington Heights Road, they would be visible from both the Tollway and onramp.

Furthermore, relative to the spirit and intent of the zoning code, Section 2.14 states that one of the intents of the code is to “provide for the gradual elimination of non-conforming uses of land, buildings and structures which are adversely affecting the character and value of desirable development in each district.” The proposed use would replace the Elk Grove Township maintenance/office use and would establish a similar use that would have comparable adverse effects on the character of this area.

Finally, the SDC does not believe that the variance requested is the minimum variance necessary to allow for reasonable use of the property. There are a wide range of uses allowed within the B-2 District that would allow reasonable use of the property, and the property has not been vacant for any significant period of time. The approval of a Land Use Variation to allow a contractor shop on the subject property is a substantial departure from the permitted uses within the B-2 District, beyond what is necessary to allow for reasonable use of the property.

For these reasons, staff finds that the necessary criteria for Land Use Variation approval have not been met.

South Arlington Heights Road Corridor Plan:

In May of 2018, the Village adopted the South Arlington Heights Corridor Plan, which outlined the Village's vision and strategies for improvement to this important gateway into the Village. The subject property was specifically mentioned in the plan, which outlined that the site was suitable for commercial uses. The proposed contractor shop is not compatible with the commercial land use designation within the plan. Additionally, due to the location of the property at the southern edge of the corridor and as the first property within Arlington Heights that visitors will see as they exit the tollway or travel northbound on Arlington Heights Road, the plan identified the site as an important opportunity to enhance the appearance of the southernmost portion of the corridor. Staff does not believe that a contractor shop will help to realize the goals of the South Arlington Heights Corridor Plan. In addition, in their 2020-2021 Strategic Priorities, the Village Board has identified a need to improve the gateways into the Village, and the Staff Development Committee does not believe the proposed contractor shop represents an improvement to this major gateway.

Building, Site, Landscaping:

The petitioner is not proposing any site alterations during Phase 1 of their plans. Since Phase 2 is only a concept, detailed plans have not yet been prepared and submitted for review. Should the requested Land Use Variation be approved, any future site modifications would require an amendment to the Land Use Variation (i.e. Plan Commission and Village Board approval would be required for phase 2).

While the property contains a large area of greenspace on the northern side, which includes several mature trees within the children's bicycle safety area, the parking lot doesn't not conform to current landscape code requirements. Specifically, there are no landscape islands with shade trees and no 3-foot tall perimeter parking lot landscape screen. There is also no dumpster enclosure on the site. Should the Plan Commission find that the Land Use Variation meets the necessary criteria for approval, updating the parking lot to conform to current landscape code requirements can help to mitigate the impacts of this use and beautify the South Arlington Heights Road corridor. Given the petitioners desire for future redevelopment, staff is amendable to a phased approach towards landscape installation, with the first phase including parking lot islands with shade trees and perimeter parking lot landscaping along Arlington Heights Road, and the second phase including parking lot islands with shade trees at the rear of the site. The first phase would be installed no later than September 30, 2020, and the second phase to be installed no later than September 30, 2022. The petitioner has proposed an alternative phased landscape plan, which does not fully comply with code and has longer the deadlines for implementation.

Traffic and Parking:

The petitioner is required to provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, parking, and impacts to public streets. However, the petitioner has requested the following variation:

- **Chapter 28, Section 6.12-1(2), to waive the requirement for a traffic and parking study by a certified traffic engineer.**

The petitioner has provided written justification in support of this variation, and staff concurs that the necessary criteria for approval of this variation have been met. Given the characteristics of Paragon's business operations, where technicians keep their contractor trucks at their personal residence and are mostly dispatched directly from their home to a jobsite, and given the low amount office staff working out of the facility, in combination with the low expected volume of walk in customers (one per month), the traffic

impact of this use will be minimal. Furthermore, the site contains a surplus of parking spaces relative to expected parking demand and code requirements. Staff is supportive of this variation.

Relative to parking requirements, the petitioner has a surplus of parking on site. With the removal of parking spaces to accommodate for landscape islands, the site would still comply with code requirements. Detailed parking calculations are shown below.

Table I: Parking Calculations

	Square Area / # of Vehicles	Occupancy/Employees	Parking Ratio	Parking Required
Office Area	2,886	N/A	1 space / 300 sq. ft.	9.6
Office Area - Vacant (Phase II)	3,386	N/A	1 space / 300 sq. ft.	11.3
Storage/Vehicle Garage Area	5,150	9	1 space / 2 employees	4.5
Training Center	2,006	100	Place of Assembly (30% of Occupancy)**	30.1
Vehicles	2 vehicles		1 space / vehicle	2
Total Required				57
Total Provided				70*
Surplus / (Deficit)				13 spaces

* Includes 13 interior spaces (6 in rear accessory structures, 6 in principal structure, 1 within Salt Dome)

** Classified as "Classroom" per Building Code - 1 occupant per 20 sq. ft.

RECOMMENDATION

The Staff Development Committee has reviewed the petition to rezone the subject property from the R-1, One-family Dwelling District and the B-3, General Service, Wholesale, and Motor Vehicle District, into the B-2, General Business District, the requested Land Use Variation to allow a Contractor Shop in the B-2 District, and the following variations:

- **Chapter 28, Section 5.1-11, to allow an area of B-2 Zoning that is approximately 2.36 acres where a minimum of 4 acres is required.**
- **Chapter 28, Section 6.12-1(2), to waive the requirement for a traffic and parking study by a certified traffic engineer.**

The Staff Development Committee recommends **APPROVAL** of the rezoning, and approval of the variation to the zoning district size and variation to waive a traffic and parking study. However, the SDC recommends **DENIAL** of the Land Use Variation to allow a contractor shop within the B-2 District for the following reasons:

1. The proposed Land Use Variation is not consistent with the criteria for land use variation approval. Specifically, a contractor shop is not compatible with the existing uses and zoning of nearby properties and would alter the essential character of the locality.
2. The proposed Land Use Variation is not in harmony with the spirit and intent of the Zoning Code. Specifically, a contractor shop would not provide for the gradual elimination of non-conforming uses of land which adversely affect the character of the area.

3. The proposed Land Use Variation is not the minimum necessary variation to allow for reasonable use of the site. The variation is a substantial departure from the permitted uses as would be allowed within the B-2 District, and the property has not sat vacant for any substantial period of time.
4. The proposed land use variation is not compatible with the South Arlington Heights Corridor Plan in that that plan calls for commercial uses on the subject property, and the proposed contractor shop does not comply with this recommended land use. Additionally, outdoor storage of work vehicles will not enhance the appearance of the corridor.

However, should the Plan Commission believe that the necessary criteria for Land Use Variation approval have been met, the following conditions of approval would minimize the impacts of the proposed use on the subject property:

1. Any contractor vehicle, which shall be defined as any contractor truck owned by the petitioner or employees of the petitioner (regardless of the presence of signage) or any passenger vehicle with contractor signage, be prohibited from parking at the front of the site. Such vehicles, whether during the day or overnight, shall only park behind the building so as to not be visible from Arlington Heights Road or shall be parked within one of the interior parking spaces.
2. The petitioner shall be required to implement the phased landscape plan prepared by the Village of Arlington Heights and dated 5-8-2020. Phase one landscape improvements shall be completed no later than September 30, 2020, and phase two landscape improvements shall be completed no later than September 30, 2022.
3. The petitioner shall install a code compliant dumpster enclosure, or alternatively, the salt dome can be used as the dumpster enclosure, provided that the dumpster is not visible from Arlington Heights Road.
4. Outdoor storage of materials shall be prohibited.
5. The following signage restrictions shall apply:
 - a. No ground signage shall be allowed along the onramp frontage or tollway frontage. The ground sign along the Arlington Heights Road frontage shall be a monument style ground sign, to be no taller than six feet in height.
 - b. No wall signage shall be allowed on the accessory structures located on the subject property.
6. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

May 8, 2020

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

APPROVED

PLAN

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

COMMISSION

RE: PARAGON MECHANICAL - 2400 SOUTH ARLINGTON HEIGHTS ROAD - PC#
20-004
LAND USE VARIATION, REZONING

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Virtual Plan Commission Meeting taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, Arlington Heights, Illinois on the
13th day of May, 2020 at the hour of 7:30 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Development Planner
JAKE SCHMIDT, Assistant Planner

APPROVED

CHAIRMAN ENNES: Hi, everybody. So, I'll call this meeting to order, our first virtual meeting of the Plan Commission. It's been a long time since we've met. I'm going to ask us to do the Pledge of Allegiance, but we can all stay seated.

(Pledge of allegiance recited.)

CHAIRMAN ENNES: Okay, so Sam, would you please call the roll?

MR. HUBBARD: Yes. Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Here.

MR. HUBBARD: Commissioner Drost. Commissioner Drost, I see you, but you're on mute. If you press and hold the spacebar, you'll get off mute temporarily. While you press it, there you go. You've got to hold the spacebar down while you're talking.

COMMISSIONER DROST: Okay, got it. Thank you.

MR. HUBBARD: All right, present and accounted for. Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Here.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Present.

So, good to see where everybody's sitting and working from, quite a wide variety of places.

This evening, we are going to hear two petitions. Before we get going on those, I would like a motion to approve the minutes from our last two meetings which were sometime ago, February 26th, the 710 North Dunton Avenue Lot Consolidation, and Shirley Ryan Ability Lab.

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

COMMISSIONER JENSEN: I'll second.

CHAIRMAN ENNES: Who was the second?

COMMISSIONER JENSEN: Lynn Jensen.

CHAIRMAN ENNES: Okay, and all in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Do we need to take a roll on these, Sam?

MR. HUBBARD: No, I think I mentioned --

CHAIRMAN ENNES: Just so you know it.

MR. HUBBARD: If we could just make it clear --

COMMISSIONER DROST: I wasn't there.

MR. HUBBARD: If anyone wasn't there, please let me know.

APPROVED

Then once we're through with this, I'd just like to go over a few best practices for the evening's meeting so that we're all on the same page.

CHAIRMAN ENNES: Okay.

MR. HUBBARD: So, did anyone not vote for approval of the minutes?

CHAIRMAN ENNES: I did not because I was not there, Chairman Ennes.

MR. HUBBARD: Okay, one non-vote for Ennes. Thank you.

COMMISSIONER DROST: And Drost.

MR. HUBBARD: And Drost, okay. All right, so that's seven in favor and two not voting.

All right, so I just want to welcome everyone to our meeting this evening on May 13th. It's going to work a little bit different this evening compared to our standard format since we're doing virtual hearing over Zoom.

So, the way this is going to work this evening is Staff will begin with an overview of the project and the Staff report and presentation. Then the Petitioner will be able to provide additional commentary and responses to Staff's questions. Then the Plan Commissioners can deliver their initial comments and questions. Then we'll open it up to the public.

If any public is in attendance and watching over a computer over Zoom, when we get to the public attendance comment section, if you have a comment, please raise your hand in Zoom. That way I'll see that you want to make a comment. Or if you dialed in over a phone, please dial *9, and then you'll be added to the queue to speak on this petition. Once all public commentary has been received, we'll close the public hearing and then we'll go into final deliberations on the project.

It's really important if you're not speaking, if you can always keep it muted on Zoom. Any type of movement of paper or shuffling of things in your office or typing on the keyboard will automatically have the camera go to you even if you're not the one speaking. So, I can strongly, strongly encourage people to keep themselves on mute unless they have something to say. If you're watching this and participating over a computer, if you press and hold the spacebar, it will automatically unmute you while you're holding the spacebar and you can make your comment. Then after you're done, you can let go of the spacebar and you'll automatically be put on mute again. Otherwise, you'll just have to click the mute and unmute function on Zoom.

If I lose my connection this evening, please just stay here. You can all stay in the meeting until I am able to reconnect. Or if you lose your connection, then you can just reconnect using the same login and password as you did the first time.

That being said, we're ready to start the new business, Terry.

CHAIRMAN ENNES: Okay, I have one comment to make before we start with the hearing on Paragon, and that is that Mr. Polka, I have known him for sometime. We have been a, he is a client of the firm that I owned until February. I'm no longer an owner of that firm. I'm kind of retiring. So, I have discussed this with a couple of people within the Village and they felt that there wasn't a conflict on this property. I am familiar with it. So, you know, in the spirit of being open, I just want to make you aware of that.

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So, for this hearing, I would like to start. Sam, you said you're going to start with your report first?

MR. HUBBARD: Yes, absolutely. I would make a -- I would note that all public notices on this project have been given. Once I give my report, you can ask if the Staff, if the Petitioner has read the Staff report and you can swear them in. Then we can proceed in that regard. So, let me jump into the presentation here. Hold on.

CHAIRMAN ENNES: Okay.

MR. HUBBARD: All right, can everyone see the presentation?
(Chorus of yeses.)

MR. HUBBARD: All right, so the subject of the hearing this evening is 2400 South Arlington Heights Road. The property is currently zoned R-1. It's a One-Family Dwelling District with a portion on the northern side of the site zoned in the B-3 General Service, Wholesale and Motor Vehicle District. The Petitioner has requested a rezoning from the two districts into the B-2 General Business District, and Staff is supportive of this rezoning. The B-2 District allows for a wide range of commercial land uses, and given the surrounding land uses and the subject property's location along a major arterial thoroughfare, we believe that the B-2 District is appropriate for this location.

The variations that are also requested this evening, one of them relates to this rezoning, and that's because the minimum allowable size in the B-2 District is four acres. Upon examining the subject property, it would only be a portion of B-2 area that's 2.36 acres, and therefore, a variation is required. Staff is supportive of this requested variation. We believe that the B-2 District will allow a range of uses that's generally compatible with the existing uses within the area, and the B-2 Zoning will not alter the essential character of the locality. There is a large area of existing B-2 zoned land, approximately 200 feet to the north of the subject property.

The Petitioner is proposing to occupy the land with Paragon Mechanical which is a mechanical work contractor that services both residential and commercial clients. Per their website, they specialize in heating and cooling and domestic hot water, and they offer installation and replacement, repair and general maintenance of these types of systems. They did receive a land use variation in 2010 to allow their business at 11 North Arlington Heights Road which is zoned B-2 as well.

Paragon is a licensed and registered contractor with the Village of Arlington Heights Building Department, and the use is defined as a contractor shop per our zoning code which states that any establishment used for conducting administrative, clerical, and general business affairs, indoor maintenance, indoor storage of contractor vehicles, equipment and materials, and may include a contractor's business office and also a design showroom. That's what a contractor shop is per our code and the Petitioner's business fits that classification.

This type of use is not allowed in the B-2 District and, therefore, a land use variation is required, and I'll get into the details of that later on in the presentation. Additionally, a variation is required to waive the requirement for a traffic and parking study by a certified traffic engineer, and I'll get into that as well later.

So, here's an aerial of the subject property. It's two and a third acres in size and it's the former home of the Elk Grove Township facility. The Petitioner has purchased the entire site which is occupied by a single-story building

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about 13,000 square feet, as well as two auxiliary storage garages, a salt dome, and a children bicycle safety area. The Petitioner has been occupying this building since as early as July 2019.

Primary access to the site comes from a full access signalized intersection with Arlington Heights Road, and the site has street frontage and visibility on all three sides; to the east along Arlington Heights Road, to the north and northwest on the on-ramp, and to the south and southwest on the I-90 tollway. This site has excellent vehicular access with the traffic signal and has great visibility from its frontage. There are approximately 57 exterior parking spaces on the site and 13 interior spaces for a total of 70 parking spaces on the site.

Here's the site plan. Paragon's business plan consists of two phases. The first phase involves the establishment of their business on the subject property where they'd like to occupy the site as is. This slide shows the existing conditions on the site. Hours of operation for Paragon would be 7:00 a.m. to 5:00 p.m., and there would be six office employees working out of the site as well as nine technicians and installers that work out of their vehicle and only come to the site as needed. So, that's a grand total of 15 employees. Again, there are 57 exterior spaces and 13 interior spaces, so 70 spaces for 15 employees.

Paragon currently owns one runner van and eight work trucks. The van and one of the trucks would be permanently stored on site at the rear of the property behind the building so it's not going to be visible from Arlington Heights Road. The remaining vehicles go home with the technicians at the end of the day and are not stored on the subject property overnight. Technician trucks would occasionally access and park at this site during the day for miscellaneous purposes such as material pickup or meetings, but day-to-day operations are designed where the products are delivered directly to a job site, the technicians drive from their home to each job site without being required to stop at the subject property.

The Petitioner has stated that the van may also be stored within one of the garages, and then if technicians need to access the site during the day, they will be required to park at the rear of the building so as not to be visible from Arlington Heights Road. Paragon does not own any heavy machinery or equipment.

This is the floor plan showing the site. During phase one, they would occupy approximately 2,800 square feet of office space where they would manage their day-to-day functions like accounting, scheduling and sales; and then about 2,000 square feet of training space used to train their installers and technicians on new equipment, installation or repair techniques; and then about 5,000 square feet of storage space for vehicles and miscellaneous materials like thermostats, smoke detectors, igniters, flame sensors, et cetera. The remaining portion of the building, about 25 percent, would be left vacant while the Petitioner finalizes details for phase two of their business plan.

Phase two entails a multi-use redevelopment of the site. This is a conceptual rendering showing the potential future redevelopment of the site. In this phase two redevelopment, approximately one-third of the site would be occupied by commercial uses like, you know, either an office or a small coffee shop or something along those lines. Then the remaining two-thirds of the site would be redeveloped as Paragon's in-home smart hub which would provide hands-on assistance to customers in choosing the right products for their home or business. The hub would have an array

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of products and systems installed and fully operational for both residential and commercial customers to view and experience to help them make a well-informed decision before purchasing or scheduling an installation.

Ultimately, Paragon would like to expand to satellite locations throughout the Chicagoland suburbs, all of which would report back to the hub location on the subject property. The training center may expand in phase two to offer training for individuals outside of the Paragon organization. Build-out of this Arlington Heights hub and accompanying commercial uses would take place approximately two years after occupancy of the site. Final details on the future of phase two redevelopment have yet to be determined, although it would involve a substantial remodel or demolition of the existing building as well as significant exterior site alterations. This is just a concept at this point. If and when this moves forward, it would require special zoning consideration through the Plan Commission, you know, regardless of whether or not the land use variation is approved this evening.

Relative to parking, any land use variation or rezoning that's greater than 5,000 square feet and located on a major arterial which is Arlington Heights Road, is required to provide a traffic and parking study by a certified traffic engineer. The Petitioner has requested a variation to waive this requirement and provided written justification in support of that variation. Staff concurs that the necessary criteria for approval of this variation have been met. Given the characteristics of Paragon's business operations where technicians keep their contractor trucks at their personal residences and are dispatched directly from their home to a job site and only occasionally access the site, plus the low amount of office staff that would be working out of the facility in combination with the low expected volume of walk-in customers, Staff believes that the traffic impact from this use would be minimal. We would note that the site contains a surplus parking relative to requirements and expected parking demand. So, we're supportive of this variation.

In June of 2018, the Petitioner appeared before the Conceptual Plan Review Committee for review of this project. Overall, I would say that the Conceptual Plan Review Committee expressed some concerns with the use of the site as a contractor shop, but they were supportive of the future phase two development concept. At that time, the future phase two development concept did not contemplate any commercial uses; it would have just been for the Paragon smart hub. The Conceptual Plan Review Committee encouraged the Petitioner to work with Staff to address the impact of contractor vehicle storage, and there were some members that questioned whether this was an appropriate land use at this location.

So, Staff's first knowledge of Paragon on the subject property came in February of 2018 when we observed Paragon trucks being stored on their property and parked at the front of the site along Arlington Heights Road. Contractor vehicles were observed again in April and July of 2018. Then, around July of 2018, the Village made contact with Paragon to inform them that vehicle storage on the property was not allowed. Historical Google street view images showed the parking continuing to occur in September, October and November of 2018. In July of 2019, Village Staff observed Paragon trucks still being parked on the subject property, and it was discovered that Paragon had vacated their previously approved location on North Arlington Heights Road and their website now advertised that they were located at the subject property, 2400 South Arlington Heights Road.

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Occupancy of the subject property without proper zoning approval is a violation of the zoning code. So, in August of 2019, the Village reached out to Paragon on two separate occasions to inform the Petitioner that occupancy onsite was not allowed. Through the remainder of 2019, Paragon continued to illegally occupy the site without pursuing the necessary zoning approvals until February of this year when they did submit a Plan Commission application. I would note that Staff has not observed contractor vehicle parking at the front of the site along Arlington Heights Road since this application has been received.

So, for any land use variation to be approved, it has to meet certain criteria as outlined in zoning code. On the screen, you can see that criteria. Based on an analysis of these standards, the Staff Development Committee does not believe that a contractor shop, which is a quasi-industrial/service-related use, is compatible with the existing land uses of nearby property. In reaching this finding, we considered the unique aspects of this use at this unique property.

The property has excellent visibility with roads on three sides. It also directly abuts a major interstate highway and is located along an entrance and exit to this highway. The property is also part of the South Arlington Heights Road Corridor, which is an overwhelmingly commercial corridor in nature. The site is a prominent gateway into the Village, and this property is specifically referenced within the South Arlington Heights Road Corridor Plan which outlines a vision for this site as being part of the commercial gateway into the Village.

Given the location and excellent site access, this property is ideal for commercial uses. I want to be clear; we don't take any issue with Paragon as a business. We've read some great online reviews about the work they do. We talked to people that can vouch for their knowledge and expertise in the mechanical contractor realm. We know they're also a philanthropic business. They give back to the community that they're part of. We think that Paragon is a great asset to Arlington Heights. We just don't believe that this is an appropriate site for their business.

So, relative to the first standard on this slide and the essential character of the area, Staff finds that a contractor shop does not fit with the pattern of development in the vicinity. It would alter the essential character of the locality.

Any exterior storage of contractor trucks would be unsightly and detrimental to the surrounding community, to the surrounding properties. Although trucks parked at the rear of the site would not be visible from Arlington Heights Road, they will be visible from both the tollway and on-ramp. Given the unique characteristics of the site, we found the proposed use to be incompatible with the existing land uses and zoning of nearby properties. Relative to the spirit and intent of the Zoning Code, Section 2.14 of the Zoning Code states that one of the intents of the code is to provide for the gradual elimination of non-conforming uses of land, buildings, and structures which are adversely affecting the character and value of desirable development in each district.

The South Arlington Heights Road Corridor Plan outlines a vision for the general uses that are desirable in this area. This plan was prepared with extensive community outreach and participation. It states that commercial uses on the site are appropriate. While it's true that this use would replace the Elk Grove Township maintenance and office facility, it's establishing a similar use that would have

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comparable adverse effects on the character of the area. Service-related uses on the site with excellent access located along a major commercial corridor directly off of an expressway interchange will detract from the commercial character of the area.

This is not a gradual elimination of a non-conforming land use because a non-conforming land use will still occur on the subject property. Land use variations run in perpetuity. So, no elimination of a non-conforming land use is occurring here. To put it another way, one non-conforming use has terminated and another non-conforming would be established with rights to continue in perpetuity.

Finally, the Staff Development Committee does not believe that the variance requested is the minimum variance necessary to allow for reasonable use of the property. There are a wide range of uses allowed in the B-2 District that would allow reasonable use to the property, and the property has not been vacant for any significant period of time. The approval of a land use variation to allow a contractor shop on the subject property is a substantial departure from the permitted uses within the B-2 District beyond what is necessary to allow for reasonable use of the property.

For these reasons, the Staff Development Committee does not believe the necessary criteria for land use variation approval have been met. I mean, look, we understand that Paragon is not your typical contractor shop. We acknowledge that they don't have a large fleet of vehicles being stored overnight on the site. There isn't a fleet of contractor trucks that arrive and depart every morning and come back every night as part of their typical operations. They don't do repair or assembly of equipment on site. The mechanical systems that they install are typically shipped directly to the job site for any minor assembly and subsequent installation.

So, we agree that the use as is currently proposed doesn't represent a massive leap in the wrong direction like a typical contractor shop might entail. However, as this business grows, the intensity of the use will only increase, and business operations may change to more resemble a typical contractor shop. Even at the extent proposed, it is still a step in the wrong direction relative to the vision laid out for this corridor. This location is a prominent gateway to the community that is prime for commercial uses. The 2020 to 2021 strategic priorities of the Village Board call for improvements to the gateways into the Village, and establishing this use at this location is going in the wrong direction. As such, Staff is not supportive of the request to land use variation.

CHAIRMAN ENNES: Sam, is that the end of your report?

MR. HUBBARD: So, in conclusion, we do believe that the criteria for the rezoning and the variations have been met. However, we do not believe that the criteria for land use variation approval to allow a contractor shop has been met, and we would recommend denial of that portion of the application. That does conclude my presentation.

CHAIRMAN ENNES: Thank you, Sam. Is there a motion to approve the Staff report? Maybe it would help if, when you make a motion or second, if you state your name.

COMMISSIONER DROST: Commissioner Drost, I make a motion to accept the report.

COMMISSIONER WARSKOW: Mary Jo, I'll second it.

CHAIRMAN ENNES: All in favor? Anyone opposed?

(Chorus of ayes.)

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CHAIRMAN ENNES: Was anyone opposed?

(No response.)

CHAIRMAN ENNES: Okay, so seeing approval of the Staff report, that would be entered into the record. We will go to the Petitioner's report.

Mr. Polka, I am going to swear you in at this time. If you could state your name and swear to tell the truth about the matters before you this evening?

(Witness sworn.)

CHAIRMAN ENNES: Okay, would you please provide us with your report? Let me also state, Mr. Polka, there are a number of conditions involved in your application or the petition. When you give us your report, would you discuss any with us what you disapprove of?

MR. POLKA: Absolutely. So, when you, and forgive me, even though I went through this in 2010, I'm a little rusty on the process. I was hoping that at some point I could talk to you just about the business and overall. I don't have a formal slide show. Sam did a great job, better than me. I have a report that I'm going to read off of a little bit. Is that okay? So, would that be the time now?

CHAIRMAN ENNES: That would be good. That's perfectly okay, and go ahead and tell us about your business if that's, you believe that's material.

MR. POLKA: So, I just wanted to say to Sam, I appreciate, he's put a lot of effort into this. Him and I have gone back and forth a lot. It's been a challenge for me to be doing this amongst many other things.

Before, I want to just explain to everybody here a little bit about me. I live in Arlington Heights. I have two great kids and a wife who also live in Arlington Heights. I came to Arlington Heights back in about 2009, or 2008. Then shortly after that, my business was in Mount Prospect; we brought it to Arlington Heights. As Sam mentioned, we had a very similar situation, but I like Arlington Heights. I like the community; I'm a part of it. I enjoy being here, and my kids like it, too.

But I want to, before getting into the business and the property, I really want to address something. I had the opportunity to talk with Mr. Perkins yesterday. I apologize, I didn't get a chance to inform Sam about that conversation. But though, Mr. Perkins, the Director, and I didn't get a lot of opportunities to talk about this project in detail. Sam and I did. We went through a lot of things. But just yesterday I had asked him what was, why was there so much resistance, and he made it clear that he was really concerned about the parking and the trucks, which I really didn't understand. Sam brought it up today and I really want to address that issue before I get into what I have already prepared.

What I think wasn't brought to light and never asked to me, and I'm going to present now and you can ask the Township of Elk Grove is that when we bought the building and the building was bought on an open bid process, anybody could have bought the building, but nobody was interested. It is a great site, but it's very, very unique. We were, it fits our needs well. Understand something, and Sam, I think you're not even privy to because it never came up except for with Mr. Perkins just yesterday, was that when I first acquired the property, the Township of Elk Grove requested that they lease it back from us. That was part of the purchase. They were expected to leave shortly, but unfortunately that process, their building that they moved

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into took longer than expected.

So, as Sam brought up and Perkins brought up, too, about the trucks being onsite, when we wrote the lease with a prominent lawyer from Arlington Heights representing us, and the Township and their lawyers, we specifically wrote in the lease that we would park the trucks in the front to get marketing. I legitimately didn't know anything was wrong with that. I thought it was just a good business move that while they're there, we could put the trucks in the front to get marketing value out of the purchase and the liabilities that we just took on. You know, and I told Mr. Perkins, please, you have no worries about the trucks moving forward. But once it was already in motion, we had nowhere to put them. It wasn't so easy because the Township was here and they had no -- it was a complicated situation because they had buses here. In the lease, we said move your buses. We just took over the spots where the buses were, where the dental truck was, and we didn't think there was any harm in that.

So, I just wanted to make that point as Sam brought up something that was true. We did have them here, but it was under unique circumstances. I'm sure we can get Mike Sweeney to testify to all those unique circumstances who was part of the building when it was the Township. But I wanted to thank Sam for all of the work that he's done, and Mr. Perkins for taking the time to call me late yesterday. I know he was probably wanting to get home; I appreciate that.

But I also, I want to take the chance to talk to you a little bit about who Paragon Mechanical is as that's I think really important in the decision here. You know, we went in, we did buy 10 years ago in 2010 a building that was on the market for a while. At that time, the same as since the beginning and the same now, our whole model of business is doing things a little uniquely. We specialize in the products that are secondary to most people. We do product, we install and service products like solar panels, condensing boilers, geothermal.

One thing people have always said to us, our customers have always said to us, because we do a lot more service than we do on the, let's say install side, which is probably normal just given how quickly you can service something versus how long it takes to install. But people have always said, wow, I wish I would have known about you and your business before we had this installed, because a lot of the times we go, someone wants a new condensing boiler and then realize that it's a little bit more unique. It's a little bit more complicated. It requires more attention to detail. The newer products require a different level of expertise, and we offer that to our customers. That's who we are. That's who we'll always be.

You know, yes, I understand we're in this classification of a contractor shop. We went through that back in 2010 with Matt where it's almost an identical situation. You know, Matt had wrote in his letter, Matt had wrote and I just want to verbatim it. He had said that even though they are a contractor shop, so although a contractor shop is not listed as a permitted use within the underlying zoning district which is B-2, keep in mind at that time we were at 11 North Arlington Heights Road, right down the street. So, we're at 2400 South, we were at 11 North. We were right next to the Village Hall. I don't know if you all know where that is, but it's right across the railroad tracks is where we were. That was a B-2. When we presented to the Village that we wanted to move our business in there, we explained to them at that time our model, our business. It's very specialized, you know, and so they understood that. Matt, who was Sam at that time, had wrote in his own words in the Staff report

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that I think Sam e-mailed to everybody, although a contractor shop is not listed as a permitted use within the underlying zoning, Paragon Mechanical represents a unique situation since they're a service oriented use that will have minimal impact to the adjacent residential neighborhood and is compatible with the surrounding land use pattern.

So, my point is that, and understand something, for the 10 years that we were there, we never got one complaint. Never got one complaint about our use, and we complied with all of the Village's requests. To that point, I wanted to take the opportunity to introduce to you a member of our team, a great member of our team at Paragon Mechanical. He's going to talk to you a little bit about our marketing philosophy and about a contractor shop. His name is Steve Pfaff.

If I could turn it over to him, and then I want to continue talking about Paragon Mechanical and then talk about the property. I don't know how to exactly do that, but if I could have Steve chime in and take over for a moment? I don't know, Sam, do you do that?

MR. HUBBARD: No, Steve has, the floor is his. He can go ahead and speak. I see he's on mute.

MR. PFAFF: Good evening.

CHAIRMAN ENNES: And I will need to swear him in also. I don't see Steve, I assume he's down below.

(Witness sworn.)

CHAIRMAN ENNES: Okay, please tell us about your marketing efforts.

MR. PFAFF: Thank you. Well, good evening, ladies and gentlemen. As Kevin stated, my name is Steve Pfaff. I manage the daily operations as well as the marketing for Paragon as Kevin had stated. I began working here at Paragon in 2014 which was six days after my first daughter was born, and it's funny because my wife and I just welcomed our third child last Thursday, exactly six days before today. So, hoping that that's a good omen here.

I mentioned family specifically because Paragon is also an enormous part of my life and I care a great deal about it. The growth that my family has experienced directly mirrors our growth as a company here. I'm actually just incredibly proud and grateful that we're even here before all of you this evening having this conversation because it truly represents a large accomplishment for our team here by its own right.

As Kevin was mentioning, one of the biggest contributors to our success as a team, as a company, is the large emphasis that we do place on differentiating ourselves from other contractors out there. In fact, you know, the main purpose of this property is not to function as a contractor shop, as we've attempted to stress over and over again. It's actually quite in line with the vision of the South Corridor Improvement Plan and that of the goals of Arlington Heights. This is as much of a marketing opportunity for us as it is the Township.

We do a lot of high-end, high quality installations. We do quite a few high profile customers in Chicago as well who look to our property to represent the work that they expect us to perform in their homes. So, we don't want a bunch of vehicles piling up in our backyard. We don't have a bunch of materials sitting on the site as previously mentioned. It's important for us that our property truly

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represents the brand and the value that we'd want to convey to our customers.

I mean, we expect this from top to bottom within our organization, whether it be folks here in the office answering the phone, being kind and courteous to our customers, just getting back to customers after work has been performed. I'm sure as homeowners, everyone of us here in this meeting tonight has experienced that contractor who just didn't bother to follow-up or didn't bother to call them back, or didn't bother to take their shoes off at the front door and made their house a mess. All of those things, all of those minut details we really heavily considered here. That's not going to be any different with this property.

We're very excited to make this property the face of Paragon Mechanical, now more than ever in the current climate, with what we've got going on in the world. We've got people virtually visiting our premises more than ever. Google street view is going to become more useful a tool when vetting your contractors than ever before. The image that we portray via street, via our website, whatever comes down the line is going to be more useful than ever before when people aren't venturing out as much anymore to find folks to come and trust and to come in their home. The processes we've implemented in light of the current climate just to keep our customers and our employees safe go hand-in-hand with that.

So, all of this is to say the property is an image for us as much as it is an image for Arlington Heights, and we need that to come through. We need to kind of get through this first phase of occupancy as quickly as we can here, get to that second phase where we really work to beautify this property, really work to implement, as you saw it in Sam's presentation, our goal and our vision for this property. So, that's all I have to say about that and I'll pass it back over to Kevin.

MR. POLKA: Thank you. Thank you, Steve. You know, Steve does a great job of handling a lot of the day-to-day, and I wanted him to, you know, speak to you just to kind of give you an idea of that, you know, image as it's important to the Township. The community is extremely important to us. You know, when you're dealing in our business and in this particular business, you know, unfortunately, you know, we rely on new customers. New customers have never dealt with us. They don't know us any different from anybody else. So, it's important that we have done everything we possibly can up front to convey to them in an appearance and in everything that we can to show them that we're going to do a great job for them and stand behind everything that we're going to do.

The purpose of being here, and no matter how big we get, that image is going to have to remain the same. You know, we are not going to have an enormous amount of trucks that you're going to be seeing from the tollway or from any part of the accesses in and out. Ideally, you're going to see a beautiful, successful company that's at the gateway of Arlington Heights Road which I think will be better than seeing like another gas station or another carwash. You know, we as a, yes, a contracting company, our sole bread and butter is absolutely utilizing the strength of our team which I can't tell you how proud I am of some of the people like Steve that we have here and some of the awesome techs and just some of the greatness that we have.

I've learned that in business, I thought we just had to do a good job or work harder and work harder, and I realized it's about great people, and we have great people. Honestly, I can't tell you enough, in business, you know, you can

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monetarily only give back so much to your employees. You know, this building, this property is about us going to another level to give back to them the way that I would want someone to give back to me. That's what this growth is about.

Steve started a program where he got us into smart in-home products, and it helped us to grow. You know, something that Sam brushed on which is a part of our plan is to have this location as a smart hub. But it's a smart hub because as in-home smart products become more and more prominent, I don't know how many here have Alexa in their home, but you know, we all probably know that our eight-year-old kids or nephews or relatives that are eight and 10 and 11 can probably do the Zoom thing better than all of us here, certainly better than me. You know, my eight-year-old daughter, she can't integrate logarithms or can't do multiplication, but she can probably navigate the Zoom meeting better than me.

In-home smart products are a thing, a way of the future, and I believe being here can help us to promote more of those products. Those products and those services can in turn help us promote more of our mechanical services as well. I think people want the things that we offer. They want the tankless water heaters, they want the solar, they're scared of it. When they can utilize our services for simple things like whether they're just buying a thermostat or having us install in a thermostat for them, it almost builds confidence in them. This location is going to help with that. That's part of our goal is to dive more into the in-home smart products.

I want to now talk to you a little bit about the property and our goals if that's okay. To do that, I want to, you know, we talk a lot about the south corridor. It's funny, I am still perplexed as they probably will be, I can't say enough, I think that all of our goals are in line. I think that, I know that Sam didn't say this and the Staff may feel differently, but the truth is that we have the same goal. I live in Arlington Heights. I live on the south side of Arlington Heights. I see the south corridor everyday. It's abandoned and it's been abandoned.

Yes, the whole town is upset. They're paying huge tax bills and they're not getting the revenue coming in, but especially in today's climate, I understand that if I'm sitting on the Staff's position and other people's position, I'm saying to myself, well, maybe there could be something better, right? Maybe that property that is a great property for us, it's a great property, no one else bought it but for us it's a great property, but I think that you're not, why gamble on something, some maybe, why gamble on us really, that maybe something will come in better, when we have a great plan, and a great plan that will work well within the south corridor.

One of the first goals of the South Corridor Plan that was written by Staff back in 2015 or '18 I think it was, Sam? But it said, developing a strong positive image and appearance which establishes a unified image and sense of place which reinforces and supports commercial economic activities along the corridor. Now, let me share with you this, and tell me if this doesn't convey strong economic growth. That's what I want to do here.

That would be -- I live here. I've lived four minutes from here for the last 10 years. I don't care what anybody says, that's beautiful. That would be awesome. I need your guys' help to be able to do that. I don't care if we're planting tomatoes in there, that's great for the community. That's great for Arlington Heights.

Now, unfortunately, I'm a heating guy and I don't have \$10

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million in my pocket to say I'm doing this right now. But I do have investors and support that I know that I can get this done. I know that absolutely I can get this done, and this is the goal, to be the corporate hub of this business.

Now, in order to finance this, it is going to be two-thirds us, one-third rentals, and we're going to have a drive-through, some sort of anchor site like a Starbucks or something else. But the point, you know, I'm going to work with Staff to work up all these details. We have tons of renderings and you have pictures of this. This is the goal, guys. This is, ladies and gentlemen, this is the goal. We want and we'll do this, and this is your goal, too.

When you look at that South Corridor Plan, I've asked that plenty of times, well, what do you want there? I've heard other chatter, too. Well, what is good there? Let's face it, today's economic climate is very challenging. Do you think you're going to open up a restaurant there? Are you kidding? Like we don't know what restaurants or what's going to happen with restaurants, and that's the truth. Hotels? I do work for hotels. Hotels aren't doing anything right now, nothing. They have stopped all projects.

You know, so I get it that there's the possibility of maybe there's something better. But this is great! Look at it, please. I don't know if it's on your screen, I think it's supposed to be on your screen. I hope you're not just looking at my face, right?

CHAIRMAN ENNES: No, Kevin, it is.

MR. POLKA: Okay.

CHAIRMAN ENNES: You did say that you have a report that you were going to read?

MR. POLKA: Yes.

CHAIRMAN ENNES: Is that something you want to get into at this point?

MR. POLKA: Well, I have notes. I did not prepare as well, I did not -- hold on. What did I go to? What do you see?

CHAIRMAN ENNES: It will come back up.

MR. HUBBARD: I took the screen off. I thought you were done presenting your rendering.

CHAIRMAN ENNES: Oh, okay.

MR. POLKA: So, what is it on? Is it on me?

CHAIRMAN ENNES: It's there.

MR. POLKA: Okay, I just want to make sure I'm not picking my teeth or anything while I'm talking.

So, you know, I prepared Cliff notes and a general outline. I guess for the next meeting I'll prepare a PowerPoint. So, if you're wondering if I'm just rambling and to keep everybody until too late, I won't. I won't try to take up any more of everybody's time.

But I do want to get into the property. One, I explained to you that we have a two-phased approach. In order to finance this project, our goal, the Village's goal, everybody's goal should be on the same page. To get to that phase two, to build that building and make this a beautiful, beautiful entry to Arlington Heights. We can do that. I think it doesn't matter what you call it, contractor shop or not, it is going to be a corporate hub.

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To find businesses that are willing to put offices in places, guys, we need to consider the current economic climate, let alone the fact that before all this no one bought the property, but we did. So, those are mainly the idea that something is better, we're here now, and we have a great, great plan. But I really need everybody to work together.

I also want to, you know, I had planned to show you guys something, and Steve worked really hard on a video. I want to -- we staged the office and Steve took a drone and videoed it. If I could put Steve back in as we talk about the building, because keep in mind before Steve goes, in this first phase, we would like to move in to the property, work out of property, operate the business off the property, put a sign up, generate revenue. The redevelopment is going to take revenue.

Though the site has great attributes to it, guys, the proof is, the reality is it is very, very unique. You're not going to get a hotel. You're not going to get a strip mall. The likelihood of a brand new restaurant going up here in the pocket of the tollway, it's not happening. You know, we have a great opportunity and, yes, we've got to build funds. Yes, it's two years away, maybe three.

But in the first phase, we want to move in. The Township did a great job of maintaining it. The Township of Elk Grove was here; they did a great job of keeping everything beautiful, having greenery. We'll work with the Staff to make some modifications, but we want to move in as it is. Then we want to work on the second phase, present to the Staff the plans and work with them on all the design criteria and everything to make sure that in that second phase it falls right in line with what the goal is for the south corridor. I can't tell you enough that this could be the catalyst of redeveloping this south corridor. It's not a hindrance, not a hindrance at all.

But if I could turn it over to Steve, he's got a video I'd like for everybody to see. He's going to show the building. Can I turn it over to Steve now?

CHAIRMAN ENNES: Go ahead. Do we have a copy of this? Sam, are you going to be able to display this?

MR. PFAFF: I can display it from my screen, no problem here. So, I'll just preface it briefly. We understand that the volume of vehicles entering and leaving the property is an issue. Also, the visibility of commercial trucks has been an issue, been a concern. So, that's kind of the thought process behind this video. We wanted to demonstrate to you what an average day would look like in terms of vehicular impact here on the property.

So, we had our employees stage our vehicles and I will share that video with you. Can you hear me or no?

MR. PFAFF: Yes.

MR. POLKA: I don't mean to interrupt, but what I forgot to mention was that in this first phase, we're taking it over from the Township. So, Steve has all the factual information, so you can, as you sit here and you're pondering this decision, you can understand what the impact might be in this first short phase, because I think Steve has all the facts about, I think the Township has been here for 60 years, right? I think it's 60 years.

MR. PFAFF: That's correct, Kevin. So, 1960 is when the Township of Elk Grove first occupied it. Since then, they've run several commercial operations out of the property, as you know, as Sam mentioned. At any given time, they would have as many as 10 commercial vehicles permanently stored on site and/or

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visible from not only Arlington Heights Road but the on-ramp to the highway and then the highway itself. So, those include food trucks, snowplows, multiple buses, a large RV dental unit, the Meals on Wheels truck.

CHAIRMAN ENNES: Okay, well, let's see the video.

MR. PFAFF: But anyways, yes, so immediately upon taking occupancy, this is what you would expect to see on a daily basis from us.

(Whereupon, the video was shown.)

MR. PFAFF: So, as you see, personal vehicles parked in the front of the property. That is truly the maximum we would have at first. We hope to expand upon our office employee staff here, but as you see from this clip, you don't see any work vehicles whatsoever, although we did stage three vehicles inside of the garages to demonstrate they can easily be hidden. There is one vehicle parked in the rear of the property.

One thing Sam had mentioned in his presentation is that these vehicles will be visible from the tollway and the ramp. That's not the case as you can see from these vantage points. You cannot see that blue pickup truck from any road frontage unless you're in the rear of the property. So, we just wanted to show that to you, to show you that we can. We can comply with the standards that you have set for this property, we're happy to do so, and we can easily hide the vehicles out of sight from all three frontages whenever needed, as needed. So, for whatever that is worth, that's what we'll do.

MR. POLKA: Thank you, Steve. Thanks for that video.

CHAIRMAN ENNES: Okay.

MR. POLKA: I think, so just to get on to, Terry, what you said before about the comments for the Village, hopefully everybody has seen that plan that we have. We have two phases. First, move into the building. It will be an improvement to the community immediately. Then in the second phase, we want to work with Staff and zoning and build a beautiful iconic piece of property, redevelop it. That's what the whole South Corridor Redevelopment Plan has been written and approved for.

As you saw in the video, I talked to Sam, I understand that the trucks are an issue. I absolutely understand that. As you saw on the video, we staged that scenario today and videoed it for you today so that you would have the video and you could see the impact that we are going to have. So, one of the first conditions that, Sam, you had written, and I think, Terry, that's what you wanted me to get to I believe, and on the back of Sam's sheet that I have here, one of the first, any contractor vehicle shall be defined as any contractor truck owned; we had agreed to there being never any more than two vehicles stored on site. If they were on site, we would try to put them inside, or if they were outside, they would be in the back. It should be perfectly clear you cannot see it. You cannot see the vehicles. They are not an issue. So, the first condition that he says, fine, no problem. Please understand, the vehicles are a non-issue. They are not an issue now, and they will be a non-issue down the road as well.

However, there are some concerns that I do have. So, the first, I think they call them the recommendations?

CHAIRMAN ENNES: Right, they're the following conditions.

MR. POLKA: Thank you, the conditions. So, number one, no problem about the vehicles. You know, and number two, I submitted a plan. What the

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Village wants us to do is a \$70,000 landscape improvement to the property which we intend to completely demolish. It is a huge endeavor financially, and we want to take it on. I want to take it on. My team wants to take it on. We want to be the team that redevelops this piece of property; we do. But to ask us to take 70-grand and throw it in the garbage, because that's literally what it would be, the whole property is going to be leveled, is going to only delay and prohibit the South Corridor Redevelopment, because if \$70,000 goes towards landscape, then that's less funds that go towards the redevelopment.

I ask that --

CHAIRMAN ENNES: But are you opposed to the landscaping, or at this time?

MR. POLKA: I'm not opposed to the landscaping; I'll do it. What I would suggest is that we push the landscape modifications off. Give me two years to present to Staff legitimate plans of moving forward with the redevelopment. If I can't produce them within two years, I'll do all of the landscape they want. You know --

CHAIRMAN ENNES: It sounds to me, Kevin, that what might help speed this along is tell us which of the conditions you're agreeable with and those that you have an alternative proposal with. Because what I would like to get into are the questions from the Commissioners which I think will add some insight as to what our concerns are.

MR. POLKA: Absolutely. So, if we're all looking at the sheet that Sam prepared, I'm perfectly fine with one, three, four and six. I mean, so one, three, four and six to me are perfectly reasonable, no problem. But two and five, so let me explain something. Five is completely unreasonable. I should not be held to any stricter restriction than Chapter 30. That's, I don't even know why that's even here.

CHAIRMAN ENNES: Okay, we'll address that and we can touch base with the signage requirements that you're referring to. As far as two, the landscaping, what's your alternative?

MR. POLKA: My alternative is that we hold off on the landscape expenses. If I can't provide drawings showing the redevelopment progress to the Village within two years, then I do the landscape that they want. But keep in mind, I don't know what unforeseen things might come up. A lot of the expense of the proposed landscape is doing things like four-inch shade trees and landscape islands in the back of the property. They're never even seen. I don't even think it will be an issue because, listen, I intend to give you the plans and say, hey, we're going to level everything and redevelop it. But I understand that Sam has conveyed he can't bank everything on a maybe or something that's not here now. So, all I ask is that we postpone those things.

CHAIRMAN ENNES: Okay, are you open to moving into questioning now?

MR. POLKA: Yes, sir.

CHAIRMAN ENNES: Okay, thank you for your report and insight into the project.

Let's just start. Any Commissioner that has questions, would you please raise your hand and let's proceed that way?

COMMISSIONER DROST: I'll start it off. George Drost.

CHAIRMAN ENNES: Okay, George.

COMMISSIONER DROST: The question is to Sam. On the

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redevelopment or development, proposed development of this property, what effects if any would it have in the STAR proposal? I'm sure that that was reviewed.

MR. HUBBARD: I'm not sure how realistic the STAR proposal is at this time. If anything, it's years in the future. So, I don't know if that was a concern on the Village's side.

COMMISSIONER DROST: Yes, I was just checking to see. I realize that it may be some time off, but the question is would this be something that would have to be condemned in the future if the STAR proposal was actually implemented? That's a question, and I'm going to reserve the rest of any comments or questions after I hear whether the audience has any opinions.

CHAIRMAN ENNES: Okay, any other Commissioner? Thank you, George.

MR. POLKA: Can I ask a question?

CHAIRMAN ENNES: Well, let us go through questions and then --

MR. POLKA: Okay, okay.

CHAIRMAN ENNES: Any other Commissioners have questions?

COMMISSIONER GREEN: I have a question, Bruce Green.

CHAIRMAN ENNES: Yes, Bruce.

COMMISSIONER GREEN: I'm going to ask you, Mr. Polka. In the two years that you did not move your vehicles off the site when they were illegally parked there, the Village made contact with you, isn't that correct?

MR. POLKA: Yes.

COMMISSIONER GREEN: So, you just ignored the Village, is that correct?

MR. POLKA: No, I think you didn't --

COMMISSIONER GREEN: Yes or no? Mr. Polka, please, I just asked you about --

MR. POLKA: I did not ignore, no, I did not ignore the Village.

COMMISSIONER GREEN: Okay, because your statement here is that your image is very important to you, and here it is, the Village is trying to have you conform to our laws and regulations and you've ignored them. Nothing happened. So, that's just a comment I have, and I'll wait for more comments after audience participation.

MR. POLKA: So, to answer your question, Bruce --

COMMISSIONER GREEN: I'll wait until next -- the audience is done. Thank you.

MR. POLKA: But I just want to answer your question by reiterating the fact that, thank you for bringing that up, you know. But I just want to reiterate the fact that we had purchased the property from the Township of Elk Grove, and the Township of Elk Grove left us with no other choice. We would have known about this after the fact. The lawyers that wrote up the lease which spelled out the fact that the trucks that we parked where they're at had not been --

COMMISSIONER GREEN: Excuse me, excuse me, Kevin. That's a legal problem with you and whoever you bought the property from. So, we're dealing with Village issues here and not a legal mess that you got yourself into.

MR. POLKA: But you're bringing it up. I'm just saying I depended

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on the Township of Elk Grove and the lawyers who wrote the lease to be able to check the law, you know. So, that's all. I can't do anything more than rely on the lawyers to know the law and the Township to be able to tell me what they were doing was illegal. If what they were doing prior to me was illegal, I am sorry that I followed suit.

COMMISSIONER GREEN: So, just to restate it, after the Village contacted you, you did not move the trucks, is that right?

MR. POLKA: I explained to you that we did not have a choice --

COMMISSIONER GREEN: That's not my question. I'm done for now. Thank you.

CHAIRMAN ENNES: Okay, are there any other questions from Commissioners?

COMMISSIONER SIGALOS: Yes, I have a question. John Sigalos.

CHAIRMAN ENNES: Yes, John.

COMMISSIONER SIGALOS: Mr. Polka, am I correct that you moved out of your previous location on North Arlington Heights Road and you've been occupying this building, the subject site, for the last how many years?

MR. POLKA: For the last -- we collect mail here. I don't know exactly. It hasn't been years. So, we've been --

CHAIRMAN ENNES: So, year, year-and-a-half?

MR. POLKA: Year, year-and-a-half.

COMMISSIONER SIGALOS: But my question is, and it's yes or no, you've been operating your business out of this current, this site that's under question right now, correct?

MR. POLKA: Correct.

COMMISSIONER SIGALOS: Again, as Commissioner Green brought up, you've been contacted by the Village a number of times from February 2018 through 2019 that you've illegally occupied the building and illegally parked vehicles there, and you've chosen to ignore that, is that correct?

MR. POLKA: No, we had asked the Township to make room. So, we did not ignore anything. Understand that --

COMMISSIONER SIGALOS: I'm not asking about the Township. I'm asking about Paragon Mechanical.

MR. POLKA: I understand. Let me answer, please.

COMMISSIONER SIGALOS: Who's occupying the building?

MR. POLKA: I understand the question, let me answer. The Township was not able to move out. Part of the lease agreement when we purchased it was that we are able to park trucks where the Township was parking their trucks. That's written in the lease. When it came to light that the Village didn't want our trucks there, we did not have an option because the Township was still here. We did not have an option of where to move the trucks. The minute that the Township moved out, all the trucks were cleared out. You saw the video from today, the trucks are gone.

When given the option, when the Township had finally moved out, we had moved all the vehicles. Had this been brought to light when we were writing the lease, it would have been a completely different story. But understand, we didn't choose to ignore the Village in any way, shape or form. We were given no choice because the Township couldn't move. We literally had asked the Township to

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move their entire bus department to another location because the Village of Arlington Heights didn't want the trucks on the front. We were given little to no choice.

If you'd like, I can bring in the Township to explain that in greater detail, but we did not ever ignore or dismiss the Village.

COMMISSIONER SIGALOS: Again, I don't quite understand that, Mr. Polka, because again, I don't know what the Township of Elk Grove and your lease agreement, whatever, but the fact is that the Village has contacted you since February of 2018 and you ignored it. That's all I'm seeing in this report.

COMMISSIONER JENSEN: Lynn Jensen here with some questions.

CHAIRMAN ENNES: Okay.

COMMISSIONER JENSEN: I'll try to keep them brief. I want to understand. If the Village, first of all, I kind of appreciate the dilemma that Mr. Polka was in, in that he had struck a deal with a different entity and he got caught into a bad situation that was hard to resolve. He could have done better by negotiating with the Village of Arlington Heights better than he did rather than just being silent and not compliant. That's a different matter.

My questions go to this. Is the Village's problem only with phase one or do you have a problem with phase one and phase two? If they were able to go to phase two immediately, would the Village have a problem?

MR. HUBBARD: You know, all we've seen for phase two is a concept at this point, so it's hard to say. I think, you know, the concept of this development there with, you know, some sort of retail or office and Paragon is much more appealing than solely a contractor shop. But again, it's hard to provide much feedback on just a conceptual rendering and, you know, a concept.

COMMISSIONER JENSEN: Okay, so you definitely have problems with phase one which could be a transitional phase?

MR. HUBBARD: Staff takes issue with phase one, yes.

COMMISSIONER JENSEN: Though it's a question mark as to whether phase two once it's fleshed out a bit, whether that would be a problem or not from what I hear you say? Because we really don't know what phase two is going to look like in fact.

MR. HUBBARD: Right. Although we don't know, their concept has merit I would say. Ultimately whether we would, you know, approve something like that or get behind it, it depends a lot on the details.

COMMISSIONER JENSEN: My next question once again for you, Sam, is what is the Village's major problem? Is it merely the vehicles? Because I'm not too worried about the semantics of a contractor shop, not contractor shop, I think you've got a semantic issue there. I personally as a Commissioner am not too troubled by the fact that he's got something that you want to classify as a contractor shop although it doesn't neatly fit into what we would normally think of as a contractor shop. So, is our major physical problem the vehicles?

MR. HUBBARD: The major problems from the Village's standpoint is the storage of vehicles on site and the appearance, the potential to have negative impacts due to that appearance, as well as the overall use as a contractor shop. It's not a commercial use. This site is ideal for commercial uses, and the proposed use does nothing to further the Village's vision for uses in this area, both in terms of land use and

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the storage of trucks.

COMMISSIONER JENSEN: Okay, thank you. I think my other question is, is there anything Mr. Polka can do with the land the way the Village wants to leave it without changing that land use? Does it mean his operation can't continue there at all? Is that where we're basically at if we do not approve the land use?

MR. HUBBARD: Right, if the land use variation approval is denied, then he would not be able to occupy the site with his business in its current format.

COMMISSIONER JENSEN: So, he would actually have only one option which is essentially to sell the property?

MR. HUBBARD: Well, he could alter his business format. I mean, if there's no material storage, if there's no contractor vehicle storage, then the use is essentially a contractor's office. A contractor's office would be an allowable use in the B-2 District. But when you have materials, when you have contractor vehicles stored in the site, that's what kicks you in to a contractor shop and that's not allowed.

COMMISSIONER JENSEN: Then I'd ask Mr. Polka, if this land use isn't approved, are you able to alter your operation in such a way that you can stay in the location you're in until you can flesh out the phase two and bring something forward that would be acceptable to the Village? Can you still do your operation without the land use variation being approved?

MR. POLKA: I guess I don't know. You know, I don't know how, you know, if they need me -- I guess the whole problem -- we can resolve the truck issue. I think the truck issue, as far as we've agreed having two trucks, I think that that is resolved. We showed that you can't see it from anywhere. I guess I haven't thought about that, but like would the meaning, you know, when Sam and I went over this and what our problem is and he's using the two things that the Village has used as defining us as a contractor shop, being that we have vehicles and seeing that we have materials, I guess I would want to better understand why having thermostats in this location would be a problem for the Village. Why would I --

COMMISSIONER JENSEN: Mr. Polka, before you get into that, let me just suggest this. Irrespective of what this Plan Commission recommends to the Board, I think there is a probability that you may not get the land use variation you want. So, by the time you get to the Board, you ought to be able to know whether you could continue operation in any form on this property and have that in mind when you talk to the Board. I'm not asking you for an answer at this point.

MR. POLKA: Then you know what, it's very likely that the property will go vacant and would be boarded up.

COMMISSIONER JENSEN: Okay, anyway at this point, that's all I have. I'll reserve some of the other either comments or questions until later. But I wanted to get a better understanding of exactly where we're going to lead Mr. Polka and his operation if we didn't approve a land use variation. That's all.

MR. POLKA: Thank you.

CHAIRMAN ENNES: Sam, a question I have for you. I was in the business at Northwest Highway and Arlington Heights Road and they have somewhat of a showroom where they have the different type of high energy, high efficiency equipment that they install in places. Does a showroom make any difference for a contractor shop? Do contractor shops sell thermostats, do they display their different

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types of -- I'm not even sure what these are all called, Kevin. You have high energy efficiency furnaces, hot water tanks, your thermal equipment and stuff. That stuff is what you had on display in your other building?

MR. POLKA: Correct. We have working models of condensing boilers, zone systems, smart thermostats. We wanted to do the same here, but I guess I'll let Sam answer that question as he's better suited than me, but yes.

CHAIRMAN ENNES: Sam, does having a showroom like that or of sorts, how does that imply with the question about commercial business use as opposed to the unconventional type of contractor shop that they appear to be?

MR. HUBBARD: A showroom is an allowable portion of a contractor shop. A showroom is also a permitted use and part of a contractor office as well. So, you know, from a code standpoint, a showroom doesn't make any difference in defining it as a contractor office, a contractor showroom, or a contractor shop. It's the storage of materials and equipment and vehicles that is what's kicking this into a contractor shop definition.

CHAIRMAN ENNES: Okay, well, in 2000 when he had made this first application for his building on Arlington Heights Road, that that was a concern. I believe in the record, there's an indication that he wasn't going to be doing any of that.

Mr. Polka, does that change in this new location? Are you going to be doing work on equipment?

MR. POLKA: No.

CHAIRMAN ENNES: Sam, I believe you're saying like equipment that they would be installing somewhere else? Or inventory, you know, for things and stuff like that?

MR. POLKA: Our storage of materials is no different than Guitar Center stores, materials for selling guitars. It's no different, just like in 2010, just like now. We don't fabricate anything. We don't need any raw materials. You know, our storage of materials is no different than Guitar Center stores guitars.

That's where I'm really hung up on, you know, I guess I'm, you know, I understand the trucks; I totally do. And we can resolve the trucks. The trucks I think we can make a non-issue. But the materials issue, can we figure something else out? I mean, we can, but I would just like some clarity on that. Guitar Center has materials. They're across the street. They're a business that does retail sales. They have guitars and all kinds of things.

COMMISSIONER GREEN: If I could jump in here, Mr. Polka, please? You said that number five on the sheet of conditions, that outside storage of material shall be prohibited and you were against that. So, what outside storage of materials do you have? We're not referring to necessarily things stored in the building let's say, but what about the outside storage? What outside storage do you have?

MR. POLKA: No, I'm sorry, Bruce. There must have been some mis-communication again.

MR. HUBBARD: Hold on, Kevin. So, Bruce, yes, there is a mis-communication. The Village has added one condition to that motion sheet, and we can discuss that if you want. But that has put the numerical order of the conditions outside of what was in the Staff report. So, if you want, I can pull it up on the screen.

COMMISSIONER GREEN: Okay, what, is there any outside storage of material?

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MR. HUBBARD: No.

COMMISSIONER GREEN: Thank you, Sam.

COMMISSIONER SIGALOS: This is John Sigalos. If I can just go back to what Commissioner Ennes was referring to as inside displays of any of your products, Mr. Polka? That to me was being more of a sales office, that that would be allowed here. But in the question of a contractor shop, I was a general contractor for 45 years and my understanding of a contractor shop would be one of a company that self performs work. You could be a contractor who don't do any work and you just market contracts and overall management; that's not a contractor shop. You self perform work, and to me in my definition, that makes you a contractor shop.

MR. POLKA: You know, we had went back and forth with Sam about contractor shop and its definition and materials. It's convoluted and I think we can all agree to that. The point is is that we want to operate and work out of this office as an office. I don't need, I need this property as an office, as a marketing tool to get us more customers, and as a place to grow the business from an office perspective, to grow the marketing force, to grow the sales force, the project management. I don't need trucks. I don't need materials. I don't need a contractor shop in any way, you know.

So, you know, if you guys want to come and watch us work for a week, maybe you would get that and maybe that point could be better conveyed. But that was an issue in 2010 at the previous building and that was never an issue after the zoning meeting. When Mayor Mulder said why are you even here, I said I don't know why, and it was approved and we moved forward. We never had any complaints.

We want this property to work out of the offices to build a team of people. You know, it is not to house any techs or installers to build anything. It is to house a better team of telemarketing, sales management, project management, accounting and scheduling, office people. That's why we want to be here. That's what we're going to build, you know, nothing else.

I don't think that having thermostats on site makes us a contractor's office. We don't fabricate anything. We didn't before, we don't now, and we have no intention of doing that. So, we do, I talked to Sam about a showroom. We have every intention; we want to build a training center which is the re-classification of our showroom. This training center will actually be used by our service techs and by our installers to learn about new products which should also be open to the public or customers that want to come in and see these products. They can go into the training center and they can actually see these products.

You know, last time when we built the showroom in 11 North Arlington Heights, we found that for the most part consumers didn't want to come in. Yes, consumers occasionally came in. But you know what, it would be better suited as a training/showroom, and that's what we want to build. We want a training center which is live products, able to work and train people as well as showing the public, hey, these are the products and systems. We did describe that in phase two, the smart hub that walks people through smart home technology.

COMMISSIONER GREEN: Okay, thank you, Mr. Polka. But you see, by definition, what you do and how you do it, you are a contractor shop. So, you're not going to be able to convince me, for one, that we're going to re-define how the Village interprets their Zoning Ordinance. So, let's please move on and get to some of

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the audience questions.

CHAIRMAN ENNES: Sam, I have -- we raised the question in regard to the conditions. Mr. Green had a question about 5(b), and there's a 5(a) and a 5(b). I believe the Petitioner had a problem with the signage issue, but I don't know about this storage of equipment out there. But the other thing that we --

MR. POLKA: Wait a minute. There needs to be some clarification here. Please don't mute me. I said I am completely fine with number four. Mr. Green has communicated the fact that, I don't know what sheet you guys are looking at, but I printed this sheet and look at here, number four is okay. Mr. Green, number four is okay. No outside storage. I don't need any outside storage. So, let's make that clear, Mr. Green. So, why am I --

COMMISSIONER GREEN: I have that, thank you. Thank you, thank you.

MR. POLKA: Okay, you're welcome.

MR. HUBBARD: Can I provide some clarity here?

CHAIRMAN ENNES: Yes, please.

COMMISSIONER CHERWIN: Sam, you're muted.

MR. HUBBARD: Okay, can anyone hear me?

CHAIRMAN ENNES: Yes, now we can.

COMMISSIONER GREEN: Yes, now we can.

COMMISSIONER DROST: We can.

MR. HUBBARD: All right, thank you. So, conditions, and what we see here, conditions two through seven represent conditions one through six in the Staff report. Late in the day, we, the Village had asked that --

MR. POLKA: They added number one.

MR. HUBBARD: -- that condition number one be added. So, if I can paraphrase what Kevin is saying, based on what we're seeing here, Kevin does not agree to condition number three and does not agree to condition number six. This is the new condition, Kevin, that the Planning Department is recommending this evening. That the land use variation apply to Paragon Mechanical only. Is that a condition that you would have an issue with?

MR. POLKA: No, not at all.

MR. HUBBARD: Okay, so based on what we're seeing in front of us, condition three and condition six are the conditions that Kevin is objecting to. Those conditions are aligned with what you see on the motion sheet for the Plan Commissioners. I hope that's clear.

COMMISSIONER GREEN: Thank you, Sam.

CHAIRMAN ENNES: Sam, thanks for that clarification. If there aren't any other questions from the Commissioners --

COMMISSIONER LORENZINI: Terry, I have a question.

CHAIRMAN ENNES: Who is this?

COMMISSIONER LORENZINI: Joe Lorenzini.

CHAIRMAN ENNES: I'm sorry?

COMMISSIONER LORENZINI: Joe Lorenzini.

CHAIRMAN ENNES: Yes, hi, Joe.

COMMISSIONER LORENZINI: Hi. Mr. Polka, well, let me start with Sam. Sam, what are they going to do different at this location than they did at the

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Downtown Arlington Heights location on Arlington Heights Road and Northwest Highway?

MR. HUBBARD: As far as use, I don't know that it's going to be much more different except the business has grown since 2010 and this is a different site and different location. So, we've analyzed the effects of the use differently because it's a different location.

COMMISSIONER LORENZINI: So, are we saying that it is not going to be considered a contractor shop if they're doing the same thing as they did before up at the north end of town?

MR. HUBBARD: They were approved for a land use variation in 2010 for a contractor shop and they're requesting a land use variation this evening for a contractor shop.

COMMISSIONER LORENZINI: Oh, the 2010 included the contractor shop variation?

MR. HUBBARD: Yes.

COMMISSIONER LORENZINI: Okay, thank you for clarifying that. Well, going back to George's question, the STAR Line hasn't been brought up for probably about 10 years now, but one of the options was to put it on the north side of the tollway if it ever did go in.

CHAIRMAN ENNES: In my recollection, that it would have been east of Arlington Heights Road, the station, but I'll defer to anybody else, any of the other Commissioners, from their recollection of that planning session.

COMMISSIONER GREEN: I think that it was going to be east. I think it was going to be a property to the east.

CHAIRMAN ENNES: Right, but who knows how that could change in the future.

COMMISSIONER LORENZINI: But you still need about 50 feet of right-away on the north side through the tracks.

COMMISSIONER DAWSON: Terry, I have a question.

CHAIRMAN ENNES: Who has a question?

COMMISSIONER DAWSON: Sue, Susan. I have a question.

CHAIRMAN ENNES: Oh, hi, Sue, okay.

COMMISSIONER DAWSON: Hi. Just I wanted, Sam, could you walk us through the signage, the reasons for the signage restriction?

CHAIRMAN ENNES: Sam, you're on mute.

MR. HUBBARD: So, can anyone hear me?

COMMISSIONER DAWSON: No.

COMMISSIONER LORENZINI: Yes.

COMMISSIONER GREEN: Yes.

COMMISSIONER DAWSON: I can see you but not hear.

MR. HUBBARD: Okay. All right, sorry about that, this is a more challenging than I was hoping it would be.

The conditions relative to signage relate to a restriction for the ground signage. We would, the Village would ask that the ground sign installed by the Petitioner, if this is approved, be installed only on the Arlington Heights Road frontage and not on the tollway frontage or the on-ramp frontage. We feel that a signage in those frontages would not be appropriate given the Village's desire to

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improve this corridor. We would request that the style be a monument style ground sign which is limited to six feet in height rather than, you know, like a pole sign that could be up to 16.5 feet tall. We feel that the aesthetic of that sign fits with the vision that's laid out in the South Arlington Heights Road Corridor Plan and that's what we would request.

The property is only going to be allowed one ground sign based on the amount of lineal frontage that it has along all sides. So, the condition is meant to keep that ground sign on Arlington Heights Road frontage, again, not on the tollway or the on-ramp frontage, and that it be limited to a six-foot tall ground style sign, a monument style sign.

The other condition relates to prohibiting wall signage on the accessory structures located on the subject property. This is an area of the code that's not really addressed. I think we would argue as Staff that it's not even allowed by code as code is currently written, and this condition is meant to formalize that so that there could not be any wall signage on the accessory structures at the rear property, which we feel would be out of place and out of character for the surroundings. The signage restrictions have no restrictions on wall signage. The Petitioner would be allowed a wall sign on the north side of the building, the south side of the building, and the east side of the building because it has frontage on all three of those sides.

COMMISSIONER JENSEN: Sam, could you bring up the rendering, this is Lynn Jensen, bring up the rendering because there were some signs depicted on the rendering. Tell us what he couldn't do and what he could do from that rendering. No, there was a different rendering where you actually could see a sign.

MR. HUBBARD: Yes, I think the sign was right here.

COMMISSIONER JENSEN: Well, he had one on a wall or something, you know, not that high. There's a different rendering that was closer up.

MR. HUBBARD: Yes, he had a different rendering with like a billboard almost signage here. I can pull that up if you want to wait.

COMMISSIONER JENSEN: I think it would be helpful to see what he could and couldn't do so we understand what the issue is.

MR. POLKA: If I can maybe make my comment on five that restricts the sign. All I wanted was to not be any more restrictive than Chapter 30 of the code, just so we're all on the same page. I'm totally fine with 5(b) or what you're seeing as 6(b). I just was asking that we, when it comes to the signage, we go to the Village and we address the signage and with no more restrictions than the code already has as indicated in Chapter 30 of the code. That's all, to be clear. Keep me to Chapter 30, that's it, no more no less.

So, number (b), I get it, Sam, absolutely. I apologize. I probably should have specified that. I understand that. I can share that rendering if you'd like to go into that right now if that's easier. That is part of the second phase that I thought that we would address at the second phase. During this first phase, I just want to be able to put up signage according to the letter of the code of Chapter 30 and no more restrictive than that.

COMMISSIONER DAWSON: So, Sam, to me, you know, I'm not going to say that I have Chapter 30 memorized, but we have a very unique parcel here. To me, it seems as if signage is a safety concern because that's a busy area where people are trying to get on and off and they realize they missed the exit and they're

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cutting over. It seems like there's visibility issues. There's distraction issues from a safety concern. Is that correct?

MR. HUBBARD: Are you talking about the sign in his rendering?

COMMISSIONER DAWSON: Yes, the reason for, or part of the reason for the restriction.

MR. HUBBARD: That is just the conceptual signage. The sign proposed in their rendering wouldn't be allowed by code anyway. I don't think the Petitioner is proposing that sign. I think --

COMMISSIONER DAWSON: Oh, no, no, I'm not talking about that sign, sorry, if that's what you thought. I meant the restriction that you've put in (a), the reason for the six-foot and the location.

MR. POLKA: We wanted to be able to do the same as Guitar Center across the street, so --

COMMISSIONER DAWSON: Okay, I'm not worried about Guitar Center right now because they're not in the same situation as having an on-ramp immediately after your property. So, I'm asking Sam, on the restrictions that you posed in 6(a), no ground signage shall be allowed along the on-ramp frontage or tollway frontage, that's a safety concern, right?

MR. PFAFF: If I may interject, Guitar Center has both an on and off-ramp and two signs on both. So, the reason --

COMMISSIONER DAWSON: Guitar Center does not have an on-ramp.

MR. PFAFF: They've got an on-ramp heading west or, northwest, yes, they have both; an on and off-ramp from the highway. They have a sign on the building they're facing and then they have a monument style or a pole style sign.

MR. POLKA: We attached a picture of it.

COMMISSIONER DAWSON: Guitar Center does not have -- you can't be going --

CHAIRMAN ENNES: Yes, you can.

COMMISSIONER DAWSON: You cannot be going south on Arlington Heights Road and get on at Guitar Center, get on Northwest Highway.

MR. PFAFF: You would have to pull a U-turn at the next light and they have a ramp, yes.

COMMISSIONER DAWSON: Right, yes. But that's not the safety. What I'm saying is this property --

MR. PFAFF: They've got ramps farther on the east side.

CHAIRMAN ENNES: One person at a time, please.

COMMISSIONER DAWSON: This is how I get on to 90 all the time. It's a dangerous situation and that people miss the on-ramp or they don't realize how the roads are and they're scooting over, you don't have that on Guitar Center. So, I'm asking Sam --

MR. POLKA: But you have an off-ramp, I guess --

COMMISSIONER DAWSON: Okay, I am asking Sam to clarify the reasoning for (a) because I'm trying to understand it as to whether or not I'm going to support it or not support it. So, if you can let me ask Sam so I can understand it, please.

MR. HUBBARD: All right, so based on code, you're allowed one

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ground sign on your frontage of your property. This property has three frontages, right? It's got an on-ramp frontage, a tollway frontage, and an Arlington Heights Road frontage. The Village's restriction which, you know, by code he can have his ground sign on any of those frontages. The Village is saying we don't want you to have it on the on-ramp frontage; we don't want you to have it on the tollway. We want you to have it on Arlington Heights Road.

It's an aesthetic concern; it's not a safety concern. We don't feel like, aesthetically, a sign facing an on-ramp is appropriate and consistent with the signage for the Village that projects a good image. Same with the tollway. I don't even think you'd be able to erect a sign that's highly visible and code compliant that faces the tollway, but if that was what the Petitioner wanted to do, by code he could. We don't think it's appropriate to have a signage that faces the tollway. It's almost like a billboard. So, we think the sign, the ground sign that's going to be on the site needs to be on the Arlington Heights Road frontage and that was the purpose of the condition.

COMMISSIONER DAWSON: Okay, so could you put the frontage back up and explain to me the difference between the frontage side and the Arlington Heights Road side?

MR. HUBBARD: Sure. So, this would be the frontage on the on-ramp.

COMMISSIONER DAWSON: Oh, okay, got it.

MR. HUBBARD: This would be the frontage on the tollway, and this is the frontage on Arlington Heights Road. We think a sign here is appropriate, anywhere he wants to put that's code compliant. We just want it to be the monument style sign that's limited to six feet tall. We wouldn't have any restrictions on square footage for the message of the sign; that would be according to code. It's just the height that we want to limit, and we want the monument style because that's more consistent again with the aesthetic and the efforts to beautify the South Arlington Heights Road Corridor.

COMMISSIONER DAWSON: Okay, and did you say that typically, in the code, he would be allowed to put signage on more than one frontage? Or is that what you said?

MR. HUBBARD: If you have more than one frontage on more than one street, you're allowed two signs granted they are separated by 800 feet as measured along the property line. But his property line is going to make that 800-foot separation impossible, so there would be no way he could have two signs out in his frontage on two streets. It can't meet the 800-foot separation. So, he's only allowed one sign per code; we're just stating that that sign, or just recommending, that that sign be on Arlington Heights Road and be the ground style, the monument style.

COMMISSIONER DAWSON: Okay, and it's not a safety. Okay.

CHAIRMAN ENNES: So, and Sam, on that sign, it's really because of the size of the property and the tollway? Because I drive that stretch of the tollway to 53 quite frequently, and there are countless buildings that have signs up either on the building and facing the tollway or signs on their lots. Would there be a restriction then from the future Arlington Corridor to the east of Arlington Heights Road? We don't want them to have hotels that have signs out on the tollway or what?

MR. HUBBARD: So, there's, the Village is not requiring or placing any restriction on wall signage on the building. So, if the Petitioner wanted a wall sign

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here that faced the tollway that's code compliant, and that's fine. We think he has that right. If he wanted a monument, a pole style sign facing the tollway around here, we don't think that that's appropriate. I don't think he'd be able to build a compliant one that would give him much visibility anyways, but again, that's our recommendation.

CHAIRMAN ENNES: Okay, thank you. Thank you. Are there any other Commissioner questions before we see if there's anybody in the audience?

(No response.)

CHAIRMAN ENNES: No? Okay, is there anyone in the audience that has questions for the Commissioners?

QUESTIONS FROM AUDIENCE

MR. TOMLIN: This is Eddie Tomlin. I work at Paragon Mechanicals. I'd like to say something.

CHAIRMAN ENNES: Okay.

MR. TOMLIN: I've been with Paragon Mechanical for about five years now. All the signage aside and everything aside, give us this opportunity. We have worked so hard to get to this point. Thank you for your time. That's all I have to say.

CHAIRMAN ENNES: Thank you, Eddie. Okay, is there anyone else in the audience, Sam?

MR. HUBBARD: Is there anyone in the attendee side of Zoom? If you have a question, please click the Raise Your Hand button in Zoom and we'll open the floor and allow you to speak; otherwise, you'll be on mute. If there's anyone that's dialed in by phone, dial *9 and you'll be added to the queue to speak.

(No response.)

MR. HUBBARD: All right, I'm not seeing anyone raising their hand in Zoom. So, I do have -- I was submitted one e-mail and asked to share it and I will read this e-mail now to get it into the record.

CHAIRMAN ENNES: Okay.

MR. HUBBARD: It reads to the Board of Trustees: Good afternoon. My name is Carina H. Santa Maria, and I'm a constituent of Arlington Heights. Thank you for all that you do for our community, especially during this time. I'm unable to virtually attend tonight's meeting due to childcare issues, but wanted to send a letter of support in for Paragon Mechanical as I know they're being reviewed for their new property in Arlington Heights.

As you already know, Paragon has been in business in our community for many years. In addition to them being a great business for our community, they are also a community partner. I am the executive director at Shelter Child Welfare Agency, a welfare agency in Arlington Heights. We serve over 1,000 youth and families within our area by providing emergency housing services, foster care, and child abuse protection program. Last winter, our boys emergency shelter had an issue with our heating system and our shelter was at capacity. As a non-profit, we often struggle for funding when looking at maintenance. Paragon sent an employee to the shelter to look at the system and assist us with fixing it. In addition, they have donated to another foundation that I run in honor of my father to provide soccer camps and scholarships for lower income families.

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I'm thankful for a great community partner like Paragon Mechanical and hope that they are able to continue their business in Arlington Heights as they also support our community. Sincerely, Carina H. Santa Maria.

CHAIRMAN ENNES: Thank you, Sam. So, we have nobody else. Are there any other questions from the Commissioners?

COMMISSIONER CHERWIN: Terry, I would just like to ask a question here. I didn't speak earlier, but a couple of questions. I guess when we go back to the conditions and we talk about the signage and then the landscaping; I guess I'd echo probably more where Lynn is. You know, I'm not as, you know, I think there's a uniqueness to this site that justifies some, I guess you'd say a nuanced review of this compared to other sites. Whether it has to do with the signage, it kind of cuts both ways, right? It's kind of maybe to the Petitioner's advantage in the sense that we might be willing to do something here that we might not be willing to on other sites just because there's really not many sites like this where it's located inside of that ramp location and everything else.

I think on the other side of that, there's also, you know, given where it is, I think Mr. Polka was concerned about the requirement on the signage. I think where the Village is coming from there is also a part of the uniqueness to this site, you know, visibility, the prominence of it and kind of what's going on around it. I think with a site like this that is very unique. That is part of the South Corridor Plan to the extent that Plan Commission and then subsequently the Board is going to review this, I think they're going to, you know, if they do allow this to go forward, they're going to want some significant guard rails along it. So, I think that's really what, in my view, that's kind of what's driving me to Staff's somewhat modest limitation on the signage requirement.

I guess the other one that, maybe I just need a little more explanation on process-wise, Sam. If we're talking about the landscape kind of phase one, phase two, maybe even just going beyond the landscape; if the Village is concerned and as we present this to the Board, if the Village is concerned about the phase one and is more favorable on phase two, is there any, I guess trigger here? What if phase two never happens for various reasons that we can't contemplate now, you know, if it just doesn't get done for whatever reason? Is there any kind of time trigger on this from the Village's perspective? Or maybe just from a landscaping perspective, if they just put a hard and fast date in there that ties into, you know, the phase two date as Mr. Polka suggested. I think something that Staff is willing to do? Those I guess are my two questions. Sorry to put them together.

MR. HUBBARD: So, let me just seek some clarity. There's a phase one and phase two of Mr. Polka's business plan, and then there's a phase one and phase two of landscaping installation which is irrespective necessarily of his business plan. You know, the phased landscaping plan would have a phase one and phase two, and that would be implemented during his phase one business plan, so not the redevelopment of the site.

Your question is, does the Village have a drop-dead date for implementation of the phase two landscaping plan as part of his phase one business plan? Is that your question?

COMMISSIONER CHERWIN: I guess my question is kind of both. We have some of these dates in here under this limitation on the landscape. I guess at

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what point does the, you know, if September 30th comes and goes, what happens? I guess how does it connect to the Village having a drop-dead date for the business plan? Or, you know, if they're really looking for phase two to happen and that's kind of what's allowing the interim use, the interim status of phase one, is there anything that the Village is requiring, you know, I guess to make sure they would get to phase two on the business operations side? I guess it's two questions.

MR. HUBBARD: Well, phase one landscape installation would be done, you know, right after the Petitioner moves into the building, no later than September 30th of this year. Phase two landscaping would be implemented by 2022, September 30th 2022, assuming that there has been no change to the site. This is, we've given you two years to implement your phase two business plan, you haven't implemented it, so we'd like the further landscaping that we feel like is necessary on your site to mitigate for your use and bring you up to code. Is that what you're --

COMMISSIONER CHERWIN: The details I guess of those approvals, I guess, and the landscaping is part of it, but I'm just thinking as far as what the overall plans are. I guess for me I don't really understand sort of the details. It's hard to kind of prove an advance to the phase two without I guess knowing exactly what it is. I guess, you know, there was some mention of a potential drive-through, that would require, you know, it would seemingly require a special use permit to go through that process again if that were to happen because that doesn't seem to be a part of this here, am I correct? So, we'd be seeing Paragon again in that approval process, is that right?

MR. HUBBARD: Absolutely. If phase two of the business plan and redevelopment of the site were ever proposed, then that would certainly require an appearance before the Plan Commission. If that phase two is proposed prior to September 30th, 2022, then the phase two landscaping is no longer relevant because the whole land use variation needs to be amended as part of the phase two business plan redevelopment. So, if he's redeveloping the site prior to September 30th, 2022, then there's no, you know, the condition is not going to kick in because he's going to redevelop the site and there would be no need to add those landscape islands and landscaping because the site is going to be redeveloped. But if it takes longer than two years or longer than three or four years, you know, then that's when we want the phase two of landscaping to be installed because then it would kick in on September 30th of 2022. If redevelopment hasn't occurred by then, who is to say it's going to occur two or three or four or five more years later? We'd like to get the landscaping in at that point, you know, that complies with code.

I mean, I think Staff's original perspective was bring the site up to full landscape standards as soon as you move in. Obviously, we understand that the Petitioner has this concept for redevelopment. So, the Village is agreeing and saying we'll scale that back, just as part of your occupancy and business phase one, occupancy of the site, just install the landscaping that's towards the front of the site that could have the most impact, and then you'll have two years to implement phase two development plan. If you can do that, then you don't have to spend the money to install the rest of the landscaping in the back that would have less of an impact.

COMMISSIONER CHERWIN: Okay, thank you.

COMMISSIONER JENSEN: Follow-up question to Jay's question of Sam. The Petitioner made reference to something costing around \$70,000 I think

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with regard to the landscaping. I'm not sure if that's cost related to the phase one landscaping proposal or whether it was the latter, the phase two. I would be --

MR. HUBBARD: It's the totality of both.

COMMISSIONER JENSEN: Okay, so if he only does phase one, the expense to that would be nowhere near the \$70,000 is what it sounds like. Because what he was making the point is I don't want to put \$70,000 worth of landscaping in and then tear it up because I leveled the entire site to put in a new building.

MR. HUBBARD: Right. Phase one landscaping would not be close to \$70,000 in the opinion of the Village.

COMMISSIONER JENSEN: Okay, I just wanted clarification of what the extent of the landscaping is because he could only do phase one and not be able to do phase two, and we'd want him to be in compliance with what phase one requires.

COMMISSIONER SIGALOS: Can we clarify one thing? I keep hearing Sam saying and Mr. Polka saying that once he moves into the building. He has moved into the building, is that not correct? You are operating your business out of the building since you've moved out of 11 North Arlington Heights Road?

MR. POLKA: We are not fully operating out of here.

COMMISSIONER SIGALOS: But you are operating out of this building; you are in this building?

MR. POLKA: We are not fully operating out of here. I don't know how else to explain it to you. We do not have a full staff here. We are not fully operating out of 2400 South.

COMMISSIONER SIGALOS: Where are you operating out of then?

MR. POLKA: Our homes.

COMMISSIONER SIGALOS: From my understanding is that this, today, that we have to deal with is phase one, not what might happen in phase two, two or three years from now and the fact that this particular property, is a key property for the South Arlington Heights Corridor Plan and a business, as yours right now is, as a contractor shop, is not compatible with that. I would want that on the record, and I would not support this petition.

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

CHAIRMAN ENNES: Okay.

COMMISSIONER LORENZINI: Sam, my question relates to access. You know, looking at Arlington Heights Road and Central, or even Arlington Heights and Algonquin, getting to some of those businesses with the raised medians doesn't provide a lot of great access. So, what type of commercial building would you see potentially going in here?

MR. HUBBARD: Well, this site has great access. It's got a signalized intersection with its entrance drive that provides full access with a traffic signal to northbound and southbound Arlington Heights Road. So, I think it's suitable for a wide range of commercial or retail uses.

COMMISSIONER LORENZINI: Okay. All right, thank you.

MR. POLKA: Keep in mind, it was on public bid and no one else

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bid on it. No one else bid --

CHAIRMAN ENNES: It was on the market for how long?

MR. POLKA: Sorry, I think it was like two years.

CHAIRMAN ENNES: Okay, yes.

MR. POLKA: I don't know the exact amount of time, I'd have to look at that. I wasn't prepared for that question, but it was on the market for a long time and we were the only ones that submitted a bid. It is a very challenging piece of property. Though, yes, it has a light, it has access on and off, it is very challenging.

MR. PFAFF: That's exacerbated more by what's going on in our world now I would think.

CHAIRMAN ENNES: Okay, any other comments or questions?

COMMISSIONER DROST: Yes, I've got a -- George Drost here.

CHAIRMAN ENNES: Yes, George.

COMMISSIONER DROST: Just following Jay's lead, there's a lot of nuances and guard rails and stuff. I could list at least 10 to 15 different issues. It seems like what we're doing is we're designing a plan to make Paragon fit the property, or we are trying to make it fit or we're just rejecting it because it won't fit.

I think if you look at what they did at 11 North Dunton, and I was on the Commission at that time as well, is they took an orphaned piece of property, and really put it to a very good use. The other aspect is that this is an orphan type of property at the south end of town, and if it's controlled in the way that it's developed, it can be, I think fit within the overall Village plan. The question is we're not here to design it, we're not here to figure those out, but I think it's got some possibility.

Plus, from my standpoint, it probably keeps the sales tax in the community as well and maybe expanding a base for the sales tax. So, those are my comments.

CHAIRMAN ENNES: Well, I'll add on to your sales tax and it will add on the property tax because it was exempt in the past. So, for 60 years, it hasn't been providing any property tax and I'm aware of the fact that under the new assessment procedure, this new assessor more than doubled what was paid for the property. So, he is part of that venue that thinks it's a really ideal property. Personally, I don't.

I have always had a problem with the access to that piece of property. It's small. I don't see a big development going in there. You need parking for that. You know, it's a two-acre piece of land. I have to agree really with the direction Jay was going and George. I don't think this is a prime piece of property.

We approve phase one, phase two, phase three developments a lot. You know never know if those developers are going to end up getting phase two, phase three. We don't know what's going on right now at Downtown Arlington Heights, you know, with all we went through to approve the development, that wonderful development next to the garage, but it doesn't sound good for that going forward. So, you never know what's going to happen.

But I think it's a tough property. I realize it's part of our long-term plan for the corridor. I think this development, high tech, energy efficiency, thermal, all of the stuff that's, again, it's what all the LEEDS people want in their buildings. We want it in the Village. I think it could be a good use for it if the Petitioner realizes his goals to step it up with the office and some of the other development in

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there. I don't think you're going to get a whole lot more on that piece of property.

But anyways, do we have a motion? Do we have any other comments?

COMMISSIONER JENSEN: Lynn Jensen. I'd like to follow-up. I'm glad to see that George and you and Jay articulated the thing that I have been feeling, but I wasn't going to make too much of a point out of. I think we have a first class Petitioner here with a lot of passion and a good, clear sense of entrepreneurship. I think he would be a very good entity to have in Arlington Heights.

I, too, don't think this is a great piece of property. I think it has real limitations. Quite frankly, I think we should be happy that somebody wants to take it and develop it and has some sight of where they want to go that would look high tech and would fit into the appearance of what we want the south corridor to look like. So, I'm much more charitable towards this than perhaps some of the other Commissioners because I just don't see that this is going to be easily developed.

And quite frankly, we don't have any idea how we're going to emerge as a village or as a society out of this pandemic. If you study the history of the 1918 pandemic, you'll understand that there were a lot of fundamental societal changes. For example, one of the things that may happen is office space may not be a big issue in the future. Once companies understand that people can work from home, there may not be much demand for this office space that we have to this point.

So, I'm a little reluctant to basically just turn down a petitioner on points like the ones that have been made. If he addresses the issue around the parking and he does the landscaping he needs to do and he has an opportunity to grow the business and develop into phase two, I think we should be able to accommodate that.

COMMISSIONER WARSKOW: I would like to echo a number of these comments that, yes, I agree that, one, what Lynn said earlier, Mr. Polka, I don't think you put yourself in the best light leading into this meeting, having not worked more closely with the Village on your situation with the parking and the Township. But having said that, I'm in the energy efficiency field, I fully support and I see the strength in the future for your business. I do worry that I don't see that area being a prime spot for a restaurant or an office space or a tall building, any of that.

So, I am, he's already bought the building. He's got a thriving business that will grow in the future. He's very committed. He has very committed staff. So, I feel very similarly that I think this is worth the variations.

COMMISSIONER CHERWIN: Can I ask one more question, Sam? I'm sorry, late in the game here. IDOT, what are they going to, is there going to be like, are they going to require any approvals? I mean, we've got Arlington Heights Road, it's kind of abutting their property. Are they going to require cost sharing on the traffic maintenance, you know, traffic signal, anything like that?

MR. HUBBARD: I don't know if the Petitioner has reached out to IDOT to get their preliminary feedback. I don't know even when you get their preliminary feedback if it ends up being their final ruling, but I don't anticipate anything in phase one of this business plan.

The only thing that we would require in coordination with IDOT from my perspective is some of the code-required landscaping would need to encroach into IDOT right-of-way. So, he would have to coordinate with IDOT to get

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their permission to install that landscaping within their right-of-way. Of course, if he cannot secure that permission, then I think the Village certainly can be flexible in working with them to, you know, find alternative locations to try and meet the intent of the landscape requirements.

COMMISSIONER DAWSON: Terry, I have a comment.

CHAIRMAN ENNES: Yes, please.

COMMISSIONER DAWSON: So, just we haven't gone back on the signage, and while the Petitioner wanted to argue with me because he thought I was working against him, if he would just let me ask my question, I was trying to get to the bottom of whether or not it was a safety issue, and it's not a safety issue. If it's not, then as far as I'm concerned, he should follow the code and be able to put the sign where he wants to put the sign. The fact that he might not be able to get a sign that is effective for his business in a different location is his problem, not ours. As long as it meets the code, then I think we should let him put the sign out where he wants to put the sign out.

So, I also am in favor of this petition. I think that I like phase one better than I like phase two. Just like other people have said. I don't see this as a location for a coffee shop. If he wants to have one later, we'll talk about it later, but I actually think this is a good use for this property.

I remember the petition back when they came to the Arlington Heights Road property. I made all these concerns. I live in the rec park neighborhood. I don't live right behind him, but I've never heard from anyone of any complaints about the facility. I will say that I have recently seen trucks parked out front before I even knew that it was an issue here driving by going, oh, look it's Paragon, they must be operating over there. I didn't even realize it was on the agenda.

I will also say that I wasn't troubled at all by seeing their truck parked out front. I didn't drive by and go, ugh, look at that truck. It was, oh, Paragon is there. They had one truck; it wasn't problematic for me. I don't think we should have a truck parking lot out front but, you know, they have nice-looking trucks and it was the van, you know, it wasn't anything really problematic for me.

So, the one thing that I'm very, very bothered by is the not willing to work with the Village. I always have a problem with that. Because now if we want, I mean, if we approve it and we have landscaping, but it's approved and he doesn't do the landscaping, we've got a Petitioner that has shown an unwillingness to cooperate and work with the Village unless put to a point that's forced to do so. So, that is problematic for me, but I don't know if there's anything we can do about that.

I do want to see the landscaping go in. We would have required that if he had come to us in the first place. The phasing I think is appropriate and I want to see the landscaping. But I'm okay with removing the signage condition, and that's where I'm at. So, I'm in favor of the property keeping three in place and taking six out. I don't know if anyone else agrees with me or not.

CHAIRMAN ENNES: So, do you want to make a motion?

COMMISSIONER GREEN: I'd like to make a comment if I could.

CHAIRMAN ENNES: Sure.

COMMISSIONER GREEN: We just had a, one of the last meetings we had with the Village was for the property, the Herald building property and that whole entire corner redevelopment there.

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CHAIRMAN ENNES: Yes.

COMMISSIONER GREEN: There are going to be tall buildings there, that was the indication. I think that this property with a signal on it is a very unique, valuable piece of property. I don't look at it as if it's a hardship at all. I think it has a lot of potential for other uses.

I am against the contractor shop part of this ordinance. You should be careful what you wish for. A contractor shop is in certain areas because of how it looks. We approved a corridor plan here to improve the entire area from the tollway all the way to the downtown area eventually. So, I am not in favor of a contractor shop here.

CHAIRMAN ENNES: Bruce, I would agree with you if I thought this was your typical contractor shop. You know where my office is. We recently moved a business from Palatine and Arlington Heights Road that was quite unsightly with all its trucks. They're now one of my neighbors; that's a contractor shop that's loaded with trucks and parts.

We have an individual, a business that is not going to store materials outside. I think he's resolved the truck issue; he did in his other property. I still don't understand why we are concerned about people being able to see trucks in a parking lot from the toll road. I can understand it on Arlington Heights Road because we don't want that look. But I think it's a different type of property and I think its high energy efficiency nature is in line with the kind of development that we would want to see in that new corridor. But that's just my perspective.

Any other comments?

MR. POLKA: Can I just address that I want to work with the Village and I will. I'm sorry about the beginning in those circumstances. During the next meeting, I will be more prepared to explain that situation in its entirety. But I absolutely have worked with the Village in the past and I will continue to work with the Village moving forward.

I know a lot of the inspectors intimately as we do a lot of different projects here, both commercially and residentially. I'm sorry for the way that we, the light has been shed upon us because of a circumstance, but I will absolutely work with the Village in every way possible.

MR. HUBBARD: Can I just recommend we close the public hearing portion of this hearing? I don't think we officially did that.

CHAIRMAN ENNES: Yes, you're right. So, we close the public hearing portion.

COMMISSIONER LORENZINI: Can I jump in, Terry?

CHAIRMAN ENNES: Yes, please.

COMMISSIONER LORENZINI: Yes, this is Joe, Joe Lorenzini again. I've got to say I admire Mr. Polka and his ambition and his plans. He really is a great credit to the community and all he's done and plans to do. But I also agree with the Village's plans for the corridor improvement, the future vision and what it should look like. But as some of the Commissioners brought up the future, the economic future, we really don't know what it holds.

So, having said that, I would not approve the petition as it stands, but what I would recommend, to approve it for a certain amount of time, say maybe two years time limit, ease up on the landscaping requirements for that time, but

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then after two years if he can't move to phase two and make it look a lot nicer so it fits in with the corridor and the vision, or if he can't do it at that time, maybe the Village can either cancel it and he has to move, or give an extension for another year or two. I can go for something like that, but I agree with the Village, I couldn't approve it the way that it stands right now.

CHAIRMAN ENNES: Okay, thanks, Joe. Does someone want to make a motion? Sue, I think you had one?

COMMISSIONER CHERWIN: I can make a motion.

COMMISSIONER DAWSON: Okay, go for it, Jay. Otherwise, I'll make it, but I'm all good with you.

COMMISSIONER CHERWIN: Okay, I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC# 20-004, a Rezoning from the R-1 One-Family Dwelling District and B-3 General Service, Wholesale, and Motor Vehicle District into the B-2 General Business District; a Land Use Variation to allow a contractor shop within the B-2 Zoning District; and the following Variations:

1. A variation from Chapter 28 of the Municipal Code, Section 5.1-11, to allow an area of B-2 Zoning that is approximately 2.36 acres where a minimum of four acres is required.
2. A variation from Chapter 28 of the Municipal Code, Section 6.12-1(2), to waive the requirement for a traffic and parking study by a certified traffic engineer.

This recommendation shall be subject to the following conditions:

1. The Land Use Variation shall apply to Paragon Mechanical only.
2. Any contractor vehicle, which shall be defined as any contractor truck owned by the Petitioner or employees of the Petitioner (regardless of the presence of signage) or any passenger vehicle with contractor signage, shall be prohibited from parking at the front of the site. Such vehicles, whether during the day or overnight, shall only park behind the building so as to not be visible from Arlington Heights Road or shall be parked within one of the interior parking spaces.
3. The Petitioner shall be required to implement the phased landscape plan prepared by the Village of Arlington Heights and dated 5-8-2020. Phase One landscape improvements shall be completed no later than September 30, 2020, and Phase Two landscape improvements shall be completed no later than September 30, 2022.
4. The Petitioner shall install a code compliant dumpster enclosure, or alternatively, the salt dome can be used as the dumpster enclosure, provided that the dumpster is not visible from Arlington Heights Road.
5. Outdoor storage of materials shall be prohibited.
6. The following signage restrictions shall apply:
 - a) No ground signage shall be allowed along the on-ramp frontage or tollway frontage. The ground sign along the Arlington Heights Road

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frontage shall be a monument style ground sign, to be no taller than six feet in height.

b) No wall signage shall be allowed on the accessory structures located on the subject property.

7. The Petitioner shall comply with all federal, state, and Village codes, regulations, and policies.

COMMISSIONER DROST: I'll second that.

CHAIRMAN ENNES: Who seconded?

COMMISSIONER DROST: George Drost.

CHAIRMAN ENNES: Okay, and no exceptions on the items three and six?

COMMISSIONER CHERWIN: My motion is to pass it as it's written by the Staff, one through seven.

CHAIRMAN ENNES: Okay, and we have a second with George. From Roberts Rules, do we call the question here or --

MR. HUBBARD: So, we have a motion that's been seconded, so I think it would be appropriate to call the roll.

CHAIRMAN ENNES: Okay, would you please call the roll?

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes, with comment.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: No.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes, with comment.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: No, with comment.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: No, with comment.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Yes.

MR. HUBBARD: Chairman Ennes.

CHAIRMAN ENNES: Yes. And the comments? Oh, I'm sorry.

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER DROST: Sam, I don't think you got my vote, Drost.

MR. HUBBARD: Yes. Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Yes, with comment.

CHAIRMAN ENNES: Okay, Sam, would you call each name for their comments?

MR. HUBBARD: I believe Commissioner Dawson had the first comment.

COMMISSIONER DAWSON: Yes. Well, I just want to reiterate that I would rather we take out number six, but feeling that this is going to be a close vote and also wanting to show that I am generally in support of the project, I went with

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yes as opposed to voting no simply because six was included. So, again, I reiterate that I am supportive of striking six and am in support of the project.

MR. HUBBARD: I believe Commissioner Jensen had the next comment.

COMMISSIONER JENSEN: Yes. I was impressed with the passion, the entrepreneurship and the energy that Mr. Polka and his staff brought to this project. I think it is very unfortunate that he did not handle the situation around occupying the building and having vehicles out during a long period of time when he was getting communications from the Village. But I understand that he was in a very difficult position and he didn't know exactly how to handle it. I would hope in the future he would be more skillful in handling those things and work with the Village. I'm expecting that he will not replicate that behavior in the future whether it's over landscaping or anything else. So, I think perhaps we might give him a little leeway.

As a comment to Mr. Polka, I think brevity in your presentation would help your case a lot, you know. Mark Twain said, I wrote you a two-page letter because I didn't have time to write you a 10-page letter, and I think there's some wisdom there. So, I think you should sharpen up your presentation when you go to the Board, and keep it precise, to the point, and don't go on and on.

MR. POLKA: Okay, thank you.

MR. HUBBARD: Commissioner Lorenzini, did you have a comment?

COMMISSIONER LORENZINI: Yes. The reason I voted no is not because I don't like the project or don't like the company. I just would hate to see it look like it does today 20 years from now. That's why I recommended putting some type of time limit on phase one and then they have to go into phase two. Now, like I said, if two years from now the economy is still in the tank and nothing has been built, then give them another two-year extension. But I cannot, I voted no because it's pretty much an infinite approval to stay in phase one.

MR. HUBBARD: Chairman Ennes, you had a comment?

CHAIRMAN ENNES: I did not. I'm not going to make a comment just because of my prior relationship with the Petitioner. I totally understand what all of you were saying about the corridor plan and the issues with the contractor yard. If this was a typical contractor yard, I would have voted no.

I think George had a comment.

MR. HUBBARD: Yes, Commissioner Drost.

COMMISSIONER DROST: Yes, and I think it's an imperfect situation. Basically, what I think we need to do is the Petitioner and the Village has to really kind of resolve some of these issues, because conceptually it should work. I think there is quite a bit of support at least from the Plan Commissioners. But I would need a little bit more crispness in the presentation on the part of the Petitioner would probably help him rather than hinder him.

MR. HUBBARD: I feel like I might have missed someone. Did anyone else have comment?

COMMISSIONER SIGALOS: Yes, I did. This is John Sigalos. My comment is that, you know, we spent a lot on, we've heard a lot on how good Paragon Mechanical is. I don't deny that. They are a good company and they've done a lot for the Village, but again, the issue here was the use of this property. It's not compatible

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with the South Arlington Heights Corridor, and again, the type of contractor shop that it is, whether he wants to believe it or not, he is. Again, it's not compatible with this zoning.

So, that was the reason that I voted against it, not the fact that I'm against Paragon. But again, the issue today is that this is phase one, but we don't know what's going to happen in phase two, two years, four years, 10 years, we don't know what will happen. But the issue today, I could not support it.

CHAIRMAN ENNES: So, we have, Sam, if I have this right, we have a vote of six to three?

MR. HUBBARD: That's correct. So, the motion passes, and this would tentatively go to the Village Board on June 1st for their consideration. I don't know if they're able to hold a quick turnaround on a Zoom meeting like this, but that would be their first potentially eligible appearance date. Mr. Polka, although we'll work with you with further communications leading up to that to make sure that we have room on the agenda for that meeting for you or if you have to get pushed back.

MR. POLKA: Okay.

CHAIRMAN ENNES: Thank you, Mr. Polka, and good luck.

MR. POLKA: Thank you. I appreciate everybody's time.

(Whereupon, the hearing on the above-mentioned petition was adjourned at 10:00 p.m.)



Map created on June 21, 2018.

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Letter of Intended Use

2400 S. Arlington Heights Rd, Arlington Heights, IL 60005



Proposed: Paragon Mechanical, Inc. Corporate Headquarters

Overview:

Paragon Mechanical is an HVAC and domestic hot water contracting business which serves the repair, maintenance, and installation needs of both residential and commercial clients. Our contracted work solely takes place in the field, on-site at our clients' homes and businesses. Paragon Mechanical does not perform manufacturing or fabrication of any kind at our headquarters, and our technicians' vehicles are stored at their personal residences when they are not at a customer's home or business. The technicians do occasionally come to the headquarters to pick-up their ordered goods/products, but an immediate goal is to eliminate the need for our technicians to come to this property altogether, unless it is for infrequent training and/or meetings. We expect to substantially reduce the amount of commercial traffic entering and leaving the property, in comparison to the previous occupants.

Since we are not a General Contractor, we do not purchase, store, sell, or offer raw materials of any kind as part of our business. All the goods and products we purchase, store, and sell have been manufactured elsewhere and are ready to be sold and/or installed upon arrival. We also have no need for heavy machinery or large equipment to conduct our work, therefore, we do not store such equipment on our premises for any length of time. Our technicians always keep their own tools on their trucks.

In summary, the primary use of the property would be to house office personnel such as our administrative, scheduling, accounting, sales, and purchasing teams. Our expectation is that the volume of commercial vehicle activity will significantly decrease once we take possession of the facility.

Current Summary of Use:

The property, located at 2400 S. Arlington Heights Road, Arlington Heights, IL 60005, has been occupied by Elk Grove Township since 1960, per Elk Grove Township personnel. During that time, the property has been used to house administrative staff in addition to several commercial operations which have also

been run out of this facility. On any given day, there may be as many as 10 commercial vehicles on the property as it stands. Those commercial vehicles include the following:

1. **Village Food Trucks:** The trucks have been permanently stored on the property and make daily rounds to pick-up food donations from various sources.
2. **Salt Dome/Snowplows:** Two large snowplows are stored on the property in addition to the large salt dome in which the salt is stored year-round. Weather dictates frequency of use during the winter months.
3. **Elk Grove Township Bus Program:** Three buses are stored on site and used every day. The buses begin their routes in the morning, return to the property for breaks and lunch, and come back for the evening at the conclusion of daily routes.
4. **Mobile Dental Unit:** The Township's dental unit is parked on the property, within direct sight lines of Arlington Heights Road, 5-6 days per month. The Mobile Dental Unit is equal in size to a large bus.
5. **Meals-On-Wheels Truck:** This truck utilizes the main parking area (facing Arlington Heights Road) several times per week to distribute food for low income residents.
6. **Greater Chicago Food Depository:** Food deliveries are made twice per month via commercial truck.
7. **Standard Deliveries/Garbage Removal:** UPS, FedEx, USPS, Freight, and Garbage Removal all apply.

Plan of Use (Phase I):

Paragon Mechanical hopes, during the first phase of occupancy, to continue utilizing the property in its current form. All daily administrative operations (we have between 4 and 10 total daily office employees) will be run out of the existing structures and commercial vehicle traffic will be significantly reduced immediately upon taking occupancy. Our daily activities within the office consist of building and operating our business. The sales team is working on generating leads, providing estimates to business and closing jobs to be scheduled. The accounting department is working on invoices and payroll. The dispatch is working on filling the schedule for all the field technicians for the following days and weeks.

1. **Personnel:** Our personnel is split between office workers, field service technicians, and field install technicians. We currently have nine (9) total technicians and they are divided as follows:

two (2) Senior Service Technicians, two (2) Residential Service Technicians, one (1) Junior Service Technician, two (2) Installer Helpers, and two (2) Senior Installers. All our technicians have a company vehicle except for the two (2) installer helpers. Anybody with a company vehicle takes that vehicle home at night so they can be dispatched directly from their home each business day. The trucks also go home with the technicians over weekends and holidays and the technicians are all responsible for arranging vehicle maintenance with a 3rd party on their own time.

We currently have a total of six (6) office employees and they are divided as follows: one (1) General Manager, one (1) Operations Manager, one (1) Accounting Manager, one (1) Sales Manager, one (1) Runner, and one (1) Telemarketer.

2. **Trucks:** Our onsite vehicles are limited to the personal vehicles of our office personnel, which fluctuates between 6 and 12 employees, plus a runner vehicle which is a company-owned van. When this vehicle needs to be parked onsite, it can be stored in the enclosed garage or in the rear of the building, out-of-sight from Arlington Heights Road. No other work vehicles are stored onsite as all field technicians are required to take their vehicles home.
3. **Office Use:** Please refer to the included drawing for intended office and property usage, including a parking detail. Our offices are used solely for the purpose of generating new and coordinating existing work for the field technicians. Our previous location taught us that we will not receive many walk-in customers as most of our industry has begun shifting to online and over the phone scheduling. We expect no more than 1 walk-in customer per month.
4. **Property Use:** The property will be utilized for the purpose of housing our office personnel and growing our sales team. The office space is approximately 6,000ft² of which we will occupy 3,000ft² in the 1st phase. The remaining 3,000ft² will remain not be used at first. The training center, which is not included in the above, is approximately 1,500ft². As described above, the Training Center will be used for training and supporting our team. There are four (4) remaining garages of which two (2) will remain empty and the other two near the building will be used for vehicle storage, if needed.

Plan of Use (Phase II):

Once the property has been properly zoned and we have occupied the property for approximately two-years, we will take the necessary steps to create and submit plans to the Arlington Heights Design Commission. The second phase of our plan will include the redevelopment of the entire property to align with the vision southern corridor, as expressed by Arlington Heights. The emphasis of the project will be the beautification and added awareness for both our business and the Village of Arlington Heights alike. For those entering Arlington Heights from the highway and from Elk Grove Village, our property is the most visible property, and the property should simultaneously reflect the high standards of our business and the beauty of Arlington Heights. (See Figure 1)

Request for Re-Zoning:

This property is currently partially zoned for residential use only, a classification for which the property has not been utilized since at least 1960. We are requesting that the property be re-zoned accordingly so we may continue to operate the facility in a similar manner to which it has been utilized for the past 59 years. We will immediately lessen the impact of unsightly commercial vehicles and our future goal is to significantly improve the aesthetic appearance of the property with signage welcoming visitors to Arlington Heights. We feel as though our plans for the property are in-line with the vision of Arlington Heights, and we hope the Board can also see that beautification of this property is as much in our best interest as it is the Village's. The success of our business relies on awareness, visibility and, as a high-end company, it is very important for us to convey the high-quality of our work through the beauty of our headquarters.

PARAGON SITE - ILLEGAL TRUCK PARKING



PARAGON SITE - ILLEGAL TRUCK PARKING



PARAGON SITE - PROPERTY MAINTENANCE



6/1/2020

PARAGON SITE - PROPERTY MAINTENANCE



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PARAGON SITE - PROPERTY MAINTENANCE



6/1/2020

PARAGON SITE - PROPERTY MAINTENANCE



6/1/2020

Date: January 24, 2020

33 S. Arlington Heights Rd.
Arlington Heights, IL 60005-1403
Mr. Terrence Ennes and Members of
the Plan Commission of the
Village of Arlington Heights



Re: Rezoning for 2400 S. Arlington Heights Rd, Arlington Heights IL 60005 with Variation

Additional Variation Criteria

This letter is written as justification for our Variation Criteria for the rezoning application for 2400 S Arlington Heights Rd, Arlington Heights IL

I. Variation to Chapter 28, Section 5.5-1 Permitted Use Table, to allow a "Contractor Shop," with no storage of raw materials, no manufacturing of any kind, no large equipment storage of any kind, and minimal vehicle traffic and storage to operate under a B-2 zoning designation to avoid a B-4 designation.

1. *The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.*
 - a. We plan to operate out of the existing building in a similar manner to that which the property has been utilized for the past 59 years. We will significantly reduce the volume of commercial traffic entering, departing, and stored on the property and we are compatible with the nearby B-3 and B-2 zoning. We do not perform manufacturing of any kind, we do not require, store, or utilize any raw materials in our business, and we have no need for large equipment. When the need arises to store a van onsite, we can hide it out-of-side. During standard business hours, our office will only require use of approximately 10 (for employee personal vehicles) out of the available 50 parking spaces.
2. *The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.*
 - a. The zoning situation is unique because most of the property is currently zoned as B-3, which we could also make work, but we have been informed that the Village prefers this property to be zoned B-2 to avoid unsightly car dealerships and

mechanics, in the event we sell the property in the future. We understand that neither a B-3 nor B-4 designation is desirable to the Village and this property has not been utilized as the partial R-1 zoning since at least 1960, if ever. We feel as though we are truly adaptable to any of the B zoning designations because the only item we would like to have as an option is the ability to have a work van on the property when needed. Our business more closely resembles a "Contractor Office" when compared to a "Contractor Shop."

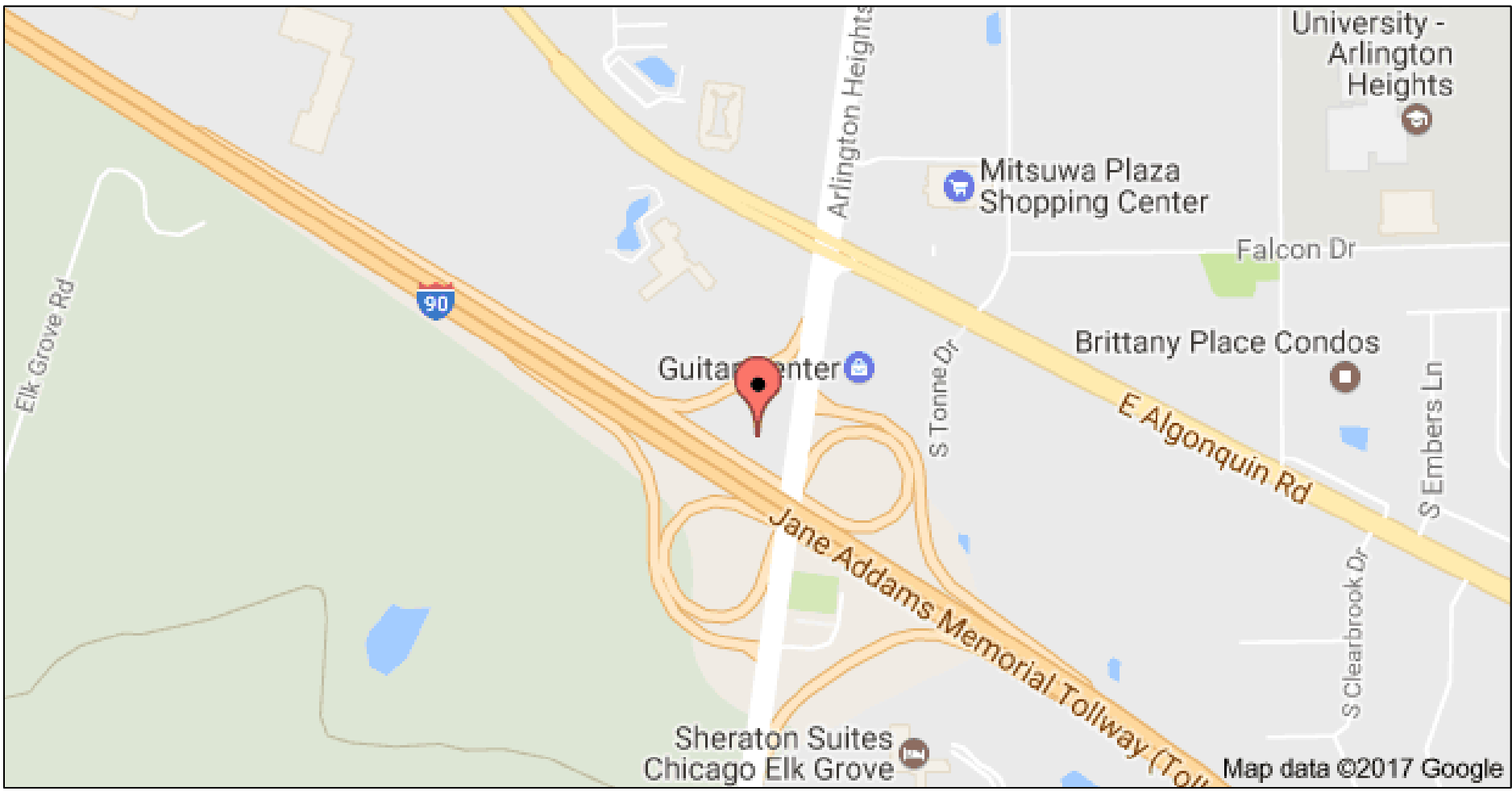
3. *The proposed variation is in harmony with the spirit and intent of this chapter.*
 - a. Our goals and vision for this property are in line with the vision for the Southern corridor. We want our headquarters to reflect the high-quality field work we perform and from a marketing perspective it is very important that we achieve that goal. We also understand that the Village does not want unsightly commercial vehicles or equipment on display, and we agree to abide by this and have no need for either to be visible on the property for extended periods of time.
4. *The variance requested is the minimum variance necessary to allow reasonable use of the property.*
 - a. Our request is the minimum variance necessary when considering the wishes of the Village. The Village has expressed to us a desire that the property be zoned B-2 so, while we do not absolutely require the variance to allow for a vehicle to remain onsite to successfully operation, we would greatly appreciate the flexibility it would afford us. As previously stated, it would not be difficult for us to keep any van out-of-sight from Arlington Heights Road. We hope you agree that our requests are reasonable and we are eager to demonstrate that our presence on the property will result in an immediate improvement upon the reduction of the current high volume of commercial and personal vehicle traffic and storage this property has experienced for the past many years.

II. Variation to waive the requirement for a traffic & parking study.

1. *The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.*
 - a. The property's main function will be to house a staff of office personnel. On a given day we will need to utilize between 6 and 10 of the available 60 parking spaces. The request to waive a parking study will not affect the character of the locality. The parking study is not necessary.

2. *The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.*
 - a. This property was publicly listed for sale with no other valid buyers. It is well suited to meet our needs as an office and space for occasional training. There are approximately 60 parking spaces on the property which we will never fill in a single event since our business is conducted away from the property. The Village of Elk Grove has been utilizing the property for far more traffic and vehicle storage than we will ever strive to accomplish. Once the Village of Elk Grove vacates the property the volume of parked cars and traffic will be significantly reduced.
3. *The proposed variation is in harmony with the spirit and intent of this chapter.*
 - a. Our business is not dependent upon traffic, large volume of employees, or customers visiting our offices. We do not require very much when it comes to parking or vehicle storage on the property. We are the ideal fit if the goal for this property is to eliminate vehicles and traffic.
4. *The variance requested is the minimum variance necessary to allow reasonable use of the property.*
 - a. Waiver of the required parking and traffic study is minor and reasonable because it was successfully waived at our previous property for the same reasons. Traffic and vehicle storage is not an issue for our business therefore a study would be a waste of resources.

LOCATION MAP



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
2100 N. 15TH AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 FAX : (244) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS
LAND TITLE SURVEY

PARCEL 1:
THAT PART OF LOT 7 OF AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST HALF OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 190.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 7 FOR A POINT OF BEGINNING, SAID POINT BEING 229.37 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTHERLY AND PERPENDICULAR TO SAID SOUTH LINE OF LOT 7 A DISTANCE OF 160.80 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 420.00 FEET FOR AN ARC DISTANCE OF 44.70 FEET, WHICH FORMS AN ANGLE AT POINT OF TANGENT OF 104° 11' 50" TO THE LEFT OF SAID LAST NORTH LINE EXTENDED; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 123.00 FEET FOR AN ARC DISTANCE OF 182.21 FEET TO A POINT ON THE SOUTH LINE OF LOT 7; THENCE A EASTERLY ALONG THE SOUTH LINE OF LOT 7 A DISTANCE OF 118.71 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
THAT PART OF LOT 7 OF AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 190.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 7 FOR A POINT OF BEGINNING, SAID POINT BEING 229.37 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 7; THENCE CONTINUING EASTWARD ALONG SAID SOUTH LINE FOR A DISTANCE OF 178.01 FEET TO A POINT; THENCE NORTHERLY AND PERPENDICULAR TO SAID SOUTH LINE 166.87 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 420.00 FEET FOR AN ARC DISTANCE OF 179.48 FEET WHICH FORMS AN ANGLE AT A POINT OF TANGENT OF 79° 42' 48" TO THE LEFT OF SAID LAST NORTH LINE EXTENDED; THENCE SOUTHERLY ALONG A LINE, SAID LINE BEING PARALLEL WITH THE LAST DESCRIBED NORTH LINE FOR A DISTANCE OF 160.80 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
THAT PART OF LOT 8 (LYING NORTHERLY OF THE NORTHERLY LINE OF THAT PART OF SAID LOT 8 CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED RECORDED OCTOBER 15, 1956 AS DOCUMENT 16726440) IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST HALF OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID LOT 8 THAT PART THEREOF CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY WARRANTY DEED RECORDED APRIL 21, 1970 AS DOCUMENT 21139137 AND RECORDED MAY 3, 1970 AS DOCUMENT 21154328, AND ALSO EXCEPTING FROM SAID LOT 8 THAT PART TAKEN BY CONDEMNATION IN CASE 96L50469 DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 8 WITH THE NORTHERLY RIGHT OF WAY LINE OF THE NORTHWEST TOLLWAY ACCORDING TO DOCUMENT 16726440; THENCE ON AN ASSUMED BEARING OF NORTH 58 DEGREES 23 MINUTES 56 SECONDS WEST ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF THE NORTHWEST TOLLWAY ACCORDING TO DOCUMENT 16726440 A DISTANCE OF 33.75 FEET; THENCE NORTH 7 DEGREES 44 MINUTES 56 SECONDS EAST 255.25 FEET TO THE NORTHERLY LINE OF SAID LOT 8; THENCE SOUTH 82 DEGREES 56 MINUTES 03 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF LOT 8 A DISTANCE OF 27.48 FEET TO THE NORTHEAST CORNER OF LOT 8; THENCE SOUTH 7 DEGREES 01 MINUTES 35 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 8 A DISTANCE OF 269.24 FEET TO THE POINT OF BEGINNING, AS DESCRIBED IN THE FINAL JUDGMENT ORDER RECORDED MARCH 17, 1999 AS DOCUMENT 99260978) IN COOK COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF LOT 7 IN AUGUST BUSSE'S DIVISION OF PARTS OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT 10023115, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 82 DEGREES 56 MINUTES 03 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 27.48 FEET TO THE POINT OF BEGINNING; THENCE NORTH 7 DEGREES 44 MINUTES 56 SECONDS EAST, 61.80 FEET; THENCE NORTH 3 DEGREES 56 MINUTES 06 SECONDS EAST, 116.50 FEET; THENCE NORTH 82 DEGREES 15 MINUTES 15 SECONDS WEST, 44.00 FEET; THENCE SOUTH 7 DEGREES 44 MINUTES 45 SECONDS WEST, 7.92 FEET TO A POINT ON A NON TANGENTIAL CURVE, HAVING A RADIUS OF 420.00 FEET, CONCAVE TO THE SOUTHWEST WITH A CENTRAL ANGLE OF 3 DEGREES 33 MINUTES 09 SECONDS, A CHORD LENGTH OF 26.04 FEET AND A CHORD BEARING OF SOUTH 74 DEGREES 25 MINUTES 16 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, 26.04 FEET; THENCE SOUTH 7 DEGREES 03 MINUTES 57 SECONDS WEST, 166.87 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE SOUTH 82 DEGREES 56 MINUTES 03 SECONDS EAST, ALONG SAID SOUTH LINE, 23.96 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

KNOWN AS: **2400 S. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, ILLINOIS 60005**

PERMANENT INDEX NUMBERS:
08 - 16 - 400 - 033 - 0000 (AFFECTS PARCELS 1 & 2)
08 - 16 - 400 - 034 - 0000 (AFFECTS <PLC 4 AND OTHER PROPERTY)
08 - 16 - 400 - 035 - 0000 (AFFECTS PARCEL 3)

AREA SUMMARY:
PARCEL 1
AREA = 15,878 SQ. FT. OR 0.364 ACRE

PARCEL 2
AREA = 30,301 SQ. FT. OR 0.696 ACRE

PARCEL 3
AREA = 52,478 SQ. FT. OR 1.205 ACRE

PARCEL 4
AREA = 4,254 SQ. FT. OR 0.098 ACRE

TOTAL AREA = 102,911 SQ. FT. OR 2.363 ACRES

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	52
HANDICAP	6
TOTAL	58

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS)
) S.S.
COUNTY OF COOK)

I, **ROY G. LAWNICZAK**, A REGISTERED LAND SURVEYOR, **LICENSE NO. 35-2290**, IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DO HEREBY CERTIFY TO:

- **HVAC EQUIPMENT SALES, LLC**

- **TOWN OF ELK GROVE**,
A QUASI MUNICIPAL CORPORATION AS TO PARCELS
1, 2 AND 3 AND ELK GROVE TOWNSHIP, AS TO PARCEL 4

- **CHICAGO TITLE INSURANCE COMPANY**

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH **2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS**, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1),7(c), 8, 9,11,14, 16, 17, 18 AND 20 OF **TABLE A** THEREOF.

THE FIELD WORK WAS COMPLETED ON JUNE 14, 2017.

DATE OF PLAT: DECEMBER 18, 2017

BY:
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
LICENSE EXPIRES: NOVEMBER 30, 2018
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
LICENSE EXPIRES: APRIL 30, 2019



FLOOD STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP **17031C0211J**, WITH A DATE OF IDENTIFICATION OF **AUGUST 19, 2008**, FOR COMMUNITY NUMBER **170056 0211 J**, IN COOK COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

NOTES:

- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET KNOWN AS **S. ARLINGTON HEIGHTS ROAD**.
- THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;
- EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS;
- ELECTRIC, GAS, TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.
- THERE ARE NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.

ITEM # 8 FROM TABLE A
-ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED.

ITEM # 11 FROM TABLE A
ALL VISIBLE UTILITIES ARE PLOTTED.

- **ITEM # 16 FROM TABLE A**
AT THE TIME OF THIS SURVEY, NO VISIBLE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED.

- **ITEM # 17 FROM TABLE A**
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

- **ITEM # 18 OF TABLE A**
THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.

- **ITEM # 20 FROM TABLE A**
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO.: **1401 008984077 D2**
EFFECTIVE DATE: **NOVEMBER 29, 2017**

ITEMS CORRESPONDING TO SCHEDULE B :

ITEMS 1 - 12.
NOT SURVEY RELATED.

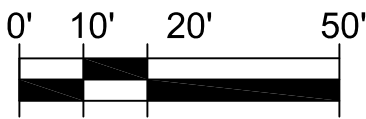
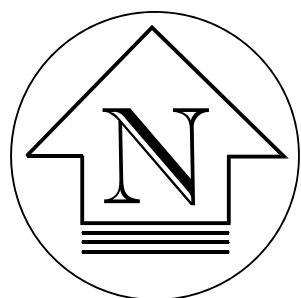
ITEM N 13.
EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED SEPTEMBER 7, 1966 AS DOCUMENT NO. 19936622.
(AFFECTS THE SOUTHERLY 25 FEET, MEASURED PERPENDICULARLY, OF THAT PART OF LOT 8, LYING NORTHERLY OF THE ILLINOIS STATE TOLL ROAD WHERE THE SAME CROSSES LOT 8 AS CONVEYED IN DOCUMENT 16726440)
(AFFECTS PARCEL 3)

ITEMS 14-15.
NOT SURVEY RELATED.

ITEM Y 16.
ENCROACHMENT OF THE CYCLONE FENCES LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTHERLY, WESTERLY AND SOUTHERLY BY VARYING AMOUNTS, AS SHOWN ON PLAT OF SURVEY NUMBER 2017-25095 PREPARED BY UNITED SURVEY SERVICE, LLC DATED JUNE 14, 2017 AND LAST REVISED AUGUST 29, 2017.

ITEM Z 17.
ENCROACHMENT OF THE ASPHALT LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTHERLY AND ADJOINING BY APPROXIMATELY 17.92 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 2017-25095 PREPARED BY UNITED SURVEY SERVICE, LLC DATED JUNE 14, 2017 AND LAST REVISED AUGUST 29, 2017.
(PLOTTED ON THE DRAWING)

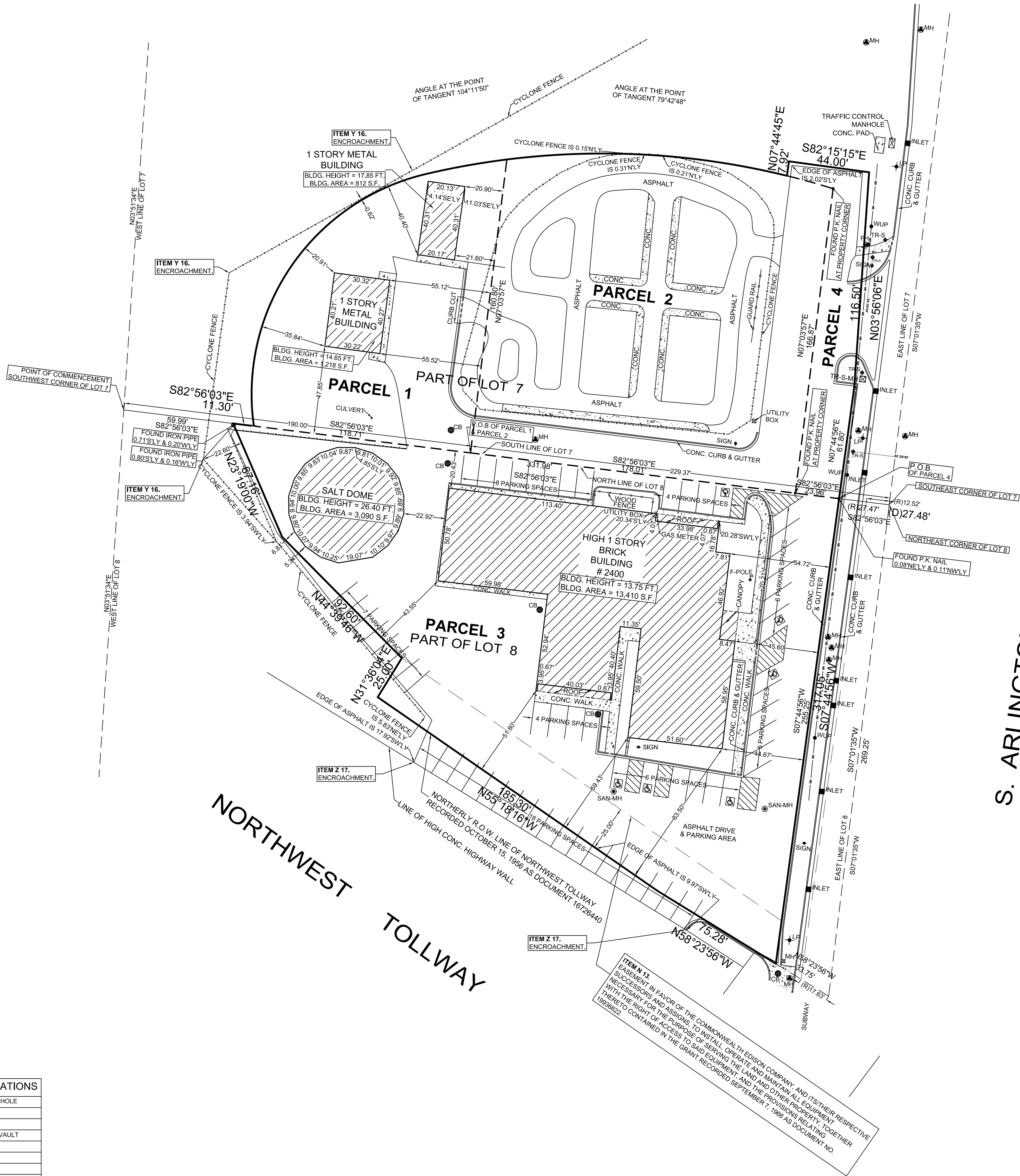
ORDERED BY: ARNSTEIN & LEHR LLP		
SCALE : 1" = 30'	12/18/17	REVISED PER NEW TITLE COMMITMENT
DATE : JUNE 14, 2017	10/16/17	REVISED PER REVISED TITLE COMMITMENT
FILE No.: 2017 - 25095	8/29/17	REVISED PER TITLE COMMITMENT DATED 8/15/17
	DATE	REVISION



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
2100 N. 15TH AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 FAX : (244) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY



S. ARLINGTON HEIGHTS ROAD
R.O.W. VARIES - HERETOFORE DEDICATED
AS FOR PUBLIC STREET PURPOSES

LEGEND	ABBREVIATIONS
	SAN-MH SANITARY MANHOLE
	CB CATCH BASIN
	INLET INLET
	WV WATER VALVE VAULT
	FH FIRE HYDRANT
	TR-L TRAFFIC LIGHT
	LP LIGHT POLE
	WUP WOOD UTILITY POLE
	TR-S-MH TRAFFIC SIGNAL MANHOLE
	MH MANHOLE
	SIGN SIGN
	F-POLE FLAG POLE
	HANDICAPPED PARKING SPACE
	(D) DEED DATA
	(R) RECORD DATA
	(M) MEASURED DATA

ORDERED BY: ARNSTEIN & LEHR LLP		
SCALE : 1" = 30'	12/18/17	REVISED PER NEW TITLE COMMITMENT
DATE : JUNE 14, 2017	10/16/17	REVISED PER REVISED TITLE COMMITMENT
FILE No.:	8/29/17	REVISED PER TITLE COMMITMENT DATED 8/15/17
2017 - 25095	DATE	REVISION





Paragon Mechanical, Inc.

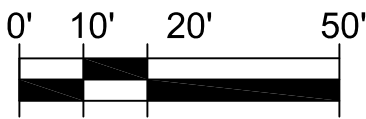
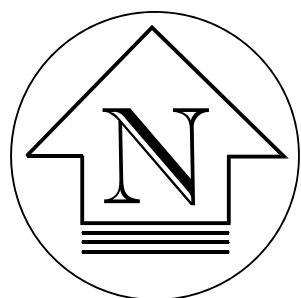


Paragon Mechanical, Inc.

Paragon Mechanical, Inc.







3' Tall Parking Lot Landscape Screen

Landscape Island

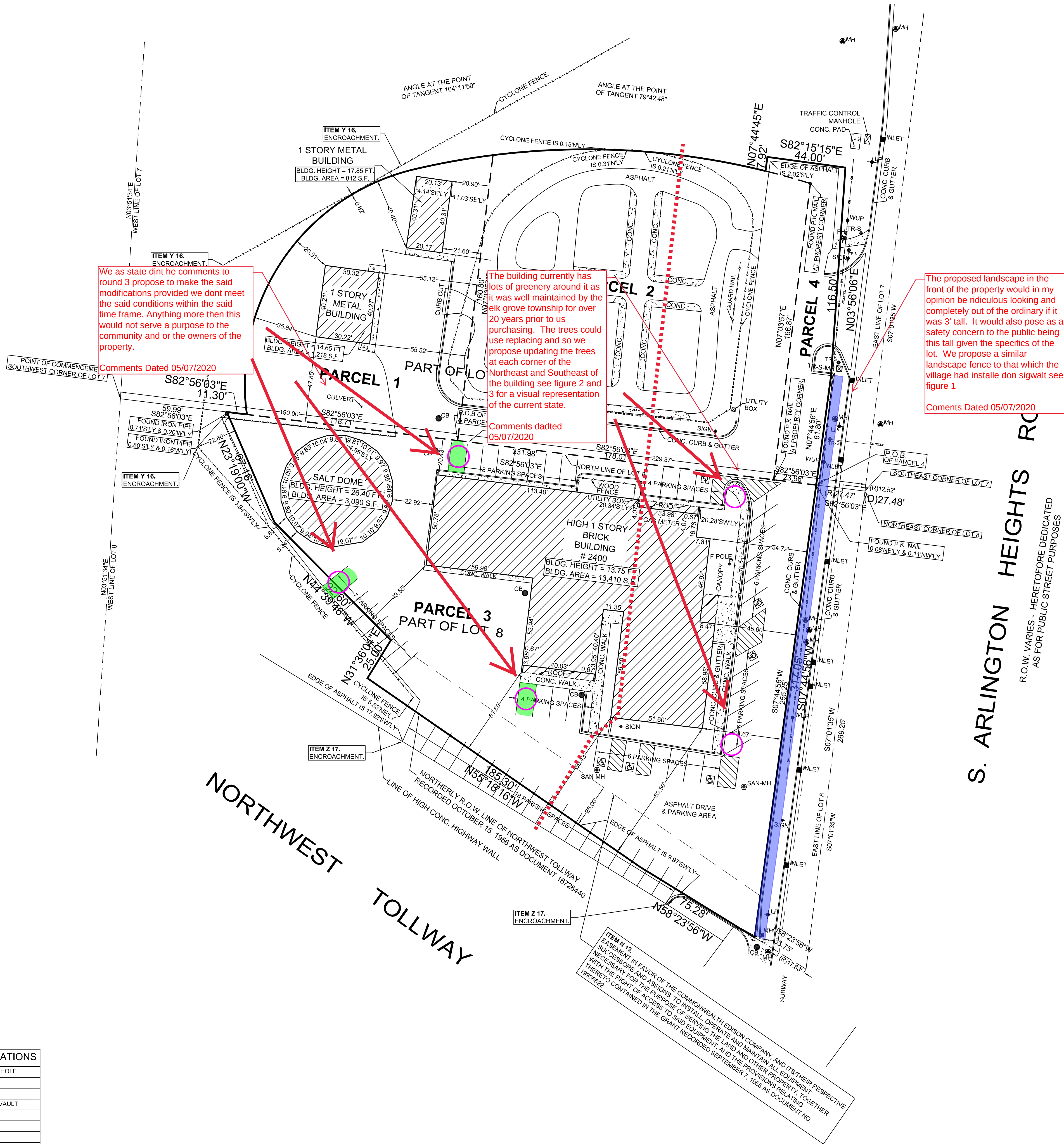
4" Caliper Shade Tree

Phase I/Phase II delineation. Improvements to the east of this line must be installed no later than 24 months from the approval of the rezoning. Items to the west of this line must be installed no later than September 20, 2023 only in the event that a comprehensive plan for redevelopment has not been submitted to the village prior to this date..

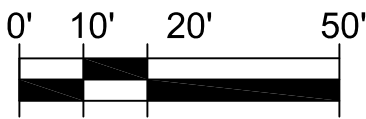
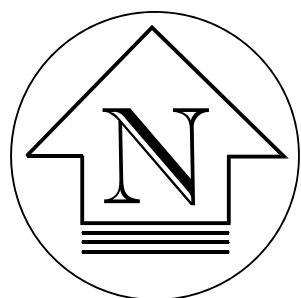
UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
2100 N. 15TH AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 FAX : (244) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY



ORDERED BY:		
ARNSTEIN & LEHR LLP		
SCALE : 1" = 30'	12/18/17	REVISED PER NEW TITLE COMMITMENT
DATE : JUNE 14, 2017	10/16/17	REVISED PER REVISED TITLE COMMITMENT
FILE No.:	8/29/17	REVISED PER TITLE COMMITMENT DATED 8/15/17
2017 - 25095	DATE	REVISION

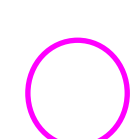


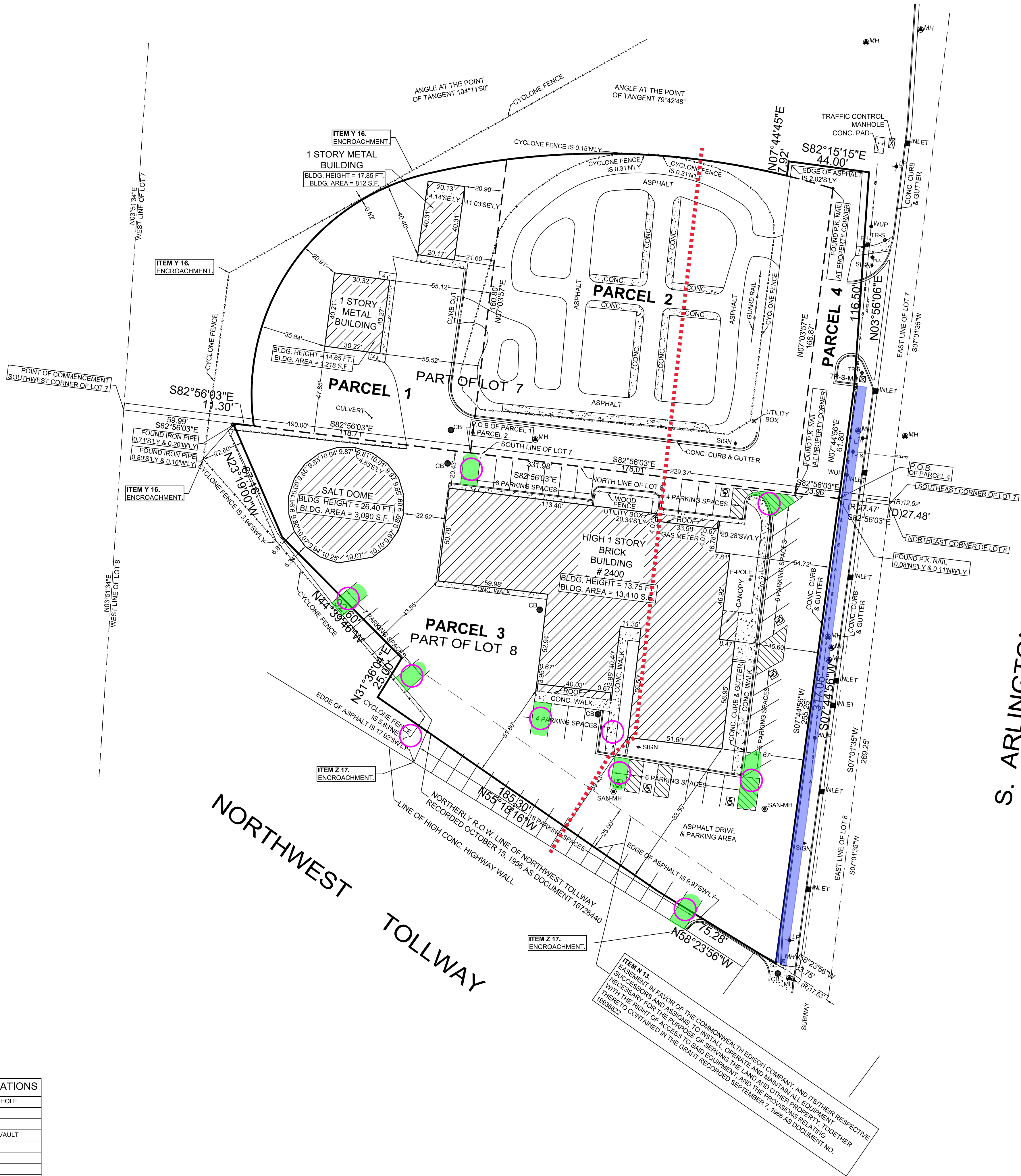
Phased Landscape Plan

Prepared by Village of Arlington Heights
Date: 5-8-2020

UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
2100 N. 15TH AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 FAX : (244) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY

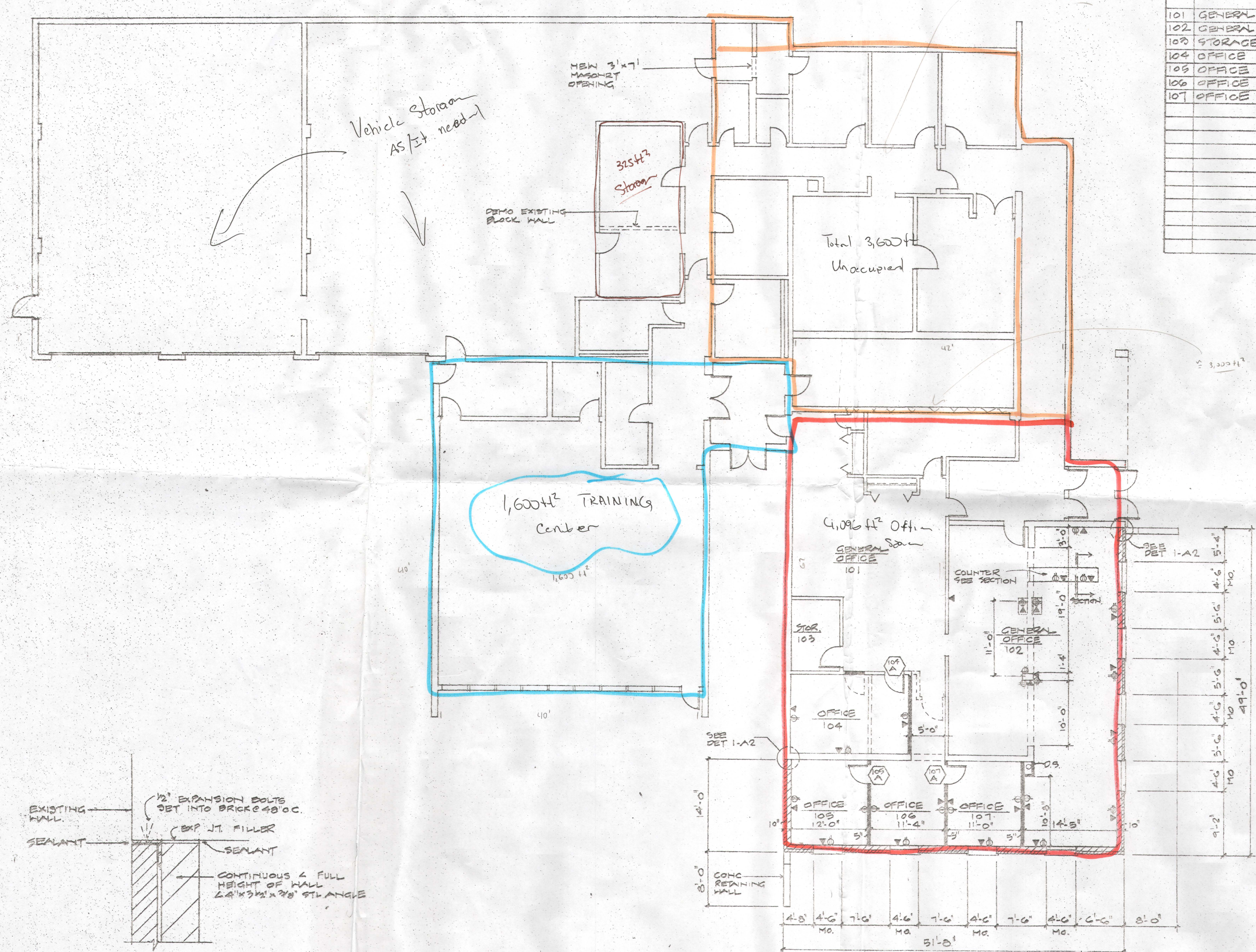
-  3' Tall Parking Lot Landscape Screen
-  Landscape Island
-  Shade Tree
-  Phase I/Phase II delineation. Improvements to the east of this line must be installed no later than September 30, 2020. Items to the west of this line must be installed no later than September 30, 2022.



S. ARLINGTON HEIGHTS ROAD
R.O.W. VARIES - HERETOFORE DEDICATED
AS FOR PUBLIC STREET PURPOSES

LEGEND	ABBREVIATIONS
	SAN-MH SANITARY MANHOLE
	CB CATCH BASIN
	INLET INLET
	WVV WATER VALVE VAULT
	FH FIRE HYDRANT
	TR-L TRAFFIC LIGHT
	LP LIGHT POLE
	WUP WOOD UTILITY POLE
	TR-S-MH TRAFFIC SIGNAL MANHOLE
	MH MANHOLE
	SIGN SIGN
	F-POLE FLAG POLE
	HANDICAPPED PARKING SPACE
(D)	DEED DATA
(R)	RECORD DATA
(M)	MEASURED DATA

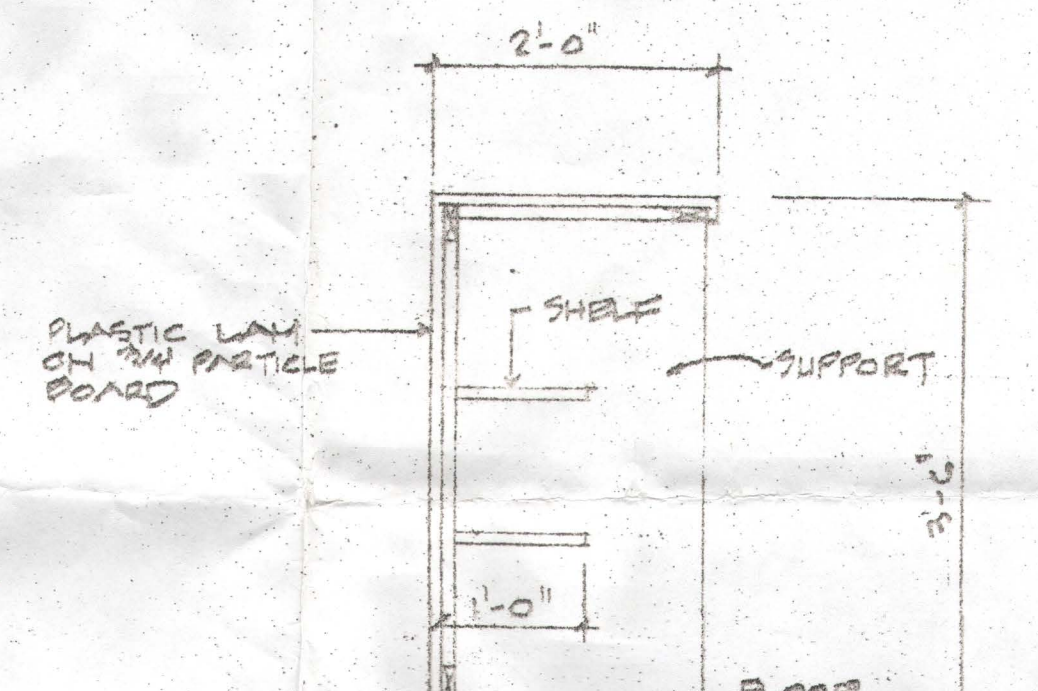
ORDERED BY: ARNSTEIN & LEHR LLP		
SCALE : 1" = 30'	12/18/17	REVISED PER NEW TITLE COMMITMENT
DATE : JUNE 14, 2017	10/16/17	REVISED PER REVISED TITLE COMMITMENT
FILE No.:	8/29/17	REVISED PER TITLE COMMITMENT DATED 8/15/17
2017 - 25095	DATE	REVISION



ROOM FINISH SCHEDULE

NO.	NAME	FLOOR	BASE	WALL	CEILING	HEIGHT	REMARKS
101	GENERAL OFF	VINYL TILE	E	E	2" HIGH VINYL		
102	GENERAL OFF	CARPET	E	E	2" HIGH VINYL		
103	STORAGE	E	E	E	2" HIGH VINYL		
104	OFFICE	E	E	E	2" HIGH VINYL		
105	OFFICE	E	E	E	2" HIGH VINYL		
106	OFFICE	E	E	E	2" HIGH VINYL		
107	OFFICE	E	E	E	2" HIGH VINYL		

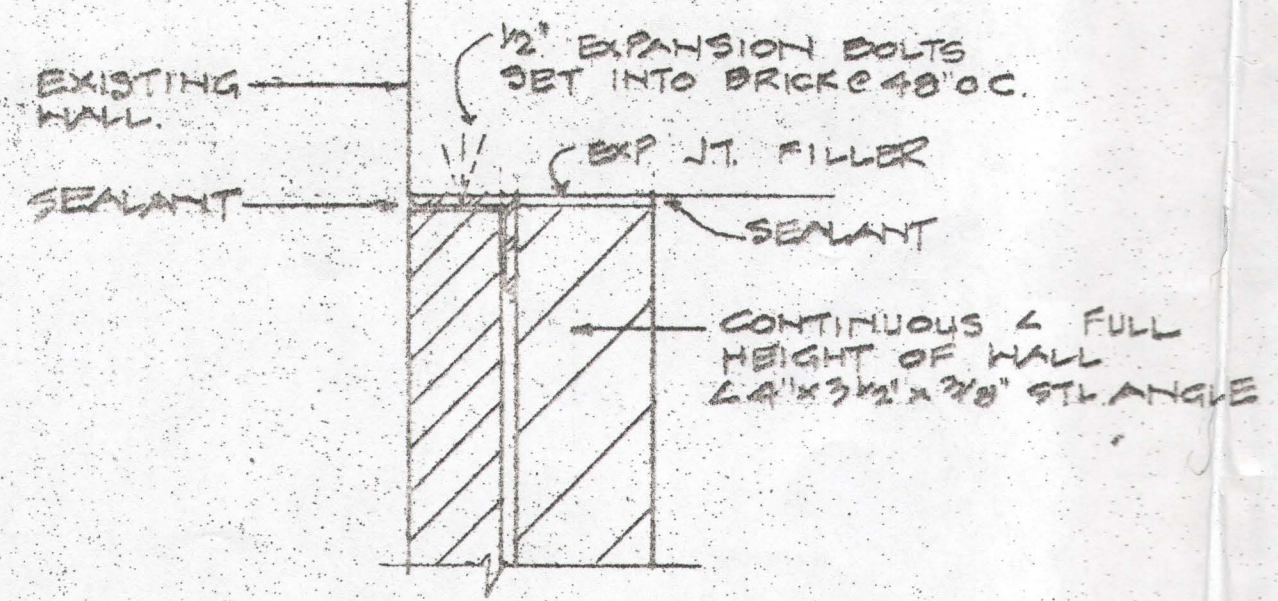
- E- EXISTING
1. CARPET - MATCH EXISTING
 2. V.C. - U.C.
 3. VINYL BASE MATCH EXISTING
 4. PAINT MATCH EXISTING COLOR
 5. 2x4 ACT - MATCH EXISTING



SECTION

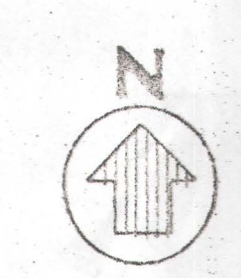
LEGEND

- EXISTING WALL CONSTRUCTION
- EXISTING WALL TO BE REMOVED
- NEW PARTITION SEE S/A
- NEW CMU PARTITION
- ELEC DUPLEX OUTLET
- ELEC QUAD OUTLET
- FLOOR BOX
- PHONE OUTLET



FLOOR PLAN

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



K.F. BRANDEIS ARCHITECTS
856 TALLGRASS DRIVE
BARTLETT ILL 60103
(630)483-3031

ELK GROVE TOWNSHIP ADPNT
2400 S. ARLINGTON HTS RD
ARLINGTON HTS, ILL.

ISSUE	DATE

RECEIVED
FEB 04 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Sheet No.

A-2



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: Rezoning from R-1 to B-2 to allow a Contractor Shop, Traffic/Parking Study Variation - 2400 S Arlington Heights Rd.
PC#: 20-004– Round 1
Date: February 18, 2020

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam –

I do not have any objections to the rezoning or traffic/parking study variation.

RECEIVED
FEB 18 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

BUILDING DEPARTMENT

1A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-004
 Petitioner: Paragon Mechanical, Inc.
2400 S Arlington Heights Rd. Arlington Heights
(847) 321-9428
 Owner: HVAC Equipment Sales LLC
707 W Victoria Ln. Arlington Heights, IL 60005
(847) 321-9428
 Contact Person: Kevin Polka
 Address: 707 W Victoria Ln.
Arlington Heights, IL 60005
 Phone #: (847) 321-9428
 Fax #: _____
 E-Mail: kevin@pmcomfort.com

P.I.N.# 08-16-4000-035-0000
 Location: 2400 S Arlington Heights Rd.
 Rezoning: x Current: R-1 Proposed: B-2
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 102,911 SQ. FT.
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

FIRE PREVENTION

See attached


 Director

2/5/20

Date



**Village of Arlington Heights, IL
Building & Life Safety Department**

Fire Safety Review

Date: 2/5/2020

P.C. Number: 20-004 Round 1

Project Name: Paragon Mechanical LUV

Project Location: 2400 S. Arlington Heights Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. All currently adopted codes shall apply.
2. A key safe (Knox Box) shall be provided and contain keys to gain necessary access as required by the fire code official.
3. Exit signs shall be illuminated at all times and have emergency power backup.
4. Buildings shall have approved address numbers.
5. Signs shall be posted on both sides of an approach of any fire lane stating "NO PARKING – FIRE LANE". Signs shall have arrows indicating the area of parking restriction.
6. Fire lane signs shall be white with red three-inch letters. The dimensions of the sign shall be 12 inches horizontally and 18 inches vertically. These signs shall be installed so that the top of the sign is no less than 6 feet nor more than 6 feet above grade.

Date 02-05-20

Reviewed By:

Fire Safety Supervisor/Fire Marshal

RECEIVED

FEB 05 2020

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

PUBLIC WORKS DEPARTMENT

2

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-004
 Petitioner: Paragon Mechanical, Inc.
2400 S Arlington Heights Rd. Arlington Heights
(847) 321-9428
 Owner: HVAC Equipment Sales LLC
707 W Victoria Ln. Arlington Heights, IL 60005
(847) 321-9428
 Contact Person: Kevin Polka
 Address: 707 W Victoria Ln.
Arlington Heights, IL 60005
 Phone #: (847) 321-9428
 Fax #: _____
 E-Mail: kevin@pmcomfort.com

P.I.N.# 08-16-4000-035-0000
 Location: 2400 S Arlington Heights Rd.
 Rezoning: X Current: R-1 Proposed: B-2
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 102,911 SQ. FT.
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

	<u>EXISTING IMPROVEMENT</u>	<u>REQUIRED IMPROVEMENT</u>	<u>COMMENTS</u>
1. <u>UTILITIES:</u>			
Water	_____	_____	_____
Metering	_____	_____	_____
Backflow	_____	_____	_____
Sanitary Sewer	_____	_____	_____
Storm Sewer	_____	_____	_____
2. <u>SURFACE:</u>			
Pavement	_____	_____	_____
Curb & Gutter	_____	_____	_____
Sidewalks	_____	_____	_____
Street Lighting	_____	_____	_____
3. <u>GENERAL COMMENTS:</u>			

no
Comments


 Director

3-03-20
 Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-004
 Petitioner: Paragon Mechanical, Inc.
2400 S Arlington Heights Rd. Arlington Heights
(847) 321-9428
 Owner: HVAC Equipment Sales LLC
707 W Victoria Ln. Arlington Heights, IL 60005
(847) 321-9428
 Contact Person: Kevin Polka
 Address: 707 W Victoria Ln.
Arlington Heights, IL 60005
 Phone #: (847) 321-9428
 Fax #: _____
 E-Mail: kevin@pmcomfort.com

P.I.N.# 08-16-4000-035-0000
 Location: 2400 S Arlington Heights Rd.
 Rezoning: X Current: R-1 Proposed: B-2
 Subdivision: _____
 # of Lots: _____ Current: _____ Proposed: _____
 PUD: _____ For: _____
 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 102,911 SQ. FT.
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. PUBLIC IMPROVEMENTS

REQUIRED: _____ YES NO COMMENTS

a. Underground Utilities

Water _____ NO _____

Sanitary Sewer _____ NO _____

Storm Sewer _____ NO _____

b. Surface Improvement

Pavement _____ NO _____

Curb & Gutter _____ NO _____

Sidewalks _____ NO _____

Street Lighting _____ NO _____

c. Easements

Utility & Drainage _____ NO _____

Access _____ _____

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC _____

b. IDOT _____

c. ARMY CORP _____

d. IEPA _____

e. CCHD _____

3. R.O.W. DEDICATIONS? _____

4. SITE PLAN ACCEPTABLE? _____

5. PRELIMINARY PLAT ACCEPTABLE? _____

6. TRAFFIC STUDY ACCEPTABLE? _____

7. STORM WATER DETENTION REQUIRED? _____

8. CONTRIBUTION ORDINANCE EXISTING? _____

9. FLOOD PLAIN OR FLOODWAY EXISTING? _____

10. WETLAND EXISTING? _____

YES NO COMMENTS

_____ X _____

_____ N/A _____

_____ N/A _____

_____ SEE COMMENTS _____

_____ X _____

_____ X _____

_____ X _____

_____ X _____

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: N/A (NO PLANS)

DATE OF PLANS: 2/14/2020 SUBMITTAL

Director VILLAGE ENGINEER

Date

2/14/2020

PLAN COMMISSION PC #20-004
Paragon Mechanical LUV
2400 S Arlington Heights Rd
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

Traffic

12. Please provide additional information on the expected deliveries. How often will deliveries be expected onsite? What vehicles (Single Unit 30' truck, Semi, etc.) will be used to make these deliveries?
13. The property would likely experience a decrease in traffic entering and exiting the site for Phase I. The Engineering Division will not require a parking study for Phase I.
14. The scope of work for Phase II has not been clearly defined. A traffic and parking study may be required prior to permit issuance for the Phase II redevelopment.


Michael L. Pagones, P.E. 2/14/2020
Village Engineer Date

RECEIVED
FEB 14 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Arlington Heights Fire Department Plan Review Sheet

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Paragon Mechanical LUV
2400 S Arlington Heights Rd

Round 1 Review Comments

02/18/2020

1. Character of use:

The character of use is consistent with the area and is not a concern.

2. Are lighting requirements adequate?

Lighting should be up to Village of Arlington Heights code. The exterior of the building should be illuminated especially during nighttime hours for safety, to deter criminal activity and increase surveillance/visibility- potentially reducing theft, trespassing, vandalism, underage drinking, and other criminal activity.

3. Present traffic problems?

There are no traffic problems at this location.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

5. Traffic problems that may be created by the development.

This development should not create any additional traffic problems and may even reduce vehicle traffic compared to the current occupants of the building.

6. General comments:

- Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

A. O' #330
Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

D. Hay #557
Supervisor's Signature

RECEIVED

FEB 18 2020

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

HEALTH SERVICES DEPARTMENT

6

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-004
Petitioner: Paragon Mechanical, Inc.
2400 S Arlington Heights Rd. Arlington Heights
(847) 321-9428
Owner: HVAC Equipment Sales LLC
707 W Victoria Ln. Arlington Heights, IL 60005
(847) 321-9428
Contact Person: Kevin Polka
Address: 707 W Victoria Ln.
Arlington Heights, IL 60005
Phone #: (847) 321-9428
Fax #: _____
E-Mail: kevin@pmcomfort.com

P.I.N.# 08-16-4000-035-0000
Location: 2400 S Arlington Heights Rd.
Rezoning: X Current: R-1 Proposed: B-2
Subdivision: _____
of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: _____ For: _____
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 102,911 SQ. FT.
of Units Total: _____
1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

1. GENERAL COMMENTS:

No comments from this Department

RECEIVED**FEB 14 2020****PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Jeff Bohner 2/13/20
Environmental Health Officer Date

James McCalister 2/13/20
Director Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 20-004
 Petitioner: Paragon Mechanical, Inc.
2400 S Arlington Heights Rd. Arlington Heights
(847) 321-9428
 Owner: HVAC Equipment Sales LLC
707 W Victoria Ln. Arlington Heights, IL 60005
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 # of Lots: _____ Current: _____ Proposed: _____
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 Special Use: _____ For: _____
 Land Use Variation: _____ For: _____
 Land Use: _____ Current: _____
 Proposed: _____
 Site Gross Area: 102, 911 SQ. FT.
 # of Units Total: _____
 1BR: _____ 2BR: _____ 3BR: _____ 4BR: _____

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

YES NO

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

Comments:

Please see attached comments.

Sam H. [Signature]

2-14-20

Date

Planning & Community Development Dept. Review

February 14, 2020



REVIEW ROUND 1

Project: 2400 S. Arlington Heights Rd.
Paragon Mechanical LUV

Case Number: PC 20-004

General:

7. The Plan Commission must review and approve the following actions:
 - a. Rezoning from the R-1 and B-3 Districts into the B-2 District.
 - b. Land Use Variation to allow a Contractor Shop in the B-2 District.
 - c. Variation from Chapter 28 of the Municipal Code, Section 5.1-11, to allow an area of B-2 zoning that is smaller than the 4 acre minimum allowable size for the B-2 District.
 - d. Variation from Chapter 28 of the Municipal Code, Section 6.12-1(2)b, to waive the requirement for a traffic and parking study by a certified traffic engineer.
8. The Comprehensive Plan classifies this site as "Open Space" and the South Arlington Heights Road Corridor Plan outlines that this site is suitable for commercial uses. The proposed contractor shop is not compatible with this land use designation or the Comprehensive Plan.
9. Please be aware that this property is included in the proposed South Arlington Heights Road Tax Increment Financing District and is a gateway for future redevelopment in the area.
10. What are the proposed days and hours of operation for Paragon. Do any "emergency" 24-hour service calls take place?
11. How many total vehicles does Paragon own? Please list total number as well as vehicle type (van, box truck, compartmental truck, etc.). What type of vehicle is the "runner" truck that would be stored on site? Please note that all onsite storage must be located within a building, including the "runner" vehicle and any other vehicle that would be stored onsite overnight. Non-overnight truck parking and loading should occur at the rear of the site.
12. While it is understood that most major parts are manufactured off-site and dropped off directly at a job site, please list the type of materials or tools that would be stored on the site (fittings, furnace, boilers, ignitors, used/spare parts, etc.). Please clarify where these items would be stored.
13. Does Paragon have any trailers?
14. The project narrative had a note about the future "Phase II" plans, which said "See Figure 1". However, there was no figure 1 included in the submittal.
15. Please provide an electronic copy of the legal description for the site.
16. Please outline current and future plans for the accessory improvements on site:
 - a. Accessory garage with 2 overhead doors
 - b. Accessory garage with 1 overhead door
 - c. Salt dome
 - d. Children's area for safety training (will this be open to the public if remaining?)

Building:

17. Certain areas are measuring out to different sizes than as indicated on the plans. What is the overall square footage of the building? Please review the following and clarify the true gross size of each space:
- a. Office Area (left vacant): 2,707 sq. ft.
 - b. Office Area (occupied): 3,412 sq. ft.
 - c. Training Area: 1,122 sq. ft.
 - d. Interior Garage/Storage Area: 5,150 sq. ft.
18. Previous correspondence indicated that the site would have a showroom. However, this is not reflected on the submitted floorplan. Is the showroom a part of the current or future plans?
19. Please note that the existing accessory buildings are non-compliant with regards to zoning requirements (size, height, etc.). Any change to these buildings in the future will likely require special zoning actions.
20. Are there any basement or mezzanine areas not shown on the floorplans?

Site & Landscaping:

21. Approx. 25 of the parking spaces along the southern boundary of the property appear to encroach outside of the property boundaries and onto property under the jurisdiction of the IDOT Tollway. Are there any easements/agreements (formal or informal) that allow for the encroaching parking spaces?
22. Per the Illinois Accessibility Code, only 3 handicap parking stalls are required in parking lots with less than 76 parking spaces. Additionally, handicap parking stalls can now be designed to share an accessibility aisle. Given these new allowances, you could pick up additional parking spaces via minor restriping of the parking lot if needed. The existing size and width of the parking rows/spaces, and parking lot landscaping is likely legal non-conforming. Substantial changes to the parking lot and layout would likely trigger the need for compliance with current regulations or variation must be sought.
23. Should the proposed contractor shop be allowed, certain landscape upgrades would be necessary to comply with current landscape standards and to improve this gateway into Arlington Heights as identified in the South Arlington Heights Road Corridor Plan. See attached landscape comments from Derek Mach. In addition, the existing dumpster is not located within an enclosure area and is visible from the public ROW. A code compliant dumpster enclosure should be constructed as part of this process.

Prepared by:

Paragon Mechanical - LUV
2400 S. Arlington Heights Road
PC #20-004
February 13, 2020

Landscape Comments

- 1) Provide a landscape plan that identifies the existing and proposed landscaping.
- 2) Per Chapter 28, Section 6.15, a 4 inch caliper shade tree is required at the ends of all parking rows. Please incorporate a tree at the end of each parking row.
- 3) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area.

RESPONSE TO VILLAGE OF ARLINGTON HEIGHTS (ROUND 1)

Building Department

Nothing was attached, per the comment.

Building and Life Safety

1) through 6) The building will remain as-is with no changes other than a reduction in parking spaces. Therefore, no new plans require submission. The existing plans have already been inspected and passed. We will remain in compliance with any updated codes.

Engineering Department

11) We are not presenting or submitting any immediate construction plans, and therefore no permits are necessary. When we get to this phase, we will provide plans and will abide by the required construction permitting process.

12) We rarely receive large deliveries at our office. Most equipment is delivered to the jobsite to be installed at a customer's property. UPS trucks come to our location regularly.

13) We will immediately reduce traffic in and out of the facility upon taking over occupancy of the building. We will also reduce the number of available parking spaces to minimize or eliminate the landscaping expense. The Phase II plan is to incorporate an entirely new facility and with new landscaping. All parking spaces will be eliminated and reconfigured during Phase II.

14) We understand that the need for a parking study would need to be re-evaluated when Phase II commences. (Several years away)

Arlington Heights Fire Department

1) through 2) There will not be a change in use of the building other than a reduction of the impact of vehicles on the property. The property is currently incorrectly zoned for residential use but has been treated and inspected as a commercial property for many years. We will continue to abide by safety codes.

Arlington Heights Police Department

- 1) We agree that the character of use is consistent with the area and there is no concern.
- 2) We agree.
- 3) We agree.
- 4) We agree.
- 5) We agree and are eager to help reduce traffic.
- 6) We will provide this information.

Health Services Department

No Comments

Planning and Community Development Department

1 & 2) We share a mutual objective to enhance the appearance of our lot within the corridor, given that we serve a high-end client base and therefore rely on our brand and appearance to reflect the same high standards. Our long-term goal will be to create one of the most visually appealing properties along the Southern Corridor.

3) The only variation we are requesting is to allow our Contractor Office to have two (2) branded midsize work vehicles onsite, out-of-sight, in the rear of the property, at any given time. While this variance request is not vital to the success of our operation, we feel as though it is realistic, and it would afford us some flexibility in unusual situations.

4) No Comment

5) No comment

6) No Comment

7a) The Village has expressed their desire for this property to be zoned as B-2. Our needs seem to conform with the Chapter 28 zoning code for a Contractor's Office within the B-2 district.

7b) We are **not** requesting a variation for a "Contractor Shop." Per the definitions described in Chapter 28 (below), our business falls more closely in line with that of a Contractor Office. We are only requesting a variance to allow two (2) mid-sized service vehicles to remain on site at rear of property to allow for business flexibility. We also do not store large equipment or materials on site, nor do we perform any manufacturing of any kind on our premises.

We are requesting a Land Use Variation to allow for a Contractor's Office to accommodate for no more than two (2) branded work vehicles to be temporarily stored onsite, in the rear of the building, out of site from Arlington Heights Road, overnight when needed.

Chapter 28 Definition 33

"Contractor's Shop: An establishment used for conducting administrative, clerical and general office (business) affairs, indoor repairs, maintenance and/or storage of a contractor's vehicles, equipment and materials, and may include the contractor's the contractor's business office and may include a design showroom. "

Chapter 28 Definition 32

"Contractor's Office: A room or group of rooms used for conducting administrative, clerical and general office affairs but not including design showrooms or any on-site storage of contractor's vehicles, equipment and materials."

We understand that our business is unique and difficult to classify with a broad definition. We do not have a need to permanently store vehicles onsite, we do not perform onsite repairs of any kind, we do not perform onsite maintenance of any kind, and we do not store raw materials of any kind. Our purpose in acquiring this location is the operation of our corporate headquarters. The facility will never house more than our clerical, sales, accounting, marketing, operational, and executive staffs. We believe there is a misconception with the term "contractor." We are not a general contractor and therefore have no need for large equipment and heavy machinery to be stored onsite, nor do we need any onsite storage for raw materials. All our technical work is performed offsite and all the products we sell are ready to sell upon purchase. We are looking to obtain a land use variation to gain the ability to allow for two (2) vehicles to be parked overnight as needed, out of line-of-sight from Arlington Heights Road.

7c) We are only requesting the B-2 zoning at the request of the Village of Arlington Heights. Our Contractor Office is permitted to operate, according to the Chapter 28 zoning regulations, in either a B-2 or the existing B-3 designation. We are happy to oblige whichever zoning preference the Village decides upon. The only logical consideration is that the property is obviously not appropriate for residential use, given it's location inside a highway on-ramp.

7d) There are currently 68 spaces available for parking of which we will never fill more than 15. We will immediately reduce the number of available parking spaces to avoid wasteful landscaping spending in the short-term.

8) The Comprehensive Plan does not classify this property as "Open Space" but rather as a "Government Property." This can be seen on Pg. 6 and Pg. 12 of the Comprehensive Plan. We agree that the site is suitable for commercial use. For the reasons stated previously, we are not a Contractor Shop but rather a Contractor Office. We believe in its current state, the use of the property is in accordance with the Comprehensive Plan. Furthermore, our Phase II goals will add to the beautification of the south corridor entrance. (Refer to rendering)

9) We are aware of the TIF and fully understand the vision for this area. As a high-end service provider, our values reflect the same desire for beauty and visibility. This is a benefit and one of our driving factors behind purchasing this property was its development during Phase II. (Refer to rendering)

10) The hours of operation for the office is Monday through Friday 7am to 5pm. All emergency appointments are resolved remotely and have no impact on the property. On-call technicians are dispatched from their personal residences directly to the jobsite.

11) Please see attached vehicle identification chart.

12) We store high value products at our headquarters like that of a retail store. Smart home products (Nest Thermostats, Smoke Detectors, Smart Locks, Ring Doorbells), some universal igniters and flame sensors, and the most common fittings and filters. Furnaces, boilers, and heaters are ordered for specific jobs as needed and delivered to the jobsite by the supplier. We do not store raw materials of any kind at any point. All our products are stored indoors, with no exceptions.

13) No, Paragon has no need for trailers.

14) We were referring to the "Conceptual Phase II Rendering." (Please see rendering)

15) Please see attached and previous sent to Sam Hubard.

16)

a) No immediate change. Future redevelopment will include the removal of this structure.

b) No immediate change. Future redevelopment will include the removal of this structure.

c) No immediate change. Future redevelopment will include the removal of this structure.

d) No immediate change. Future redevelopment will include the removal of this area. This area will not be open to the public.

17)

a) Office Area (Unoccupied) measured Space based on 1/8th Scale 3,386ft²

b) Office Area (Occupied) measured space based on 1/8th scale 2,886ft²

c) Training Area measured space based on 1/8th scale 2,006ft²

d) Interior Garage / Storage; Storage is 527ft² and Garage is 4,623ft²

18) We hope to incorporate a showroom for smart products and system displays in the second phase of this redevelopment project. The building will remain as-is in the interim.

19) We will likely remove these structures from the property during the second phase of this redevelopment. Please refer to the rendering for a visual representation of our vision.

20) No

21) Yes. Please see the attached plat of survey which outlines these easements.

22) We plan to eliminate most of the parking (handicap and regular spots alike) to match our minimal current parking needs. Given our plans for future redevelopment, we hope to avoid any wasteful landscaping spending as it pertains to parking. As previously stated, we require no more than 15 parking spots for our operation.

23) We would like to do only what is necessary to remain code complaint at this present time. The second phase of this project entails a complete demolition of the property with a new building and parking. Any monies spent in this first phase on landscaping would be lost as everything will be razed during the second phase. We understand that some work will need to be done to incorporate things like an enclosure for the dumpster which we will certainly accommodate.

Landscape Comments

1) We are not proposing any landscaping changes at this time. We will continue to maintain the landscaping which Elk Grove Village has implemented over the years until we proceed with Phase II. We feel with the elimination of parking to suite our immediate needs the only landscaping that is required would be the fencing in of the garbage can which we can and will do but don't need a landscape plan for this.

2) We will eliminate all parking rows subject to this requirement to avoid wasteful spending.

3) We will fulfil this requirement using a fence or a wall to get us by until we are ready to proceed with Phase II. No landscaping modification will be necessary in the immediate future.



**Village of Arlington Heights, IL
Building & Life Safety Department**

Fire Safety Review

Date: 3/5/2020

P.C. Number: 20-004 Round 2

Project Name: Paragon Mechanical LUV

Project Location: 2400 S. Arlington Heights Rd.

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.

No additional comments.

Date 03-05-20

Reviewed By:

Fire Safety Supervisor

PLAN COMMISSION PC #20-004
Paragon Mechanical LUV
2400 S Arlington Heights Rd
Round 2

15. The petitioner's response to comment nos. 11 through 14 are acceptable. The Engineering Division has no further comments.


Michael L. Pagones, P.E. 3/6/2020
Village Engineer Date



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 20-004

Project Name

Paragon Mechanical LUV

Project Location

2400 S. Arlington Heights Road

Planning Department Contact Sam Hubbard

General Comments

Round 2

The Fire Department has no additional comments at this time.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date March 5, 2020

Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Paragon Mechanical LUV
2400 S Arlington Heights Rd

Round 2 Review Comments

03/10/2020

1. **Character of use:**
Nothing further.
2. **Are lighting requirements adequate?**
Nothing further.
3. **Present traffic problems?**
Nothing further.
4. **Traffic accidents at particular location?**
Nothing further.
5. **Traffic problems that may be created by the development.**
Nothing further.
6. **General comments:**
Nothing further.

RECEIVED
MAR 10 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

A.O. #330

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

D. Hays #557

Supervisor's Signature

Planning & Community Development Dept. Review

March 13, 2020



REVIEW ROUND 2

Project: 2400 S. Arlington Heights Rd.
Paragon Mechanical LUV

Case Number: PC 20-004

General:

24. The response to comments #1, #2, #4-#6, #9, #10, #12-#15, #18-#20 are acceptable.
25. The response to comment #3 is noted. However, based on the description of how the site will be used, the proposed use falls under the definition of "Contractor Shop" per the interpretation of the Director of Planning. Therefore, approval of a LUV to allow a "Contractor Office" with a variation to allow vehicle storage is not a viable option since your business falls under the "Contractor Shop" definition.
26. The response to comment #7 is noted. Please see below:
 - a. Regarding 7a: Your response is noted.
 - b. Regarding 7b: Your response is not acceptable. Based on your request to allow Paragon Mechanical to operate on the subject property, Village staff has analyzed your business operations and determined that Paragon is considered a "Contractor Shop" due to the storage of materials and vehicles on the site. Therefore, in order to allow Paragon to operate on the site, a Land Use Variation for a Contractor Shop in the B-2 District is required. If you disagree with this interpretation, you can appeal to the Zoning Board of Appeals.
 - c. Regarding 7c: Your response is noted. The Village believes B-2 zoning to be the most appropriate for the subject property. Therefore, this variation is required. Staff is supportive of this variation.
 - d. Regarding 7d: Your response is noted. Per the recently submitted modified square footage of the uses within the building, a total of 68 parking spaces are required and 70 are provided on the site. Staff supports a variation to waive the traffic and parking requirement for this use. If parking is proposed for removal, please prepare a plan that outlines such.
27. The response to comment #8 is noted. However, the Comprehensive Plan classifies this site as "Open Space". The Comprehensive Plan cut-out on page 6 and 12 of the South Arlington Heights Road Corridor Plan displays the gray "Government" uses as a darker shade of grey. The very light shade of grey on the subject property is meant to correspond with "Open Space" in the legend.
28. The response to comment #11 is noted. Please answer the following: Out of the 9 vehicles owned by Paragon, which two would potentially be parked onsite overnight? Please note that staff is opposed to any contractor vehicle parking that is visible from public streets, either overnight or during standard business day operations. Should this project be approved, staff will likely recommend a condition of approval restricting any contractor vehicle parking (whether during the day or overnight) to occur only behind the building so as to not be visible from Arlington Heights Road or to park within one of the interior parking spaces.
29. The response to comment #16 is noted. It is recommended that you post signs at the entrance to the children's safety training area alerting the public that it is closed.
30. The response to comment #17 is noted. The required parking was updated based on the interior space sizes as outlined in your response.

Prepared by: SANJEEV K

Paragon Mechanical - LUV
2400 S. Arlington Heights Road
PC #20-004
March 10, 2020

Landscape Comments

- 1) Provide a landscape plan that identifies the existing and proposed landscaping.
- 2) Per Chapter 28, Section 6.15, a 4 inch caliper shade tree is required at the ends of all parking rows. Please incorporate a tree at the end of each parking row.
- 3) Per Chapter 28, Section 6.15 a three foot high screen is required between the public right of way and the parking area.

Response to Round 2

25. The response to comment #3 is noted. However, based on the description of how the site will be used, the proposed use falls under the definition of "Contractor Shop" per the interpretation of the Director of Planning. Therefore, approval of a LUV to allow a "Contractor Office" with a variation to allow vehicle storage is not a viable option since your business falls under the "Contractor Shop" definition.

Response:

I have spoken with Sam and he explained the director's position. While we believe we are more of an office than a "shop," we will proceed with what we perceive to be the path of least resistance. Our goal is to gain occupancy and begin planning for the second phase. Any roadblocks will only result in delays in accomplishing our shared vision for the property.

26. The response to comment #7 is noted. Please see below:

a. Regarding 7a: Your response is noted.

Response:

OK

b. Regarding 7b: Your response is not acceptable. Based on your request to allow Paragon Mechanical to operate on the subject property, Village staff has analyzed your business operations and determined that Paragon is considered a "Contractor Shop" due to the storage of materials and vehicles on the site. Therefore, in order to allow Paragon to operate on the site, a Land Use Variation for a Contractor Shop in the B-2 District is required. If you disagree with this interpretation, you can appeal to the Zoning Board of Appeals.

Response:

Based upon our conversation with Sam, we will take the path of least resistance and will request the LUV as suggested by the Director and staff.

c. Regarding 7c: Your response is noted. The Village believes B-2 zoning to be the most appropriate for the subject property. Therefore, this variation is required. Staff is supportive of this variation.

Response:

OK

d. Regarding 7d: Your response is noted. Per the recently submitted modified square footage of the uses within the building, a total of 68 parking spaces are required and 70 are provided on the site. Staff supports a variation to waive the traffic and parking requirement for this use. If parking is proposed for removal, please prepare a plan that outlines such.

Response:

In talking with Sam from the village, we have come up with a phased plan for the landscape that does not require any parking space removal.

27. The response to comment #8 is noted. However, the Comprehensive Plan classifies this site as "Open Space". The Comprehensive Plan cut-out on page 6 and 12 of the South Arlington Heights Road Corridor Plan displays the gray "Government" uses as a darker shade of grey. The very light shade of grey on the subject property is meant to correspond with "Open Space" in the legend.

Response:

Ok

28. The response to comment #11 is noted. Please answer the following: Out of the 9 vehicle's owned by Paragon, which two would potentially be parked onsite overnight? Please note that staff is opposed to any contractor vehicle parking that is visible from public streets, either overnight or during standard business day operations. Should this project be approved, staff will likely recommend a condition of approval restricting any contractor vehicle parking (whether during the day or overnight) to occur only behind the building so as to not be visible from Arlington Heights Road or to park within one of the interior parking spaces.

Response:

We agree that any branded vehicles parked onsite will not be visible from Arlington Heights Road. The only two vehicles that will remain onsite are the Ford Pick-Up and the Ford Transit Connect.

29. The response to comment #16 is noted. It is recommended that you post signs at the entrance to the children's safety training area alerting the public that it is closed.

Response:

Yes, agreed.

30. The response to comment #17 is noted. The required parking was updated based on the interior space sizes as outlined in your response.

Response:

OK

31. The response to comment #21 is noted. However, there is no evidence of any recorded easement for the encroaching parking spaces on the Plat of Survey.

Response:

These parking spaces have been used for the last 20 years as such. The specific rights to the land, I will have to consult with the lawyer.

32. The response to comment #22 is noted. If you propose to eliminate parking, please provide a plan showing which parking areas will be eliminated and how handicap parking will be striped. Per the recent square footage sizes provided, the amount of onsite parking required is 68 spaces. There are 70 spaces onsite (including interior garage spaces), therefore, you would not be able to eliminate more than 2 parking stalls without requiring a Variation.

Response:

After discussing with Sam, we determined we can leave the parking unchanged and implement a reasonable landscape phased plan. This will keep cost down until we demo the land and begin Phase 2.

33. The response to comment #23 is not acceptable. Please note that staff will require the site landscaping to be upgraded to conform to current requirements as a means to help buffer the proposed use and to comply with the recommendations in the South Arlington Heights Corridor plan. Should you desire to propose a phased installation of the code required landscaping and dumpster enclosure, please provide a plan outlining how this would be accomplished.

Response:

We worked on a landscape plan with Sam and have concluded that we will have the first phase of landscaping completed within 12 months of approval and the second completed within 30 months if plans for phase 2 have not been submitted by that point.

34. Should the Plan Commission wish to make a recommendation of approval of this petition, please be aware that staff is evaluating the recommendation of certain signage restrictions based on the land use, which is not a permitted use within the zoning district.

Response:

Please elaborate on the recommended restriction(s). The existing signage codes are already very limiting.

Landscape Comments

1. Provide landscape plan that identifies the existing and proposed landscaping

Response:

See attached image of the plan which shows the existing and proposed landscape modification.

2. Per chapter 28 section 6.15, a caliper shade tree is required at the end of all parking rows. Please incorporate a tree at the end of each row.

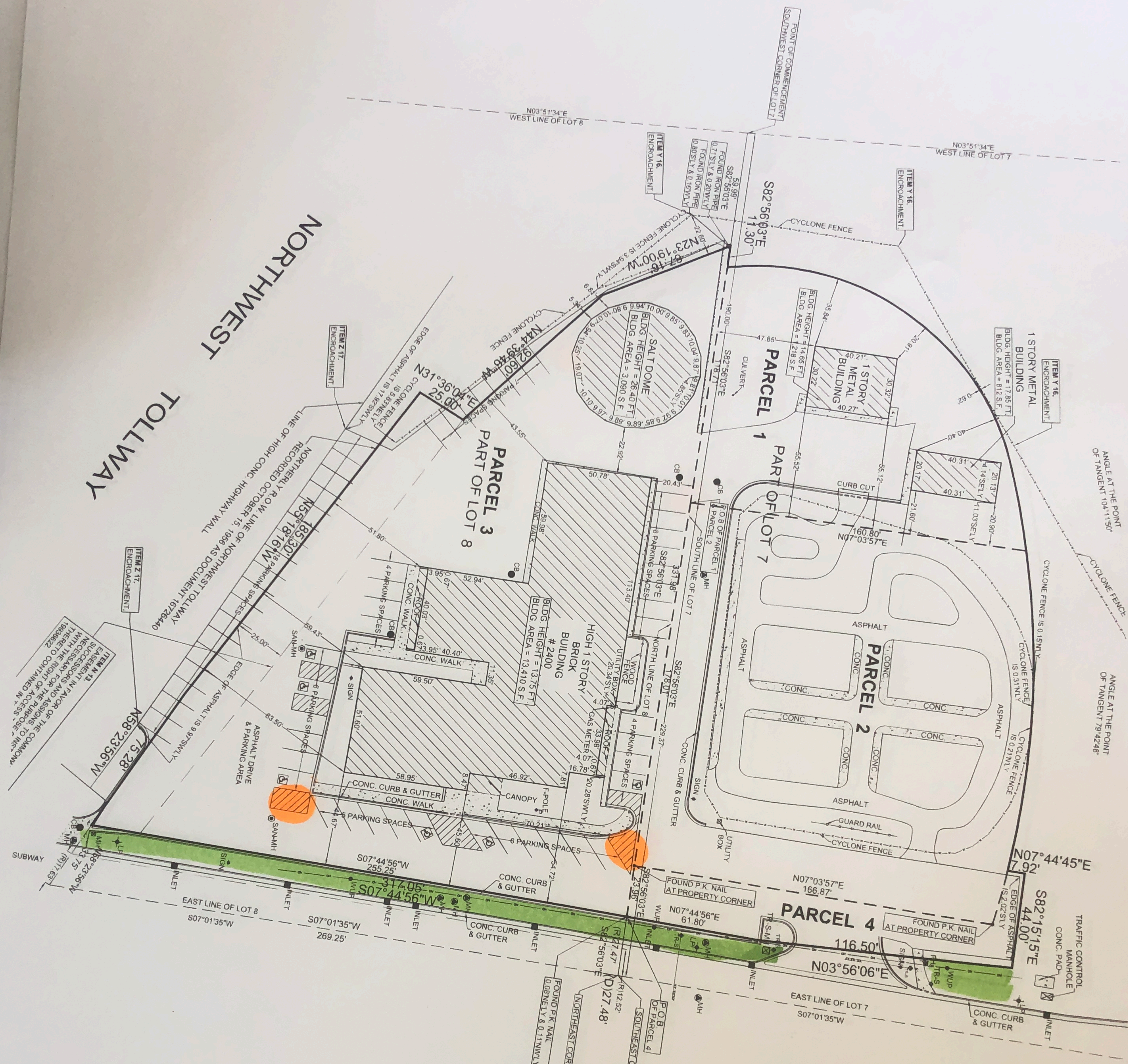
Response:

We feel that given the plan to demo the entire site for the redevelopment it is not cost effective or necessary to excessively install all shade tree's. Given the existing layout it is a safety concern. We propose to add two of the required shade trees at the front of the property.

3. Per chapter 28 section 6.15, a 3' high screen is required between the public right of way and parking area.

Response:

We will have this completed with the first phase of the landscape plan which is within 12 months of approval



NORTHWEST
TOLLWAY

S. ARLINGTON HEIGHTS ROAD

R.O.W. VARIES - HERETOFORE DEDICATED
AS FOR PUBLIC STREET PURPOSES

4" Caliper shade
Tree with curb

3' High landscape
Screen

Planning & Community Development Dept. Review

April 28, 2020



REVIEW ROUND 3

Project: 2400 S. Arlington Heights Rd.
Paragon Mechanical LUV

Case Number: PC 20-004

General:

35. The response to comments #25, #27, #29, #31, #4-#6, #9, #10, #12-#15, #18-#20 are acceptable.

36. The response to comment #26 is noted. Please see below:

- a. Regarding 26a: Your response is acceptable.
- b. Regarding 26b: Your response is noted. Please be aware that you may proceed with an application to the Zoning Board of Appeals should you disagree with the determination that your business is a contractor shop.
- c. Regarding 26c: Your response is acceptable.
- d. Regarding 26d: With regards to the proposed phased landscape plan, the Village is recommending that the site be brought into compliance relative to landscape requirements no later than September 30, 2020. However, if a phased approach towards landscaping is acceptable to the Plan Commission or Village Board, staff has drafted an alternative plan (attached). It should be noted that under this alternative plan, certain servicewalks may need to be removed or relocated and certain parking spaces would need to be eliminated. If handicap parking stalls are shifted or eliminated, the site would still need to comply with all applicable Illinois Accessibility Code regulations for handicap stalls and accessible routes. Finally, please note that since certain parking spaces along the southern side of the site encroach onto IDOT Tollway property, some of the required landscape islands and/or shade trees would need permission from the Tollway prior to installation. Additionally, the code required 3' tall landscape screen along Arlington Heights Road must receive IDOT approval prior to installation.

37. The response to comment #28 is noted. Staff continues to note that the Village recommends a condition of approval that would restrict any contractor vehicle (i.e. any vehicle, other than a standard passenger vehicle, that is owned by Paragon whether branded or not) from parking in front of the building. Such vehicles (whether during the day or overnight) will be allowed to park behind the building so as to not be visible from Arlington Heights Road or to park within one of the interior parking spaces.

38. The response to comments #30 is noted. Based on a re-evaluation of the parking requirements, the required parking calculations are shown below:

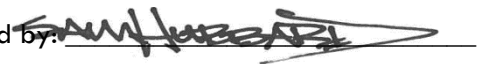
	Square Area / # of Vehicles	Occupancy/ Employees	Parking Ratio	Parking Required
Office Area	2,886	N/A	1 space / 300 sq. ft.	9.6
Office Area - Vacant (Phase II)	3,386	N/A	1 space / 300 sq. ft.	11.3
Storage/Vehicle Garage Area	5,150	9	1 space / 2 employees	4.5
Training Center	2,006	100	Place of Assembly (30% of Occupancy)**	30.1
Vehicles	2 vehicles		1 space / vehicle	2
Total Required				57
Total Provided				70*
Surplus / (Deficit)				13 spaces

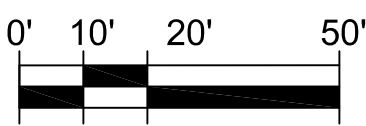
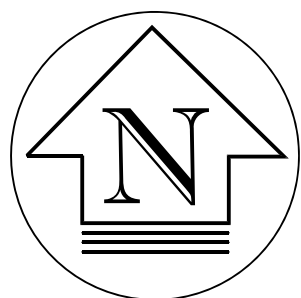
* Includes 13 interior spaces (6 in rear accessory structures, 6 in principal structure, 1 within Salt Dome)

** Classified as "Classroom" per Building Code - 1 occupant per 20 sq. ft.

39. The response to comment #32 is noted. Please see comment #36d.
40. The response to comment #33 is noted. Please see comment #36d. With regards to the dumpster enclosure, the existing salt dome can be used for said enclosure, provided the dumpster can be stored within the salt dome so that it is not visible from the street. Alternatively, should it be helpful, staff can recommend alternative locations to where a newly constructed dumpster enclosure would be viable.
41. The response to comment #34 is noted. Staff is evaluating a condition of approval that would allow only one ground sign (limited to 6' in height) to be installed on the subject property, which ground sign must be located along the Arlington Heights Road frontage and must be a monument style sign. No ground signs would be allowed on the onramp frontage or the tollway frontage. Additionally, wall signage would be restricted to the portion of the principal structure along the Arlington Heights road frontage. No wall signage would be allowed along the onramp frontage or tollway frontage, and no wall signage would be permitted on any of the accessory structures. Please note that these potential conditions of approval have not been finalized and are subject to change.

Prepared by:

A handwritten signature in black ink, appearing to read "Sam J. [unclear]", is written over a horizontal line.



3' Tall Parking Lot Landscape Screen

Landscape Island

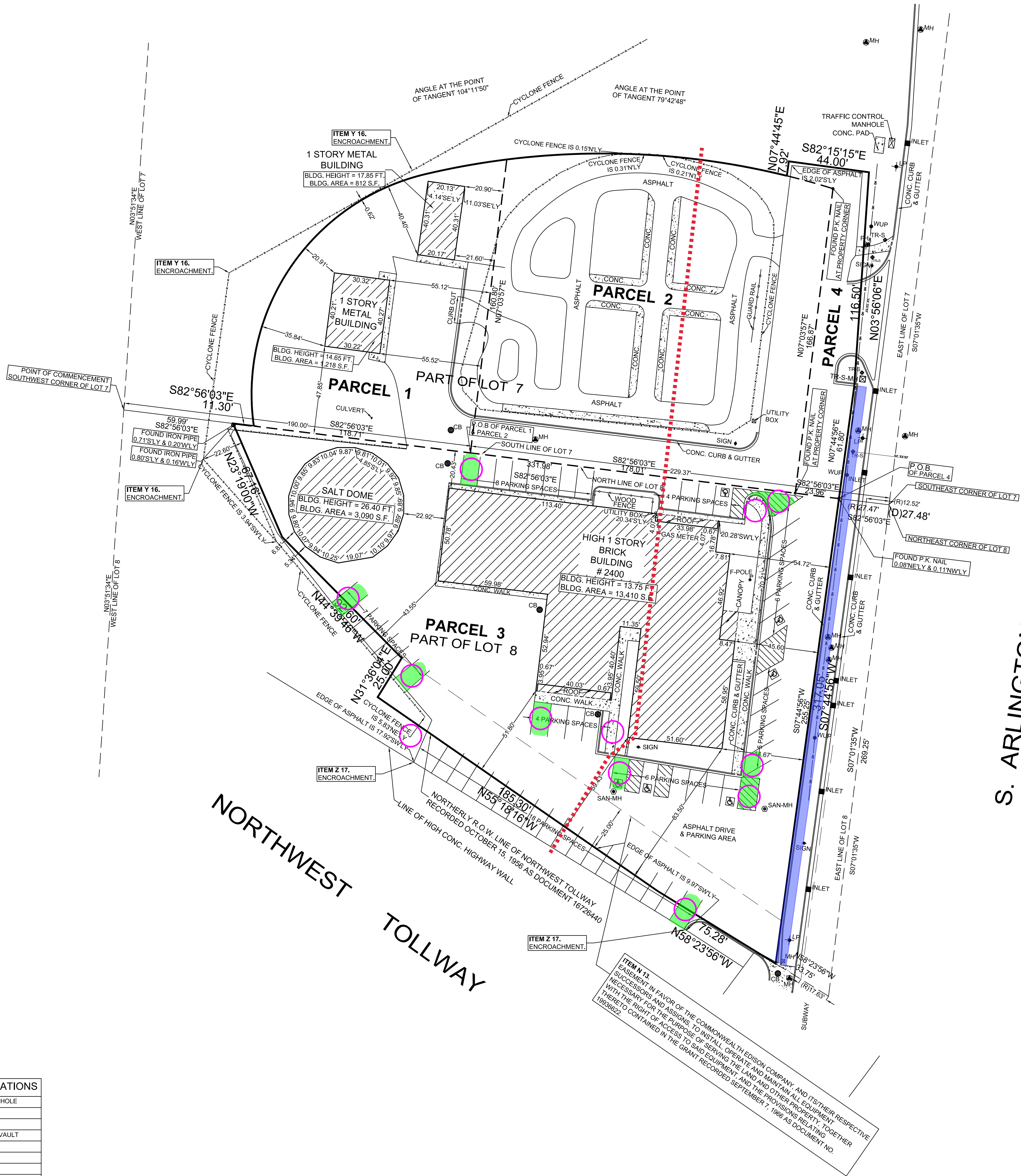
4" Caliper Shade Tree

Phase I/Phase II delineation. Improvements to the east of this line must be installed no later than September 30, 2020. Items to the west of this line must be installed no later than September 30, 2022.

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
2100 N. 15TH AVENUE, UNIT C, MELROSE PARK, IL 60160
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887 FAX : (244) 633 - 5048
E-MAIL: USURVEY@USANDCS.COM

ALTA / NSPS LAND TITLE SURVEY



S. ARLINGTON HEIGHTS ROAD
R.O.W. VARIES - HERETOFORE DEDICATED
AS FOR PUBLIC STREET PURPOSES

LEGEND	ABBREVIATIONS
	SAN-MH
	C-B
	INLET
	WVV
	FH
	TR-L
	LP
	WUP
	TR-S-MH
	MH
	SIGN
	F-POLE
	HANDICAPPED PARKING SPACE
	(D)
	(R)
	(M)

ORDERED BY: ARNSTEIN & LEHR LLP		
SCALE : 1" = 30'	12/18/17	REVISED PER NEW TITLE COMMITMENT
DATE : JUNE 14, 2017	10/16/17	REVISED PER REVISED TITLE COMMITMENT
FILE No.:	8/29/17	REVISED PER TITLE COMMITMENT DATED 8/15/17
2017 - 25095	DATE	REVISION

Paragon Mechanical

PC 20-004

April 28, 2020

1. The responses to comments 1-3 are noted. Should a phased approach be acceptable by the Plan Commission or Village Board, staff has prepared an alternative phasing plan. Per this alternative phasing plan, all Phase 1 landscaping must be completed by September 30, 2020 and Phase 2 landscaping must be completed by September 30, 2022.

Response Letter to Village Comments Round 3

Response to the follow Questions are listed below with pictures for reference

36.

d) The proposed estimate for the suggested landscape of which is mostly behind the building and out of site from the general public will be in excess of \$50,000 as discussed with several landscaping companies (see exhibit A). This type of commitment in time and resources will for sure delay the proposed redevelopment of the property and which is the goal for everyone. This expense would be wasted time and resources that can be better spent in the redevelopment phase of this project. Please see revised proposal for redoing the landscaping which will be phased;

Phase 1

Will be the installing of 18" tall landscape fencing along Arlington heights Rd similar to what was given as an example to me by the village which is in front of the village hall. See attached picture noted as Figure 1. In addition to the landscape fence along Arlington heights road we will replant two new shade trees at both end of the building to replace the current trees that do not look so healthy. See attached figure 2 and figure 3

Figure 1 Below



Figure 2 Below (North East Corner of Building Currently)



Figure 3 below (South East Corner of Building)



It was also brought to my attention that part of the reasoning behind the TREE's and landscape is to lessen the negative impact on the environment from excessive asphalt. Please take note to the green area of the property which we are happy to preserve and previously known as bicycle safety town. See figure 4 for a picture of the current greenery within this area of the property.

Figure 4 Below



Phase II of the landscape would be conditional on the fact that if we do not present to the village a comprehensive plan for redevelopment by September 20, 2023 then we would proceed with the proposed phase II landscape. See attached revised survey with the proposed landscape work. This phase would only be implemented in the event that we do NOT present a comprehensive plan for complete redevelopment by September 20, 2023. In the meantime Phase I will be implemented within 24 months of this approval process.

Please see exhibit B for a representation of the proposed landscape

37)

Our business requires little to no commercial vehicles to be onsite at this location and is very different what you are assuming us to be. We are fine with this request from the village.

38)

Though your requirements for parking are within what we have it is more excessive than we need. The "Training" room would never fit 100 people and could if needed be vacant and depending on the situation may. The point is that we do not want to incur unnecessary expense that would delay the redevelopment of this property as a whole. We would like to not have to redo any sidewalks and or major work until time comes to implement the plans for the redevelopment of the property.

40)

We can work with the village to enclose the dumpster in a manner that is best for the village and suitable for the garbage company.

41)

I do not think it is fair to hold Paragon Mechanical at the proposed location to any other standard other than the current written sign code. We deserve the right to place signage in the same manner as any other business in town and feel that anything less than that will be unconstitutional. See photos from neighbors which have signs figure 5 and 6. we expect to be treated fairly and with the same manner as anyone else would in this area. The sign code language is difficult enough as it currently stands to make it more stringent would be completely unfair and a major problem for us moving forward with any aspect of this project. We respectfully ask that you simply let the signage department deal with the

signage of this property separately from the rezoning of this building. Specifically we should not be governed any different then what is written in the code regarding sign rules and regulations.

Figure 5





Proposal Date: 5/7/2020

Revision Date:

Proposed to: PARAGON MECHANICAL
KEVIN POLKA
2400 S ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL

Phone: 773-733-1570
E-mail: KEVIN@PMCOMFORT.COM

Work Proposal

Rosario Gambino & Son Landscaping hereby proposes to furnish materials, equipment and labor in accordance with the below specifications:

SCOPE OF WORK	Price
INSTALL (11) 4" SUNSET MAPLES TREES	\$13,500.00
INSTALL (100) 3' DOGWOODS	\$10,000.00
INSTALL 40 YDS OF TOPSOIL TO FILL IN ISLANDS	\$5,000.00
INSTALL 35 YDS OF HARDWOOD SHREDDED MULCH	\$3,500.00
INSTALL 11 ISLANDS WITH CONCRETE CURBS	\$35,000.00

Total Cost	\$67,000.00
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50 % Deposit is required before start of job. Any alteration or deviation from the above specifications will be billed as an extra charge over and above the amount listed on this contract. Full payment is due upon completion of services. A service charge of 2% per month will be added to all balances not paid within thirty days. All costs, including attorney's fees and court costs incurred in collecting overdue accounts shall be paid by the customer.

Jobs are scheduled after receipt of signed contract and deposit. Although all reasonable efforts are made to begin/finish work on schedule, timing may be affected by conditions beyond our control, including but not limited to weather conditions, material availability, and time required to obtain any necessary permits/permissions. This proposal is subject to revision if not accepted within thirty (30) days after proposal date. Please note that any buried cables, wires, sprinkler lines, etc. will be the responsibility of the customer in the case where they may be damaged while Rosario Gambino & Son is carrying out contracted services.

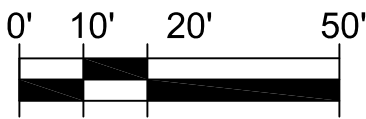
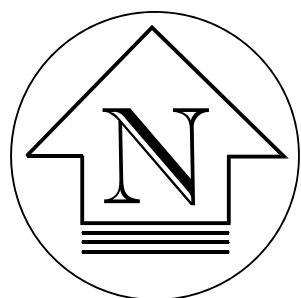
This proposal, if signed, creates a contract between us. Upon acceptance, please sign, date and return to our office with deposit.

Authorized Signature

Date

Customer Signature

Date



3' Tall Parking Lot Landscape Screen

Landscape Island

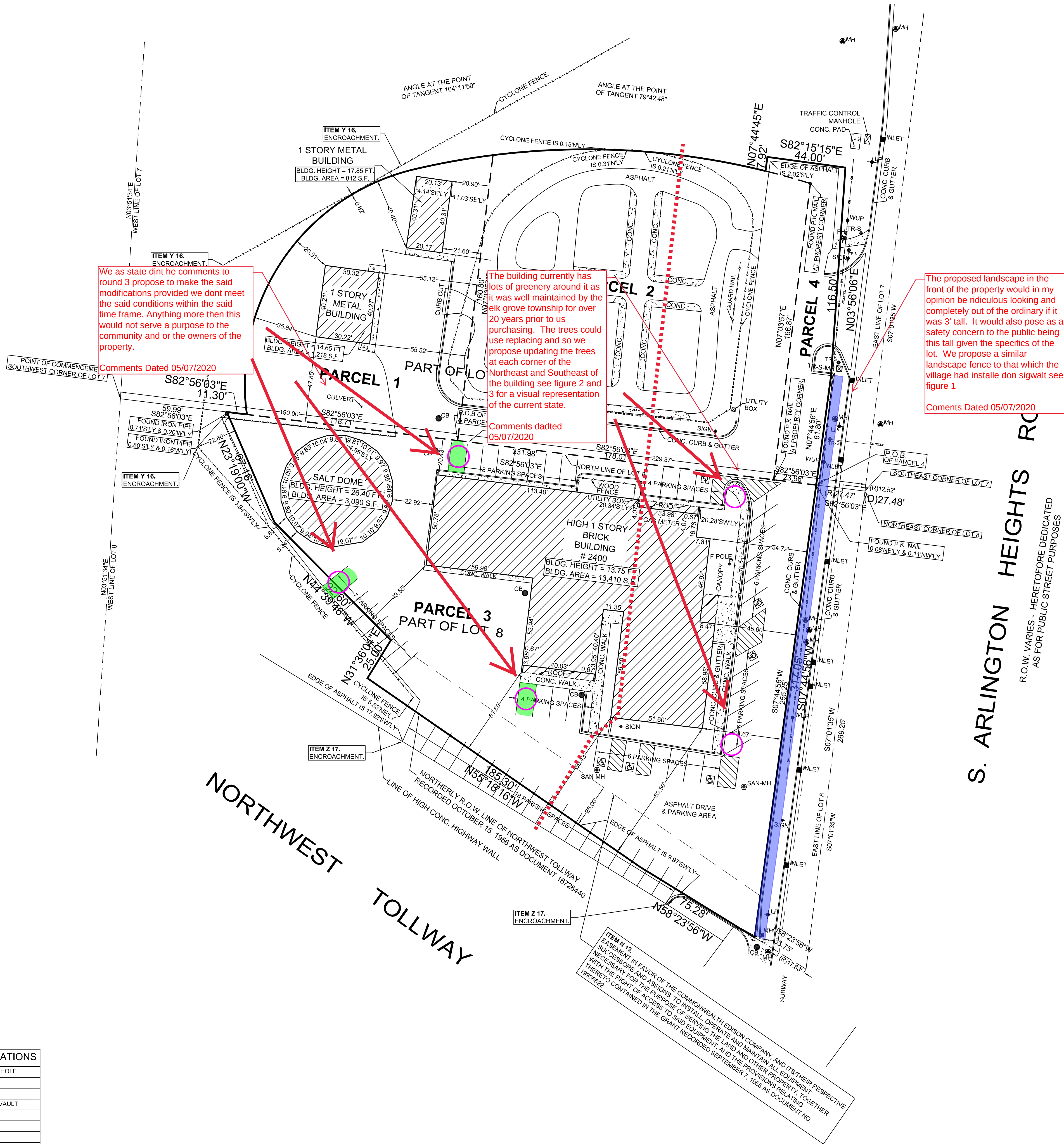
4" Caliper Shade Tree

Phase I/Phase II delineation. Improvements to the east of this line must be installed no later than 24 months from the approval of the rezoning. Items to the west of this line must be installed no later than September 20, 2023 only in the event that a comprehensive plan for redevelopment has not been submitted to the village prior to this date..

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
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ALTA / NSPS LAND TITLE SURVEY



LEGEND	ABBREVIATIONS
	SAN-MH SANITARY MANHOLE
	CB CATCH BASIN
	INLET INLET
	WV WATER VALVE VAULT
	FH FIRE HYDRANT
	TR-L TRAFFIC LIGHT
	LP LIGHT POLE
	WUP WOOD UTILITY POLE
	TR-S-MH TRAFFIC SIGNAL MANHOLE
	MH MANHOLE
	SIGN SIGN
	F-POLE FLAG POLE
	HANDICAPPED PARKING SPACE
	(D) DEED DATA
	(R) RECORD DATA
	(M) MEASURED DATA

ORDERED BY: ARNSTEIN & LEHR LLP		
SCALE : 1" = 30'	12/18/17	REVISED PER NEW TITLE COMMITMENT
DATE : JUNE 14, 2017	10/16/17	REVISED PER REVISED TITLE COMMITMENT
FILE No.:	8/29/17	REVISED PER TITLE COMMITMENT DATED 8/15/17
2017 - 25095	DATE	REVISION

PLAN COMMISSION PROJECT TIMELINE

Project Name: Paragon Mechanical LUV
 PC Number: 20-004
 Location: 2400 S. Arlington Heights Road
 Requested Action:

1. Rezoning from R-1, One-family Dwelling District and B-3, General Service, Wholesale, and Motor Vehicle District, to the B-2, Limited Service District.
2. Land Use Variation to allow a Contractor Shop in the B-2 District.

Variations Required:

- Chapter 28, Section 5.1-11, to allow an area of B-2 Zoning that is approximately 2.36 acres where a minimum of 4 acres is required.
- Chapter 28, Section 6.12-1(2), to waive the requirement for a traffic and parking study by a certified traffic engineer.

	Date	Number of Business Days
Petitioner Provides Items needed for CPRC	06/18/18	-
Conceptual Plan Review Meeting (CPRC)	06/27/18	7
Awaiting PC Application	02/04/20	401
PC Application Submittal Date	02/04/20	-
1 st Round Department Comments	02/18/20	10
Petitioner's Response – 1 st Round	03/03/20	10
2 nd Round Department Comments	03/13/20	8
Petitioner's Response – 2 nd Round	04/10/20	20
3 rd Round Department Comments	04/28/20	12
Petitioner's Response – 3 rd Round	05/07/20	8
PC Hearing	05/13/20	71 days from application date*
Village Board	07/06/20	36**
Anticipated Village Board Ord. Adoption	07/20/20	10

*Original Plan Commission date was to be March 25th, but this was postponed as Plan Commission meetings were cancelled until May 13th due to concerns over COVID-19.

**Petition was pushed to later VB meeting due to heavy agenda's in June