AGENDA
President and Board of Trustees
Village of Arlington Heights
Board Room

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 5, 2022
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

A. Committee of the Whole 06/13/2022
B. Committee of the Whole 06/21/2022
C. Village Board 06/21/2022

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 06/30/2022

VI. RECOGNITIONS AND PRESENTATIONS

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

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

IX. OLD BUSINESS

A. Report of the Committee of the Whole Meeting of June 27, 2022

Review of the 12-month Period Ending December 31, 2021 Annual Comprehensive Financial Report

Trustee Scaletta moved, seconded by Trustee Canty that the

Committee-of-the-Whole recommend to the Village Board that the Board accept the 12-month period ending December 31, 2021 annual comprehensive financial report.

B. Report of the Committee of the Whole meeting of June 27, 2022

Review of Proposed 2023-2027 Capital Improvement Program

Trustee La Bedz moved, seconded by Trustee Schwingbeck, that the Committee-of-the Whole recommend to the Village Board that the Board approve the proposed 22023-2027 capital improvement program and that the first year of the program totaling $41,574,200 be incorporated into the Village's proposed 2023 budget.

C. Report of the Committee of the Whole Meeting of June 27, 2022

Operating Fund Overview/Recommended Budget Ceilings 2023

Trustee Grasse moved, seconded by Trustee Canty, that the Committee-of-the-Whole recommend to the Village Board that the Board approve the 2023 budget ceilings of $84,858,600 for the General Fund; and $25,808,900 for the Water and Sewer Fund.

D. Report of the Committee of the Whole Meeting of July 5, 2022

Consideration of recommending to the Liquor Commissioner the issuance of a Class B and Class T liquor license to Serko Mart, LLC dba Serko Mart located at 922 W. Algonquin.

E. Report of the Committee of the Whole Meeting of July 5, 2022

Consideration of recommending to the Liquor Commissioner the issuance of a Class B and Class T liquor license to Shirdi Sai, Inc dba Hintz Liquors located at 1406-10 E. Hintz Road.

X. CONSENT AGENDA

This Agenda consists of proposals and recommendations that, in the opinion of the Village Manager, will be acceptable to all members of the Board of Trustees. The purpose of this Agenda is to save time by taking only one roll call vote instead of separate votes on each item. Consideration of this Consent Agenda will be governed by the following rules and procedures prior to roll call vote:

1. Any Trustee who wishes to vote "no" or "pass" on any Consent Agenda items should so indicate.
2. Upon the request of any one Trustee, any item will be removed from the Consent Agenda and considered separately after adoption of the Consent Agenda.
3. Citizens in the audience may ask to remove any item on this Consent

Agenda.

4. One roll call vote will be taken and will cover all remaining Consent Agenda items.

CONSENT APPROVAL OF BIDS

A. Thermoplastic Lane Marking 2022 - Contract Extension

CONSENT LEGAL

A. An Ordinance Granting Variations from Chapter 30, Sign Variations, of the Municipal Code
(85 W Algonquin Rd)

B. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code
(Making available 1 Class "B" and 1 Class "T" liquor license)

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

A. Mueller Lot Consolidation - 318 W. Mueller St. - PC#22-003
Plat of Subdivision to Consolidate, Variation

B. St. Anne Home Shelter for Girls - 800 N. Fernandez Ave. - PC#22-004
SUP for Sheltered Care Home, Variation

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 Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.

Village Board
7/5/2022

Item: Committee of the Whole 06/13/2022

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Committee of the Whole 06/13/2022	Minutes

MINUTES
COMMITTEE-OF-THE-WHOLE
PRESIDENT AND BOARD OF TRUSTEES
VILLAGE OF ARLINGTON HEIGHTS
BOARD ROOM
MONDAY, JUNE 13, 2022 7:00P.M.

BOARD MEMBERS PRESENT: President Hayes; Trustees: Bertucci, Canty, Grasse, LaBedz, Schwingbeck and Tinaglia

BOARD MEMBERS ABSENT: Baldino, Scaletta

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

SUBJECTS:

A. Public Hearing on the 2022 Annual Action Plan and Substantial Amendments to 2020-2024 Consolidated Plan and 2021 Annual Action Plan

Other Business

Adjournment

President Hayes called the meeting to order at 7:20 PM. The Pledge of Allegiance was recited.

President Hayes advised that there is just one item on the agenda tonight, which is a Public Hearing on the 2022 Annual Action Plan and Substantial Amendments to the 2020-2024 Consolidated Plan and 2021 Annual Action Plan and asked for a motion to open the Public Hearing.

Trustee Schwingbeck moved, seconded by Trustee LaBedz, to open the Public Hearing at 7:22 PM. Upon a voice vote, the motion passed unanimously.

New Business

A. Public Hearing on the 2022 Annual Action Plan and Substantial Amendments to 2020-2024 Consolidated Plan and 2021 Annual Action Plan

President Hayes thanked those social service agency representatives who were in the audience tonight for all of the great work they do on behalf of our community and surrounding communities for those in need. President Hayes advised that the Board is holding the Public Hearing to consider applications for Community Development Block Grant funding (CBDG).

Mr. Perkins advised that there are 22 requests for CBDG funding, which totals $797,000, of which the grant can fund $435,000. Mr. Perkins stated that all of these agencies have great causes, but once again, there are more needs than what the Village can fund. Staff is however recommending to fund as many as possible within the limits and rules the federal government provides for use of these funds. Mr. Perkins asked Ms. Boyer to go over each agency's request and then the meeting can open up for public comment.

Ms. Boyer advised that the first grant request is from District 214 Community Education Foundation, which provides individuals with a 34-week course of English as a second language. The Village has funded this program for several years and this year's request is for $1,500, which would fund service to 5 Arlington Heights residents next year.

The next request is from Family Forward, formerly known as Faith Community Homes, which is a two-year program that provides low income working families with housing assistance and mentoring. The Village has funded this program before and the request is for $3.500, which would fund service to 35 Arlington Heights residents next year.

The next request is from North Suburban Legal Aid clinic, in the amount of $3,500, which would fund service to 5 out of the 35 Arlington Heights residents they expect to serve next year. This is the first time a grant application has been received from this organization.

The next request is from Connections to Care, formerly known as Escorted Transportation Service Northwest, who provides staff to schedule transportation by volunteer drives to take clients to medical and dental appointments. The Village has funded this program before and the request is for $4,500, which would fund service to 85 Arlington Heights residents next year.

The next request is from Children's Advocacy Center, who provide advocacy and counseling to children and their families who are suspected to be victims of sexual abuse and/or severe physical abuse. The Village has funded this program before and the request is for $5,000, which would fund service to 56 Arlington Heights residents next year.

The next request is from LifeSpan, who serve victims of domestic violence through counseling and legal assistance. The Village has funded this program before and the request is for $5,000, which would fund service to 50 of the 100 Arlington Heights residents they expect to serve next year.

The next request is from NW Center Against Sexual Assault, for their sexual violence intervention services, which provides counseling, crisis intervention and advocacy for victims of sexual violence or assault. The Village has funded this program before and the request is for $5,000, which would fund service to 28 Arlington Heights residents next year.

The next request is from Resources for Community Living, for their affordable

housing options and support services program, which provides assistance to persons with disabilities to maintain housing and live as independently as possible in private housing in the community. The Village has funded this program before and the request is for $5,000, which would fund service to 6 Arlington Heights residents next year.

The next request is from Suburban Primary Healthcare Counsel - Access to Care program, which assists low- and moderate-income individuals with access to healthcare. The Village has funded this program before and the request is for $7,000, which would fund service to 25 of the 50 Arlington Heights residents they expect to serve next year.

The next request is from Wings Program, who provide emergency shelter and services for victims of domestic violence and also assist them with counseling and transitioning into safe housing. The Village has funded this program before and the request is for $7,150, which would fund service to 10 of the 20 Arlington Heights residents they expect to serve next year.

The next request is from Little City Foundation, for their community day services program, which provides instruction and assistance with daily living to persons with disabilities. This is the first time a grant application has been received from this organization for regular CDBG funds and the request is for $7,900, which would fund service to 29 Arlington Heights residents next year.

The next request is from Journey's The Road Home, for homeless services at the Hope Center, including case management, counseling and assistance with locating permanent housing. The Village has funded this program before and the request is for $10,000, which would fund service to 52 of the 90 Arlington Heights residents they expect to serve next year.

The next request is from the Arlington Heights Park District Children at Play (CAP) program, in the amount of $30,000. The Village has funded this program before, which has been split between the CDBG program and the General Fund. The amount of CDBG funding is $9,000 and the amount from the General Fund is to not exceed $29,000. The CAP program is a before and after school program and the CBDG funds are used to pay a portion of the family's cost of the program. The funds would provide subsidies to 25 Arlington Heights children next year.

The next request is from Northwest Compass for housing, counseling and assistance to homeless individuals. The Village has funded this program before and the request is for $30,000, which would fund service to 180 of the 320 Arlington Heights residents they expect to serve next year.

Ms. Boyer advised that the next set of requests are considered more construction related programs, with the first one coming from Clearbrook, who are requesting $22,685 for a group home kitchen renovation to improve accessibility. There are six individuals living in this home.

The next request is from Glenkirk, which is also for a group home renovation

project. They are requesting $40,000 for exterior improvements to a group home in Arlington Heights and the number of residents currently in this home is six.

The next request is from Shelter, Inc., which is also for a group home project. They are requesting $94,790 for improvements inside and outside of the home and the number of residents currently in this home is 12.

The next request is from Full Circle Communities, who are a developer looking to develop a new permanent supportive housing apartment building in Arlington Heights. They are requesting $100,000 for the acquisition and site infrastructure, with an expected number of residents at the facility to be 60.

The next request is from the Village of Arlington Heights Department of Planning and Community Development Single-Family Rehabilitation program, which is a program the Village has had since 1978. This program allows for low- and moderate-income homeowners to obtain a zero percent interest deferred loan to do necessary renovations on their home and the funds are normally repaid when the home is sold. The requested funding is $100,000, which would assist three homeowners next year.

The next request is from the Village of Arlington Heights Department of Planning and Community Development Group Home Renovation program, which provides funding to the agency's group home renovation programs who have applied for CBDG funds, which this year includes, Clearbrook, Glenkirk and Shelter, Inc. The requested funding is $100,000.

The next request is from the Village of Arlington Heights Department of Planning and Community Development Infrastructure program, which provides infrastructure improvements to HUD designated low- and moderate-income areas. The past few years, the Village has used this money for street resurfacing in low- and moderate-income areas. The requested funding is $150,000 and the number of residents served by this program is approximately 700.

The final request is from the Village of Arlington Heights Department of Planning and Community Development to cover CBDG Administrative Costs, including salaries and soft costs, such as audit costs. The requested funding is $64,800.

Mr. Perkins next presented a spreadsheet with Staff's funding recommendations for each individual agency and explained how the allocation for Public Services next year is $52,275, which is down based on the HUD caps. Mr. Perkins advised that Staff's recommendation is to maintain all of those agencies who were funded last year at the same funding level, with the exception of the Arlington Heights Park District Children at Play (CAP) program, which is being reduced to balance the budget. In addition, the two new agencies that requested funding, Staff is not recommending funding even though they are for good causes. Mr. Perkins also advised that Staff is recommending the Construction Projects, including Clearbrook, Glenkirk and Shelter, Inc., be funded from the Group Home Renovation budget. Staff is also recommending the Single-Family Rehabilitation program, Infrastructure program and Administrative Costs program, be funded in the amounts they

requested. The allocation for the Construction Projects is $318,240, which added to the Public Services allocation of $52,275, totals $435,315.

Ms. Boyer explained how the substantial amendments that are being proposed to the 2020-2024 Consolidated Plan and 2021 Annual Action Plan are the result of both COVID and Ms. Boyer's errors and went on to discuss these changes in more detail.

Mr. Perkins advised that Staff is not recommending to fund Full Circle Communities, as they feel it is a little premature and they have yet to file their application for zoning. Mr. Perkins explained how there is no Board action required tonight, but the Plan will go for a 30-day public comment period, with a second public hearing on July 18th. The Plan will be available online and any questions can be emailed to Ms. Boyer.

President Hayes asked the audience if anyone wished to address the Board, which no one did, therefore he asked the Board for any questions/comments.

Trustee Bertucci asked Mr. Perkins if the spreadsheet that listed the 2022-2023 draft expenditures was included in their packet, which Mr. Perkins advised that it was not, as it is typically presented the evening of the meeting because there still may input coming from the Health Department or Police Department before it is finalized. Trustee Bertucci asked if in the future, the Board could receive this information prior to the meeting. Trustee Bertucci also asked why Staff is not recommending the NW Center against Sexual Assault, the Children's Advocacy Center (CAC) and the Connections to Care program be funded to their grant request, as they programs should be more of a priority over some of the other programs such as the Children at Play (CAP) program. Mr. Perkins explained how this is a tough decision as to where to allocate funds, as all of these programs are important, but it is ultimately up to the Board and if they choose to change the funding amounts, dollars can be moved around in the Public Service category. Mr. Perkins went on to explain that if the Board chooses to not fund the CAP program through the CBDG, then that money will have to come from the General Fund. Trustee Bertucci advised that he tends to gravitate towards the crisis agencies, which would be his preference. Mr. Recklaus explained how Staff tries to not reduce or dramatically change the allocations that have been given in prior years, unless there is a change in programming, as most agencies are dependent on the CBDG funds to maintain their program. Trustee Bertucci asked if the CAP program is a separate 501c3 from the Arlington Heights Park District tax body, which Mr. Recklaus said that it is not. Trustee Bertucci stated that he has a preference away from other taxing bodies before crisis agencies that are 501c3. Mr. Perkins explained how the CAP program is jointly funded by the Park District, School District and Village, and the Village's role is to provide the scholarships to low- and moderate-income families so these children can participate in the program. The Village Board can allocate funds from a different source if they choose to do so.

Trustee LaBedz stated that she does not agree with Trustee Bertucci and supports Staff's recommendations, as she believes there are other crisis organizations, such as WINGS, and would have a hard time weighing one over the other.

President Hayes reminded everyone that the Board is not approving these recommendations tonight, as there are a number of days to receive additional public input before they approve these recommendations.

Trustee Grasse advised that she works with a number of people in her job who have accessed many of these agencies and is so grateful for the important work that they do and wishes the Board had more money to fund everyone at 100%. Trustee Grasse stated that she believes the CAP program is very beneficial and helps children and families to prevent bad things from happening later on in the future.

Trustee Tinaglia acknowledged what a difficult decision this is to figure out who gets what, considering all of the hard work these organizations do to help people in need. Trustee Tinaglia advised that it appears from the 2022-2023 draft expenditures that no agency's funding was reduced from what they received in 2021-2022 even though the money allotted in the 2022-2023 CBDG budget is lower and the cost of everything is going up. Trustee Tinaglia stated that he believes the CAP program is a blessing for many families and is comfortable with Staff's recommended funding for this program. In addition, Trustee Tinaglia stated that he likes what Staff did with the construction program, in that they are giving the Housing Commission control over the group home rehabilitation projects.

Trustee Canty thanked Ms. Boyer and Mr. Perkins for putting all of this together, as well as the organizations applying for these funds, as they all do such great work, which makes it even harder to make these decisions. Trustee Canty advised that she is looking forward to the public being able to provide their comments during the next 30 days.

Trustee Schwingbeck thanked Mr. Perkins and Ms. Boyer for their presentation and asked if this is the first time the public service agencies have seen the spreadsheet that lists the 2022-2023 draft expenditures, which Mr. Perkins stated that it is. Trustee Schwingbeck asked about the Infrastructure program and if the projects are already set, which Ms. Boyer advised that the projects are identified by Public Works - Engineering Division, who provide plans a couple years out. However, the location, should this amount be approved, has not been solidified yet, although they keep track of what areas are eligible and what projects would be next on their list. Trustee Schwingbeck asked where some of the areas might be in Arlington Heights, which Ms. Boyer advised the townhome development on Embers, south of Algonquin, as well as some streets near Kensington and Northwest Hwy. Trustee Schwingbeck stated that there are a lot of great agencies here that are in need of money, but perhaps there might be some money in this category that could be moved to some of these other areas if need be. Mr. Perkins advised that under the HUD rules, funds cannot be moved from the Construction category to the Public Service category.

Trustee Bertucci asked how many of these agencies have commitments that if they're not funded through the CBDG funds, they will be funded through the General Fund, which Mr. Perkins advised that it is only the CAP program that has this type of arrangement. Mr. Recklaus advised that the Board can take funds out of

the General Fund to fund these agencies, however the CBDG program is the mechanism by which the Village typically pays for these types of expenses. Mr. Perkins stated that it is an unwritten policy of the Board's to not use general tax payer funds to fund non-profit agencies, which can always change if the Board wishes to do so. Trustee Bertucci clarified that he believes all of these agencies are important, however he does have a preference towards the crisis organizations and is confident that they are in need of more funds, even if meant taking some money from the General Fund.

President Hayes advised that historically this Village Board, and prior Village Boards, have not crossed the line to fund social services agencies through the General Fund, which are tax payer dollars. President Hayes would be concerned with releasing funds, even though it might be a worthy expenditure of funds, to one social service agency and then saying no to others.

Trustee Tinaglia stated that he agrees with President Hayes and explained how the Board can only do so much and tonight and this whole process is about finding an equitable way to divide $435,000.

Trustee LaBedz thanked all of the agencies for all they do, as it is such important work. Trustee LaBedz stated that she does agree with President Hayes and not using tax payer dollars for public service.

Trustee Tinaglia moved, seconded by Trustee LaBedz, to close the Public Hearing at 8:21 PM. Upon a voice vote, the motion passed unanimously.

President Hayes advised the next Public Hearing will be on July 18th and anyone wishing to make comments can call Ms. Boyer or send her an email or letter.

Adjournment

Trustee LaBedz moved, seconded by Trustee Tinaglia, to adjourn the meeting at 8:21 p.m. Upon a voice vote, the motion passed unanimously.

Village Board
7/5/2022

Item: Committee of the Whole 06/21/2022

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Committee of the Whole 06/21/2022	Minutes

MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS
June 21, 2022

President Hayes called the meeting to order at 7:00 PM.

BOARD MEMBERS PRESENT:	President Hayes; Trustees Bertucci, Canty, Grasse, LaBedz, and Schwingbeck
BOARD MEMBERS ABSENT:	Trustee Baldino, Scaletta and Tinaglia
STAFF MEMBERS PRESENT:	Village Manager Randy Recklaus and Assistant Village Manager Diana Mikula
OTHERS PRESENT:	Brad Katz, Christos Tsekos and Anthony Belmonte

A. Interview of Brad Katz for appointment to the Special Events Commission – term ending April 30, 2025.

The Mayor introduced Brad Katz. He stated that Chris Fahnoe recommended Mr. Katz. The Mayor followed up with an interview and learned he had met Brad before as his parents are longtime community volunteers.

Brad stated that he always felt like volunteering was a great way to give back. Over the years, Brad has attended many of the great events in Arlington Heights and would like to be apart of that.

The Board thanked Brad, and his family, for their willingness to serve. Discussion ensued on Brad's experience with events. Brad stated that he had experience working within events when he worked in the public sector. Upcoming events were discussed and Brad stated he would like to see something in the spring as a get together as people are coming out of their houses following the long winter. Trustees encouraged Brad to keep thinking of new ideas and tapping into his young family for ideas.

Trustee Canty moved to concur in the Mayor's appointment of Brad Katz for appointment to the Special Events Commission – term ending April 30, 2025. Trustee Grasse seconded the motion.

The following voice vote was recorded:

6 Ayes **0 Nays**

The motion passed.

B. Consideration of recommending to the Liquor Commissioner the issuance of a Class B and Class T liquor license to Richriston, LLC dba Litty Liquors located at 1002 W. Dundee Road.

The Mayor swore in two of the owners Christos Tsekos and Anthony Belmonte.

Assistant Village Manager Diana Mikula gave the staff report. Ms. Mikula stated that this is a new liquor license at a location that has not had a liquor license. The applicants are applying for a Class B and Class T liquor license. A background check was completed in May 2022 on all three of the owners Christos Tsekos, Anthony Belmonte and Sergio Camilo. No issues were noted.

A walk through was completed in June 2022 and the building was not yet built out so prior to opening an additional walk through will be conducted to ensure the layout is consistent with the submitted floor plan. Ms. Mikula stated that there were no liquor violations at the location or by any of the applicants. Assistant Village Manager Mikula indicated that upon a satisfactory interview, staff recommends the issuance of a Class B and Class T liquor license to Richriston, LLC dba Litty Liquors.

The Mayor asked Mr. Tsekos and Mr. Belmonte about the number of employees that will be at the store as well as their background in the liquor business. A total of 5 employees are expected once the business is underway with at least two employees always on the site. Both Mr. Tsekos and Mr. Belmonte stated they do not have a background in the running a liquor store although they have backgrounds in management, retail tobacco sales and in foodservice distribution and wholesale. All of the owners are Bassett certified and the Mayor recommended in person Bassett training for new employees. Security at the business was highlighted. Mr. Tsekos discussed the security system that they are using and the roll down window screens and steel backdoors.

Trustees thanked the owners for bringing their new business to Arlington Heights and wished them much success. They reminded the owners of the Village's liquor requirements and cautioned them to be vigilante at all times especially since there is a high school nearby.

Trustee Bertucci moved, seconded by Trustee Canty to recommend that the Village Board of Trustees recommend to the Liquor Commissioner the issuance of a Class B and Class T liquor license to Richriston, LLC dba Litty Liquors located at 1002 W. Dundee Road.

The following voice vote was recorded:

6 Ayes **0 Nays**

The motion passed.

C. OTHER BUSINESS – None

D. ADJOURNMENT – Trustee LaBedz moved, seconded by Trustee Grasse to adjourn. The meeting adjourned at 7:26 pm.

Village Board
7/5/2022

Item: Village Board 06/21/2022

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Village Board 06/21/2022	Minutes

MINUTES
President and Board of Trustees
Village of Arlington Heights
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 21, 2022
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Canty, Grasse, Scaletta, LaBedz, Bertucci, and Schwingbeck. Trustees Baldino and Tinaglia were absent.

Also present were: Randy Recklaus, Diana Mikula, Hart Passman, Charles Perkins, Avis Meade, Cris Papierniak and Becky Hume.

IV. APPROVAL OF MINUTES

A. 05/07/2022 Joint Village Board/Library Board Approved

Trustee John Scaletta moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta

Abstain: Schwingbeck
Absent: Baldino, Tinaglia

B. Committee of the Whole 06/06/2022 Approved

Trustee Robin LaBedz moved to approve. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Abstain: Bertucci
Absent: Baldino, Tinaglia

C. Village Board 06/06/2022 Approved

Trustee Tom Schwingbeck moved to approve. Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed
Ayes: Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Abstain: Bertucci
Absent: Baldino, Tinaglia

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 06/15/2022 Approved

Trustee James Bertucci moved to approve in the amount of $4,163,962.72. Trustee John Scaletta Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Absent: Baldino, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

A. Metra Presentation

President Hayes said residents and the Board have concerns over the status of commuters in the Village. He said he understands the challenges in these post Covid days. For months President Hayes, Trustee Canty, an RTA Board member, and Village officials have communicated directly with Metra directors and other officials regarding the Village's concerns. Arlington Heights feels like it has gotten the short end of the stick, especially when it comes to express trains.

Daniel Miodonski, Metra Service Design Manager, explained the schedule has changed twice in the past month. Ridership plummeted in 2020, so they implemented reduced schedules while maintaining core service. Trains have been added since then, when feasible, to address obvious gaps. Travel patterns have changed with less intense rush hours and a higher share of off-peak riders. Metra is committed to providing consistent and frequent service throughout the day. They are trying to create easily understandable and memorable service patterns, add new express service-when possible, explore reverse commute and new markets, and promote regional equity. Ridership is 40% down from pre-2019 numbers. Now, trains are scheduled with more memorable time frames, i.e., every 30 minutes.

Michelle Dolnik, Metra Senior Schedule Analyst, said the northwest line

pilot was implemented in April to address gaps in service and increased ridership. Twenty-one trains were added over the Covid Schedule. Zones were established based on ridership data and infrastructure. The rush hour is less concentrated reflecting lessened demand. Trip time average has remained the same. She explained trains are scheduled in a three-zone pattern that repeats every half hour. These days, they are observing performance and ridership daily. They are reading all customer feedback and looking to gather more via a variety of methods. Based on early comments, local trains made additional stops beginning 5/31 to add service to Arlington Park and better accommodate intermediate riders. They are still looking at the data and will continue to modify the schedule based on the data. Contact: metra.com with comments. A form is available tonight.

Trustee Scaletta asked about the best way to send comments. Mr. Miodonski said the website is the best vehicle to make comments and all comments are entered into the database. Metra reads the communication and follows up. The busiest stops are Palatine and Arlington Heights and most people are going all the way downtown from those locations. Trustee Scaletta said express trains mean a lot to the people in the Village. A lot of residents are upset and chose to live in the Village because of the previous access of express trains. He added that the app is quirky and does not tell you which track the train is on or give status on delayed trains. When trying to re-route, it is hard to trouble shoot. Mr. Miodonski agreed saying Metra is in the process of updating that system. Trustee Scaletta said residents want to support Metra, but aren't feeling heard. He said on busy weekends, there are few people checking tickets, which is frustrating for people who pay on a monthly basis. Mr. Miodonski said they still don't know what the ridership is going to be, but are trying to be nimble and responsive, He said they don't want to make false promises. Trustee Scaletta said riders want answers and to know that they matter now.

Trustee LaBedz stated she is a longtime commuter, and bought a house so she could walk to the train to avoid being stranded by weather. The access to trains is a draw for the homes here. She said she understands intellectually the changes made, but selfishly, when the 6:38 a.m. train was eliminated, there was no way for her to get to the office by 8 a.m. To not have an express train, when the Village has the largest ridership, is very disappointing. There should be at least one in the morning and one in the evening. A few minutes makes a difference in day care pick up and making children's events in the evenings. She receives the Metra emails, but the announcements should be on Twitter or in real time. Seniors should take advantage of the senior discount and can go to the Senior Center to have one made. She said she hoped Metra will look at adding express trains.

Trustee Bertucci said he was upset, residents are upset and he sternly criticized the lack of direct lines from the Village. Mr. Miodonski explained the zone-based system and the attempt to break the long service line in half. Currently there are 4 trains direct from Palatine, but none from Arlington Heights, morning and evening. He did not argue the direct lines to Arlington Heights issue and said they did analyze travel stops. The

express to Des Plaines is a cost savings. Mr. Miodonski indicated they are looking at adding express trains.

Trustee Canty said she hoped Metra was hearing that people are frustrated. The Village has lost a lot of options as riders. Many residents have this shared experience and she has experienced it herself.

Mr. Recklaus said that the Village's infrastructure supporting train transit is one of the reasons the Village is the most popular stop. The community has invested tens of millions of dollars in parking infrastructure and when commuters are forced other places, our parking sales go down, we lose the ability to maintain the infrastructure and the manpower it requires. The Village has made a significant investment to support this line.

Trustee LaBedz agreed noting the transit-oriented development which was built. We have invested a lot to support commuters. People come here without a vehicle, visit our restaurants and the theater. The Village embraced transit-oriented development, making it important for the schedule to work here.

Resident Cary Wolovick said he lives on the north end of the Village. The changes are a quality-of-life issue. He now has to wake up 30 minutes earlier and doesn't get to see his daughter in the morning. He asked for some accountability. The trains are often late. The lack of responsiveness and clarity is frustrating. He now has to wake up at 5:30, and it's a hardship. It is harder to get people to abandon their cars with this uncertain future.

Resident Cari Miller spoke on behalf of St. Viator High School Board. She explained how some students now need to come an hour early or risk being 10 minutes late. Before Covid, 10% of students used Metra. Now the number is 3%. Train service is important to their continued growth and they need help to bring back a 7:30-7:45 arrival time to support their students. Their school draws from 65 primary schools, and needs their students to be able to get to Arlington Heights as they live all over the region.

President Hayes noted that Christian Liberty Academy has students who depend on the rail as well.

Andy Pejorad said he moved to Arlington Heights because of walkability to Metra. Some of the zone talk is irrelevant to Arlington Heights. He asked the Metra representatives to recognize how early they get up and go to work. Right now, there is only one viable option to get to work by 8:30 without getting up extra early. Why? Our property values are driven by accessibility to Metra. The reduced fares and monthly pass discounts are nice, but not the core issue. Metra isn't competing on price, they are competing with the customer experience of working from home. Reliability is important. Price does not drive his ridership; he is less willing to ride with this schedule.

Trustee Canty directed residents to reach out to Metra because your voices will be heard.

President Hayes thanked the Metra representatives from coming. Their presentation and presence were appreciated. The Village would like some accommodation, recognition and relief for our commuters in the near future.

VII. PUBLIC HEARINGS

VIII. CITIZENS TO BE HEARD

Resident Marc Adelman requested information on the status of various flood control projects. How many have been started, completed, and how many sewer rebates have been done annually? He said the Village faces a major infrastructure project coming up and the amount of cement to complete that project will be very large and the amount of open space to absorb rain will be reduced. Before that project gets underway, he would like to know what is going to happen to all that water.

Mr. Recklaus said the 3 biggest projects; Cypress, Berkley/Hintz and Greenbrier/Roanoke are completed or underway and were generally supported by grant funding. These projects are outside the combined sewer area. Significant progress has made over the last 5 years. Regardless of how the Arlington Park property is developed, it will be held to very high MWRD standards. On site water detention must occur and we will be the enforcers. Mr. Recklaus said he was proud of the substantial progress on flood projects. Mr. Papierniak said the Overhead Sewer Program has had some success but he hopes for more success in the combined sewer area. There is still funding available. It is the most cost-effective way to handle water in the combined sewer area.

IX. OLD BUSINESS

A. Report of the Committee of the Whole Meeting of June 21, 2022 — Approved

Interview of Brad Katz for appointment to the Special Events Commission term ending April 30, 2025

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

Trustee Mary Beth Canty moved to concur with the Mayor's appointment.
Trustee Nicolle Grasse Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Absent: Baldino, Tinaglia

B. Report of the Committee of the Whole Meeting of June 21, 2022 — Approved

Consideration of Recommending to the Liquor Commissioner the issuance of a Class B and Class T liquor license to Richriston, LLC dba Litty Liquors located at 1002 W. Dundee Road

Trustee James Bertucci moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Absent: Baldino, Tinaglia

X. CONSENT AGENDA

CONSENT APPROVAL OF BIDS

A. Audio/Visual (AV) Upgrades for Village Hall Board & Community Rooms - Award — Approved

Trustee John Scaletta moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Absent: Baldino, Tinaglia

B. Village Phone System Upgrade - RFP Approval/Award — Approved

C. Fire Station 4 Alerting Equipment – Capital Improvement Project — Approved

CONSENT LEGAL

A. A Resolution Approving a Final Plat of Subdivision
(1st Amendment to Bob Rohrman's Arlington Heights Auto Mall, 1100 and 1400 W Dundee Rd and 1510-1530 W Dundee Rd) — Approved

Trustee John Scaletta moved to approve R2022-017. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Absent: Baldino, Tinaglia

B.	An Ordinance Amending Chapters 23 and 27 of the Municipal Code of the Village of Arlington Heights (Sections from the International Residential Code, International Building Code and International Fire Code)	Approved

Trustee John Scaletta moved to approve 2022-037. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Absent: Baldino, Tinaglia

C.	An Ordinance Amending Chapter 7 of the Municipal Code of the Village of Arlington Heights to Repeal the Prohibition of Cannabis Business Establishments (Repeal of Article XVI, Cannabis Business Establishments Prohibited)	Approved

Trustee John Scaletta moved to approve 2022-038. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, LaBedz, Scaletta, Schwingbeck
Nays: Hayes

Absent: Baldino, Tinaglia

D.	A Resolution Approving Certain Property to Participate in the Cook County Class 6b Assessment Incentive Program (Razny Family Limited Partnership, Ltd., 416 W Campus Dr)	Approved

Trustee John Scaletta moved to approve R2022-017. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Absent: Baldino, Tinaglia

CONSENT REPORT OF THE VILLAGE MANAGER

A.	Destruction of recordings from the Closed Session meetings of: 03/02/2020, 6/1/2020 and 7/20/2020.	Approved

Trustee John Scaletta moved to approve. Trustee Robin LaBedz Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Absent: Baldino, Tinaglia

XI. APPROVAL OF BIDS

A.	2022 Website Rebuild Project	Approved

Avis Meade gave an overview of the current website with its 1.2 million page views in 2021. Top pages are for online payments, employment, agendas/minutes, e-contacts, permits and guides, and special events (excluding Covid). The current site has ongoing outages. The Village requested proposals for a new site in the spring. Three vendors submitted proposals and staff has chosen Revize. Revize has more experience than one of the bidders and is far less costly than the other. They host 2,500 government sites, including some neighbors. Revize offers unlimited revisions, is flexible, and allows us to choose which designer we use. The Village will be able to: incorporate our own brand, tailor our news items, update calendars and offer upgraded sub-calendars. It can integrate with social media which will save staff time. Importantly, the site will adapt to mobile screens. 61,000 of our users access it through mobile screens. A new site will offer improved search bar results, will be ADA compliant, have language options, tracking options, an RFP portal and an E-notify option. URLs can be customized.

President Hayes said the Board has desired to revamp the website for a long time. It's important to allow for mobile capabilities. He emphasized that it's not just because of the outages that we are looking for change.

Trustee Canty said she was excited for this. Revize is so far outside of the price, is it going to be good enough? Why was there such a difference? Ms. Meade said there are three big vendors for government sites, and only one of those (Revize) submitted an RFP. She believes it is a staffing issue at the other two companies. The other responders are not traditional vendors for municipalities. In speaking with other communications people, there were no negative reports. She said she was not worried about the vendor based on their history and current client base.

Mr. Recklaus said he had lunch with Buffalo Grove Village Manager today.

They recently switched to Revize and are very happy. Their service improved from previous vendor, which we share. Since they work with other municipalities, there is nothing we would give them they could not handle.

Trustee Scaletta asked if the iPhone and other devices will be recognized as this was a problem with the existing vendor. Ms. Meade said yes. It also connects with our new ERP vendor Tyler. There is no reason that should happen ever again. A lot has changed since 2016. A refresh every four years is included. Trustee Scaletta asked about the new branding and the timing. Ms. Meade said right now it is lining up. Mr. Recklaus said some development aspects will be in parallel. The guts and back-end issues of the new site will be worked on first. Ms. Mikula said staff is working to have the time lines agree. We have some extra time built in to the existing website if we need to accommodate a delay based on the branding.

Ms. Mikula explained staff can work on the back end and content first. The logo, colors, labels and visuals can come last. The agreement can start as soon as we need it to. Our current site is done on 10/25 with two possible extensions. If we are running into timing issues, we would extend with our current vendor. Trustee Scaletta said he doesn't want to rush in when there are outstanding issues. Ms. Meade said the new vendor has a 100% uptime rate with redundancy facilities in 2 states. She said she does not foresee the kind of outages we have experienced. Trustee Scaletta asked why there was not a budget for this. Ms. Mikula said this project was moved up, so there was no budget in 2022. It was previously scheduled for 2023.

Trustee LaBedz asked about the status of the branding. Mr. Perkins said logos, taglines, colors have been tested internally and staff has shared the feedback with Springboard. Staff has asked for more ideas, so we are not there yet. Next will be a second round of testing and a focus group, then it will be unveiled. He expects to present it to the Board in 6 weeks. The website time line is not an issue.

Marc Adelman asked why this would occur when Arlington Park is not likely to be finalized when this is launched.

President Hayes said the web site is separate from a development project. The development at Arlington Park will be treated like any other development. These two issues are not related.

Trustee John Scaletta moved to execute a contract with Revize LLC for the redesign of the Village's website, with a total amount not to exceed $80,600 for the next four years, with $53,900 due in the first year and $8,900 of annual hosting costs for the next three years, from the Village's Technology Fund account #625-0601-553.20-39 and approve Ordinance 2022-039 amending the 2022 Budget to increase Technology Fund Data Processing Services by $53,900. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed

Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Absent: Baldino, Tinaglia

XII. NEW BUSINESS

A. 85 W. Algonquin Rd / Sign Variation - DC#22-022 — Approved

Trustee John Scaletta moved to approve. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Absent: Baldino, Tinaglia

B. Nuisance Hotels - Proposed Ordinance — Approved

Mr. Recklaus said the Village has seen a marked increase in calls for service at some motel locations in the south Arlington Heights Road corridor. While there, officers notice safety violations within the hotels. This has been a drain on police and fire resources. These problems are not the same in all the hotels. Some neighboring communities have implemented nuisance behavior ordinances recently for hotels. The Village wants to be fair and hold the hotels accountable.

The proposed ordinance outlines penalties for "nuisance hotels" and identifies incidents which could trigger the Administrative Adjudication Process: Disorderly conduct, unlawful use of weapons, mob action/street gang activity, possession or delivery of controlled substances, assault/battery, sexual abuse, prostitution, violation of the Property Code, and homicide.

If there are three or more nuisance incidents in a 180-day period, or five or more documented alleged nuisance incidents during a 60-day period, as reasonably determined by the Chief of Police, then the facility can be declared a nuisance. Alleged incidents are incidents where no charges were filed, but where a prohibited activity is documented to have occurred such as the recent stabbing. A meeting will occur between the Village Manager, the Chief of Police and the property management. They will negotiate a voluntary Abatement Agreement. If a hotel meets nuisance declaration threshold, a hearing will be scheduled. The goal is to work out the problems. Possible penalties are; fines, reimbursement of costs, implementation of new security measures, temporary closure for up to 180 days, and license revocation. The Chief of Police may also institute an emergency closure of the facility if there is an immediate threat.

All hotels will be required to install certain basic security measures:

Cameras/monitors, continuous digital surveillance, lighting, and appropriate personnel.

Mr. Passman said this Ordinance was drafted based on best practices. The reference to the "tenant, guest, visitor" in section 14-201 c., may not belong. These words will be removed from our definition.

Trustee Bertucci said he did two ride-alongs recently and the situation was abominable. Our officers are professional men and women on the force. He is in support, saying this action is long overdue.

Trustee Canty said she understands this may be a financial hardship on the hotels because of what we are asking for, but she is also mindful of what we ask of our public safety officers. She said she will err to the side of public safety.

Trustee Schwingbeck indicated the focus is on a few hotels. Staff is trying to write a general nuisance policy, is it too lenient? Mr. Recklaus said broadly, we are not seeing widespread issues. There are a couple hotels with repeated issues. The other hotels indicated they are already doing everything we are codifying. There are always issues of degrees. This is one aspect in an overall strategy. We are also giving officers some additional training to see health and building code issues. While the officer is on site, we can operate a remote inspection or call in an inspector to try to ensure safety and compliance. If this approach does not get good results, we could come back and add additional measures. The recommendation enjoys the support for all the departments. It's manageable and get us the results we're are looking for.

Trustee LaBedz noted officers have to keep going to the same places multiple times a night which takes them away from other parts of the Village, like Alfresco. Mr. Recklaus agreed saying just this year 414 officer hours were spent at two different properties. That's time they could be doing other things. Trustee LaBedz said its important police are seen in other parts of town; it makes people feel better. She asked about the continuous digital surveillance, would there need to be an employee watching the cameras 24/7. Mr. Recklaus said no, those recordings could be accessed 24/7 at any given time at the hotel, someone there just needs to have access.

Trustee Grasse said she liked the Ordinance and appreciated that we have a higher fine amount than the other towns, it's a good deterrent. She liked giving our police the tools to hold those hotels accountable. It will help the police, residents and visitors. She also appreciated the required meeting and having that as a start.

Trustee Bertucci said some rooms smelled of smoke and the guests had disconnected the smoke detectors. If an officer sees that, what happens? Mr. Recklaus said a protocol is being developed where the officer can call an inspector and show the violation to them. A safety violation ticket could

be written, or the officer could conduct a remote inspection via facetime or video and a citation can be issued.

Trustee Scaletta expressed his concern that the Ordinance goes too far. He noted this would change how all hotels are operating because of two bad actors. He said there is a lot of subjective language and thought the list of responsible parties cast too broad of a net. The definition of 14201 b. sounded like it could be the Lutheran home. He asked how we distinguish between hotels/motels and other structures. With digital registration, how do we make hotels responsible when people don't check in at the front desk? With 24-hour access to video, do we no longer need a search warrant?

Mr. Recklaus answered that it would be up to the operator to access the recording, we're just asking for someone to have access, for them to have the ability to share. Mr. Passman said they are not obligated to share. Twenty-four-hour access to recordings is different than 24-hour monitoring. Mr. Recklaus said these bad situations are a threat to their business as well and staff is confident that they will agree. Trustee Scaletta asked if an operator would be deemed a nuisance if they do not share their film. Mr. Recklaus said no. Mr. Passman said digital surveillance is not considered in the same provision as a nuisance hotel. The Village might seek that information, but it is not grounds to declare a nuisance. Nuisances are only based on criminal behavior. Trustee Scaletta said their business is part privacy, and they need to reassure their guests that there is privacy. Although he trusts Mr. Recklaus and Chief Pecora, he doesn't know who will come after. He said the definitions are too broad, the criteria subjective, and he worried about stereotyping or discrimination.

Mr. Recklaus acknowledged the hotel authority definition could be tidied. All the activities, which would make a hotel a nuisance, are illegal. The same filter happens on any call. Many of what people see and say are not a crime nor are they actionable. Officers will apply the same professional standards. The Village is trying to make sure the operators are doing all that is reasonable. If something is unreasonable, they can appeal through the court. There is due process under program. Yes, there is some subjectivity, but this is a policy issue for the Board to consider.

Trustee Scaletta asked what happens if there aren't enough alarms and video cameras. Mr. Passman said it would be a code violation, which leads to a fine. The violation would allow suspension if they continued to violate it. Trustee Scaletta said the policy tries to hit a fly with a sledge hammer and gives too much control to two people. He will be voting no. We are creating this because we can't control the guests any other way. Trustee Scaletta questioned the specific people identified as responsible parties, and said it seems to cover everybody and is just too much.

President Hayes did not share the same concerns. He noted the hotel authority definitions mean someone who has a legal or equitable interest, or who has oversight authority. He said he respects the responders, and has

confidence in our current office holders. It's incumbent on the Board to hire good people and rely on the Village Manager's appointed staff to carry out the policy.

Trustee Bertucci said one of our more reputable hotels is already fulfilling these measures. He saw the aftermath of violent crimes, guns, knives, assault, sexual assault, and times at night a person might flee. If a hotel staff member can get access to video, police can follow up and it might be helpful. If they don't want to, fine. We'll go to court to get what we need. He expressed his deep concern for what is happening.

Trustee James Bertucci moved to approve Ordinance 2022-040 with the deletion of "tenant, guest, visitor" from Section 14-201 c. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Schwingbeck
Nays: Scaletta

Absent: Baldino, Tinaglia

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

XVII. ADJOURNMENT

Trustee Robin LaBedz moved to adjourn at 9:55 p.m. Trustee Tom Schwingbeck Seconded the Motion.
The Motion: Passed
Ayes: Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck

Absent: Baldino, Tinaglia

Village Board
7/5/2022

Item: Warrant Register 06/30/2022

Department: Village Clerk

ATTACHMENTS:

Description	**Type**
Warrant Register 06/30/2022	Warrant Register

VILLAGE OF ARLINGTON HEIGHTS

WARRANT REGISTER FOR

CHECK DATE: 6-30-2022

Fund	Fund Description	Total Transaction Amount
101	General Fund	$341,293.03
211	Motor Fuel Tax Fund	$49,750.85
227	Foreign Fire Ins Tax Fund	$4,791.04
231	Criminal Investigation Fd	$199.20
235	Municipal Parkg Opr Fund	$5,705.07
264	TIF V	$1,152,001.00
267	South Arl Hts Rd TIF	$945.00
401	Capital Projects Fund	$469,155.66
505	Water and Sewer Fund	$145,273.57
515	Arts,Entert & Events Fund	$2,161.74
605	Health Insurance Fund	$14,463.90
615	Workers Compensation Ins	$220.98
621	Fleet Operations Fund	$16,614.45
625	Technology Fund	$31,970.80
715	Guaranty Deposits Fund	$4,000.00
TOTAL ALL FUNDS		**$2,238,546.29**

WARRANT REGISTER - GM0002

Department: 0

Division: 0

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234911	715-0000-220.93-00	ARROW BRICK PAVERS INC	BOND REFUND	$200.00	$200.00
234927	715-0000-220.93-00	BLUE CONSTRUCTION 213659	BOND REFUND	$200.00	$200.00
234930	505-0000-472.30-00	BRANDONISIO AND COMPANY	BACKFLOW & CAPITAL REFUND	$2,122.60	$2,122.60
234933	715-0000-220.93-00	BRUNO BAKIJA	BOND REFUND	$200.00	$200.00
234938	715-0000-220.93-00	CAPPS PLUMBING & SEWER INC	BOND REFUND	$200.00	$200.00
234942	715-0000-220.93-00	CHRISTOPHER KARLL	BOND REFUND	$200.00	$200.00
234959	715-0000-220.93-00	DOWNES POOL 20 2857	BOND REFUND	$200.00	$200.00
234972	715-0000-220.93-00	GLOBE CONSTRUCTION INC	BOND REFUND	$200.00	$200.00
234995	715-0000-220.93-00	KANDEFER CONSTRUCTION INC	BOND REFUND	$200.00	$200.00
234996	715-0000-220.93-00	KAPLAN PAVING 21 3599	BOND REFUND	$200.00	$200.00
235006	715-0000-220.93-00	LEWISON, MURRAY 21 3315	BOND REFUND	$200.00	$200.00
235008	715-0000-220.93-00	LOKUN, RUSSEL 22 578	BOND REFUND	$200.00	$200.00
235011	715-0000-220.93-00	LUKASZ MIKOLAJCZAK	BOND REFUND	$200.00	$200.00
235015	715-0000-220.93-00	MARIANNE MIGLIORISI	BOND REFUND	$200.00	$200.00
235022	715-0000-220.93-00	MICHAEL PACIOREK	BOND REFUND	$200.00	$200.00
235034	715-0000-220.93-00	OLIVAREZ, RICHARD 22601	BOND REFUND	$200.00	$200.00
235044	715-0000-220.93-00	POUL'S LANDSCAPING & NURSERY	BOND REFUND	$200.00	$200.00
235046	715-0000-220.93-00	RADOSLAW CHMIEL	BOND REFUND	$200.00	$200.00
235060	101-0000-210.82-00	SONTIQ	MONTHLY EMP ID PROTECT	$294.06	$294.06
235075	715-0000-220.93-00	TIM PILIPAUSKAS 22 791	BOND REFUND	$200.00	$200.00
235076	715-0000-220.93-00	TIMBER BUILT INC	BOND REFUND	$200.00	$200.00
235083	101-0000-211.06-00	VISION SERVICE PLAN	BASE VISION	$1,177.02	$4,874.06
			PREMIER VISION	$3,697.04	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235092	715-0000-220.93-00	ZITTERGRUEN, TYLER 21 1596	BOND REFUND	$200.00	$200.00
802205	101-0000-210.95-00	RTA/CTA BENEFIT PROGRAM	RTA/CTA EMPLOYEE BENFIT	$253.25	$253.25
901881	101-0000-210.81-00	EMPLOYEE BENEFITS CORP	VILLAGE STD	$8,018.47	$8,018.47
901883	101-0000-210.94-00	EMPLOYEE BENEFITS CORP	FSA DEPENDENT CARE 2022	$96.15	$3,318.55
			FSA MEDICAL 2022	$3,222.40	
				Division 0 Total	$22,880.99
				Department 0 Total	$22,880.99

WARRANT REGISTER - GM0002

Department: 1 Board of Trustees

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235009	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	SERVICE MISCELLANEOUS	$4,500.00	$4,500.00
235033	101-0101-501.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	$152.87	$152.87
				Division 1 Total	$4,652.87
				Department 1 Total	$4,652.87

WARRANT REGISTER - GM0002

Department: 2 Integrated Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234917	101-0201-502.21-65	AT & T MOBILITY	ACCT 232106787838	$100.00	$100.00
234937	101-0201-502.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$9.72	$9.72
235033	101-0201-502.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	$27.31	$27.31
				Division 1 Total	$137.03
				Department 2 Total	$137.03

WARRANT REGISTER - GM0002

Department: 3 Human Resources

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234922	605-0301-552.20-45	BESTCO UA	RETIREE CARVE OUT ADMIN	$177.65	$177.65
	605-0301-552.42-75	BESTCO UA	RETIREE CARVE OUT	$5,512.28	$5,512.28
234937	101-0301-503.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$30.92	$30.92
234979	101-0301-503.22-01	HARRIS TRUST & SAVINGS BANK	PAYPAL ASIANJOBSCO	$175.00	$175.00
	615-0301-552.20-50	HARRIS TRUST & SAVINGS BANK	AMZN MKTP US CM71X49I3	$10.99	$220.98
			AMZN MKTP US W66R229J3	$11.72	
			ARMANDS PIZZERIA	$25.00	
			COCO & BLU	$25.00	
			CORTLANDS GARAGE - AR	$25.00	
			FRANCESCA S TAVOLA	$25.00	
			JIMMY JOHNS - 748 - MO	$98.27	
901880	605-0301-552.20-44	EMPLOYEE BENEFITS CORP	COBRA SECURE	$16.00	$662.50
			COBRA SECURE	$90.00	
			EBC FLEX FEES	$556.50	
901881	605-0301-552.20-65	EMPLOYEE BENEFITS CORP	DIRECTOR'S BASIC LIFE	$273.52	$4,237.77
			LIBRARY BASIC LIFE	$620.15	
			VILLAGE BASIC LIFE	$3,344.10	
	605-0301-552.20-66	EMPLOYEE BENEFITS CORP	LIBRARY SUPPLEMENTAL LIFE	$198.60	
			VILLAGE SUPPLEMENTAL LIFE	$3,675.10	$3,873.70
				Division 1 Total	$14,890.80
				Department 3 Total	$14,890.80

WARRANT REGISTER - GM0002

Department: 4 Legal Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234964	101-0401-503.20-15	ERNEST R BLOMQUIST PC	LEGAL SERVICES	$4,170.00	$4,170.00
901882	101-0401-503.20-10	ELROD FRIEDMAN LLP	LEGAL SERVICES	$29,693.36	$29,693.36
				Division 1 Total	$33,863.36
				Department 4 Total	$33,863.36

WARRANT REGISTER - GM0002

Department: 5 Finance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234900	101-0501-503.30-05	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES, GENERAL	$22.98	$22.98
234979	101-0501-503.21-65	HARRIS TRUST & SAVINGS BANK	APPLE.COM/BILL	$0.99	$84.07
			DMI DELL K-12/GOVT	$83.08	
	101-0501-503.22-03	HARRIS TRUST & SAVINGS BANK	FAIRMONT AUSTIN	$1,022.10	$1,022.10
	101-0501-503.30-05	HARRIS TRUST & SAVINGS BANK	DMI DELL K-12/GOVT	$946.93	$946.93
234999	101-0501-503.20-05	KELLY SERVICES	PROFESSIONAL SERVICES	$1,040.81	$2,386.69
			PROFESSIONAL SERVICES	$1,345.88	
235001	101-0501-503.22-03	THOMAS KUEHNE	TRAVEL & TRAINING	$855.20	$855.20
235045	101-0501-503.21-02	QUADIENT INC	EQUIPMENT MAINTENANCE	$2,254.62	$2,254.62
				Division 1 Total	$7,572.59
				Department 5 Total	$7,572.59

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Department: 6 Information Technology

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234939	625-0601-553.33-05	CENTER FOR INTERNET SECURITY INC	COMPUTERS,DP & WORD PROC.	$11,580.00	$11,580.00
234946	625-0601-553.22-02	COMCAST PROCESSING CENTER	ACCT 907065060	$4,417.50	$4,417.50
234963	625-0601-553.33-05	ENVIRONMENTAL SYSTEMS RESEARCH	COMPUTERS,DP & WORD PROC.	$14,900.00	$14,900.00
234979	625-0601-553.33-05	HARRIS TRUST & SAVINGS BANK	ZOOM.US 888-799-9666	$200.00	$200.00
235061	625-0601-572.50-10	SOUTHERN COMPUTER WAREHOUSE	I.T. EQUIPMENT & SUPPLY	$873.30	$873.30
				Division 1 Total	$31,970.80
				Department 6 Total	$31,970.80

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Department: 10 Boards & Commissions

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234910	101-1003-502.30-05	ARLINGTON SIGNS & BANNERS	OFFICE SUPPLIES	$45.00	$45.00
				Division 3 Total	$45.00

Division: 8

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234979	101-1008-502.20-75	HARRIS TRUST & SAVINGS BANK	DAILY HERALD/REFLEJOS	$607.00	$1,182.00
			SQ DAILY DISPATCH	$280.00	
			TEMLLEPUBLI	$295.00	
				Division 8 Total	$1,182.00
				Department 10 Total	$1,227.00

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Department: 20 Special Events

Division: 5

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234900	515-2005-525.50-55	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$98.99	$176.99
			OFFICE SUPPLIES	$78.00	
				Division 5 Total	$176.99
				Department 20 Total	$176.99

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Department: 30 Police Department

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234907	101-3001-511.18-03	ARLINGTON HTS SCHOOL DIST 25	CROSSING GUARD REIMBURSE	$29,071.71	$29,071.71
234909	101-3001-511.21-02	ARLINGTON SECURITY CO LLC	EQUIPMENT MAINTENANCE	$235.00	$235.00
234919	101-3001-511.33-25	AXON ENTERPRISE INC	POLICE EQUIPMENT & SUPPLY	$31.30	$344.30
			POLICE EQUIPMENT & SUPPLY	$313.00	
234929	101-3001-511.33-30	IPROMOTEU	POLICE EQUIPMENT & SUPPLY	$608.53	$2,342.90
			POLICE EQUIPMENT & SUPPLY	$1,734.37	
234931	101-3001-511.21-65	BRIGHTSIDE CLINIC	PROFESSIONAL SERVICES	$2,625.00	$2,625.00
234949	101-3001-511.21-65	COMPASSION FUNERAL SERVICES INC	SERVICE MISCELLANEOUS	$294.00	$294.00
234967	101-3001-511.22-03	FIRE INVESTIGATORS STRIKE FORCE	TRAVEL & TRAINING	$70.00	$70.00
234973	101-3001-511.21-65	GOLF ROSE PET LODGE	SERVICE MISCELLANEOUS	$140.00	$187.00
			SERVICE MISCELLANEOUS	$22.00	
			SERVICE MISCELLANEOUS	$25.00	
234979	101-3001-511.22-02	HARRIS TRUST & SAVINGS BANK	NATIONAL ASSOCIATION O	$40.00	$80.00
			NATIONAL ASSOCIATION O	$40.00	
	101-3001-511.30-01	HARRIS TRUST & SAVINGS BANK	SPORTS GROUNDS SAFETY	$224.94	$224.94
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	AMAZON.COM AMZN.COM/BI	($188.88)	$1,063.15
			AMZN MKTP US 2Z9IK6UO3	$423.03	
			LAW TACTICAL	$829.00	
	101-3001-511.33-30	HARRIS TRUST & SAVINGS BANK	MELON INK SCREEN PRINT	$1,400.50	$1,414.57
			TARGET 00011767	$14.07	
234986	101-3001-511.22-03	IL-LEAP	TRAVEL & TRAINING	$299.00	$299.00
234992	101-3001-511.30-35	JG UNIFORMS	CLOTHING & APPAREL	$24.99	$3,558.84
			CLOTHING & APPAREL	$660.75	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234992	101-3001-511.30-35	JG UNIFORMS	CLOTHING & APPAREL	$140.00	$3,558.84
			CLOTHING & APPAREL	$44.00	
			CLOTHING & APPAREL	$237.00	
			CLOTHING & APPAREL	$270.00	
			CLOTHING & APPAREL	$70.00	
			CLOTHING & APPAREL	$43.00	
			CLOTHING & APPAREL	$880.00	
			CLOTHING & APPAREL	$1,189.10	
	101-3001-511.33-25	JG UNIFORMS	CLOTHING & APPAREL	$880.00	$880.00
235007	101-3001-511.21-65	LIVE 4 LALI INC	PROFESSIONAL SERVICES	$1,320.05	$1,320.05
235017	101-3001-511.21-65	MARQUARDT & BELMONTE, P.C.	PROFESSIONAL SERVICES	$1,618.50	$1,618.50
235027	101-3001-511.22-03	NORTH EAST MULTI REGIONAL TRAINING	TRAVEL & TRAINING	$100.00	$355.00
			TRAVEL & TRAINING	$255.00	
235029	101-3001-511.22-03	NORTHERN IL POLICE ALARM SYSTEM	TRAVEL & TRAINING	$186.00	$186.00
235030	101-3001-511.21-65	NORTHSHORE OMEGA	PROFESSIONAL SERVICES	$48.00	$48.00
235035	101-3001-511.21-65	OMNI YOUTH SERVICES INC	PROFESSIONAL SERVICES	$77.65	$77.65
235040	101-3001-511.21-65	PETTY CASH/POLICE	MISCELLANEOUS SERVICE	$17.42	$17.42
	101-3001-511.30-05	PETTY CASH/POLICE	OFFICE SUPPLIES	$32.55	$32.55
	101-3001-511.33-05	PETTY CASH/POLICE	OFFICE SUPPLIES	$38.94	$38.94
	101-3001-511.33-25	PETTY CASH/POLICE	HARDWARE SUPPLIES	$23.98	$23.98
235053	101-3001-511.30-05	SAMS CLUB/SYNCHRONY BANK	OFFICE SUPPLIES	$273.40	$273.40
235068	101-3001-511.22-10	SUMMIT PRINT SOLUTIONS	PRINTING SERVICE	$101.00	$101.00
235084	101-3001-511.21-65	VISUAL COMPUTER SOLUTIONS	POLICE EQUIPMENT & SUPPLY	$11,536.00	$11,536.00
				Division 1 Total	$58,318.90

Division: 3

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234902	231-3003-511.40-01	ANIMAL EYE CONSULTANTS	VETERINARY SERVICES	$177.00	$177.00
234924	231-3003-511.40-01	BENTLEY'S PETSTUFF	CANINE SUPPLIES	$22.20	$22.20
				Division 3 Total	$199.20
				Department 30 Total	$58,518.10

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Department: 35 Fire

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234891	101-3501-512.33-05	ACCURATE DOCUMENT DESTRUCTION	DOCUMENT SHREDDING	$225.00	$225.00
234896	101-3501-512.30-35	AIR ONE EQUIPMENT	CLOTHING & APPAREL	$1,073.75	$1,688.50
			CLOTHING & APPAREL	$224.75	
			CLOTHING & APPAREL	$390.00	
	101-3501-512.31-85	AIR ONE EQUIPMENT	FIRE EQUIPMENT & SUPPLY	$891.10	$937.10
			FIRE EQUIPMENT & SUPPLY	$46.00	
234899	101-3501-512.21-02	ALLIANCE LAUNDRY SYSTEMS	EQUIPMENT MAINTENANCE	$252.75	$252.75
234900	101-3501-512.21-11	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$63.96	$190.70
			OFFICE SUPPLIES	$126.74	
	101-3501-512.33-05	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$76.47	$76.47
234969	101-3501-512.30-35	GALLS LLC	CLOTHING & APPAREL	$305.00	$1,176.09
			CLOTHING & APPAREL	$140.00	
			CLOTHING & APPAREL	$138.78	
			CLOTHING & APPAREL	$51.00	
			CLOTHING & APPAREL	$232.33	
			CLOTHING & APPAREL	$252.44	
			CLOTHING & APPAREL	$56.54	
234974	101-3501-512.31-65	GRAINGER W W INC	FIRE EQUIPMENT & SUPPLY	$113.08	$113.08
234977	101-3501-512.31-85	HALLORAN POWER EQUIPMENT INC	FIRE EQUIPMENT & SUPPLY	$65.31	$65.31
235010	101-3501-512.21-11	LOWES COMMERCIAL SERVICES	FIRE EQUIPMENT & SUPPLY	$177.86	$177.86
235033	101-3501-512.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$6.59	$6.59
235055	101-3501-512.30-05	SETON	OFFICE SUPPLIES	$52.35	$52.35
235056	101-3501-512.31-65	SHERWIN ACE HARDWARE	ELECTRICAL SUPPLIES	$24.56	$24.56

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235067	101-3501-512.33-50	STRYKER SALES CORP	MEDICAL SUPPLIES	$135.20	$135.20
				Division 1 Total	$5,121.56
				Department 35 Total	$5,121.56

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Department: 37 Foreign Fire Insurance

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234900	227-3701-512.50-15	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES	$300.00	$300.00
234966	227-3701-512.50-15	KEVIN WHELAN	FURNITURE	$2,250.00	$2,250.00
234974	227-3701-512.50-15	GRAINGER W W INC	FURNITURE	$865.36	$1,673.04
			FURNITURE	$99.78	
			HARDWARE SUPPLIES	$707.90	
235062	227-3701-512.30-35	SPECIAL T UNLIMITED	CLOTHING & APPAREL	$568.00	$568.00
				Division 1 Total	$4,791.04
				Department 37 Total	$4,791.04

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Department: 40 Planning

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234921	267-4001-571.50-25	BANNERVILLE USA	MISCELLANEOUS SUPPLIES	$945.00	$945.00
234937	101-4001-521.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$14.02	$14.02
234955	101-4001-521.22-01	PADDOCK PUBLICATIONS	ADVERTISING	$226.80	$226.80
	101-4001-521.40-40	PADDOCK PUBLICATIONS	ADVERTISING	$600.00	$600.00
	101-4001-521.40-41	PADDOCK PUBLICATIONS	ADVERTISING	$595.00	$595.00
234965	101-4001-521.40-41	FASTSIGNS	PRINTING SERVICES	$272.90	$272.90
235004	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPTS	$192.00	$192.00
235014	101-4001-521.40-40	MANUFACTURERS NEWS INC	ADVERTISING	$535.00	$535.00
235033	101-4001-521.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES	$26.04	$26.04
235077	264-4001-571.50-25	TOWN & COUNTRY CHICAGO ASSOCIATES	REDEVELOPEMNT REIMBURSE	$1,152,001.00	$1,152,001.00
				Division 1 Total	$1,155,407.76
				Department 40 Total	$1,155,407.76

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Department: 45 Building

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234890	101-4501-523.30-05	A & E RUBBER STAMP CORP	OFFICE SUPPLIES	$99.50	$99.50
234937	101-4501-523.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$24.32	$24.32
234976	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	ENGINEERING REVIEW	$540.00	$1,620.00
			ENGINEERING REVIEW	$135.00	
			ENGINEERING REVIEW	$945.00	
234979	101-4501-523.22-02	HARRIS TRUST & SAVINGS BANK	INTL CODE COUNCIL INC	$95.00	$95.00
	101-4501-523.22-03	HARRIS TRUST & SAVINGS BANK	BUILDING AND FIRE CODE	$195.00	$250.49
			TORTORICES PIZZA	$55.49	
235033	101-4501-523.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	$53.45	$80.75
			OFFICE SUPPLIES, GENERAL	$5.43	
			OFFICE SUPPLIES, GENERAL	$21.87	
235039	101-4501-523.22-03	PETTY CASH	TRAVEL & TRAINING	$20.00	$20.00
235048	101-4501-523.30-35	RED WING BUSINESS ADVANTAGE ACCT	CLOTHING & APPAREL	$200.00	$200.00
235074	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	OFFICE MACHINES & ACCESS	$1,275.00	$1,275.00
				Division 1 Total	$3,665.06
				Department 45 Total	$3,665.06

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Department: 70 Health

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234905	101-7001-541.20-25	ARGYRIOS M. CHRISTOFIDIS, PH.D	COUNSELING SERVICES	$355.00	$355.00
234958	101-7001-541.33-10	LINDSAY DOHSE	NURSING SUPPLIES	$76.98	$76.98
234968	101-7001-541.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	$105.00	$1,535.00
			PROPERTY MAINTENANCE	$85.00	
			PROPERTY MAINTENANCE	$235.00	
			PROPERTY MAINTENANCE	$190.00	
			PROPERTY MAINTENANCE	$70.00	
			PROPERTY MAINTENANCE	$85.00	
			PROPERTY MAINTENANCE	$70.00	
			PROPERTY MAINTENANCE	$85.00	
			PROPERTY MAINTENANCE	$85.00	
			PROPERTY MAINTENANCE	$90.00	
			PROPERTY MAINTENANCE	$85.00	
			PROPERTY MAINTENANCE	$105.00	
			PROPERTY MAINTENANCE	$85.00	
			PROPERTY MAINTENANCE	$90.00	
			PROPERTY MAINTENANCE	$70.00	
			PROPERTY MAINTENANCE	($85.00)	
			PROPERTY MAINTENANCE	$85.00	
234979	101-7001-541.33-05	HARRIS TRUST & SAVINGS BANK	AMAZON.COM YM0898S33 A	$40.73	
	101-7001-541.33-10	HARRIS TRUST & SAVINGS BANK	AMAZON.COM HN4LQ20F3 A	$24.93	$72.91
			AMZN MKTP US W00S29Z53	$47.98	
235005	101-7001-541.20-25	SHERRY LEMKE	COUNSELING SERVICES	$100.00	$100.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235019	101-7001-541.33-10	MC KESSON MEDICAL SURGICAL	NURSING SUPPLIES	$402.27	$1,045.73
			NURSING SUPPLIES	$12.51	
			NURSING SUPPLIES	$452.91	
			NURSING SUPPLIES	$92.16	
			NURSING SUPPLIES	$85.88	
235039	101-7001-541.22-03	PETTY CASH	TRAVEL & TRAINING	$23.98	$48.55
			TRAVEL & TRAINING	$24.57	
235068	101-7001-541.22-10	SUMMIT PRINT SOLUTIONS	OFFICE SUPPLIES, GENERAL	$67.50	$67.50
				Division 1 Total	$3,342.40

Division: 7

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234918	101-7007-541.31-65	AWARD CONCEPTS INC	MISCELLANEOUS SUPPLIES	$103.92	$103.92
234937	101-7007-541.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$50.40	$103.55
			OFFICE MACHINES & ACCESS	$24.21	
			OFFICE MACHINES & ACCESS	$28.94	
234978	101-7007-541.31-65	HARPER COLLEGE	PROGRAM INSTRUCTIONAL FEE	$119.00	$119.00
235016	101-7007-541.31-65	CHASITY MARINI	PROGRAM SUPPLIES	$143.22	$143.22
				Division 7 Total	$469.69
				Department 70 Total	$3,812.09

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Department: 71 Public Works

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
80202	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 4643388009	$91.85	$91.85
234892	101-7101-531.31-55	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$355.60	$355.60
234893	101-7101-531.22-02	ACTIVE TRANSPORTATION ALLIANCE	MEMBERSHIP DUES	$245.00	$245.00
234894	101-7101-531.31-40	ADDISON BUILDING MATERIAL CO	VEH MAINTENANCE SUPPLY	$30.38	$30.38
234895	101-7101-531.21-02	AFFILIATED CUSTOMER SERVICE INC	SERVICE BLDG MAINT	$1,101.43	$1,101.43
234896	101-7101-531.31-65	AIR ONE EQUIPMENT	OFFICE SUPPLIES & EQUIPMENT	$145.00	$145.00
234898	101-7101-531.21-02	ALLEGIANT FIRE PROTECTION	EQUIPMENT MAINTENANCE	$470.00	$470.00
234900	101-7101-531.30-05	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES & EQUIPMENT	$110.89	$110.89
	101-7101-531.31-65	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES & EQUIPMENT	$2,164.97	$3,710.85
			OFFICE SUPPLIES & EQUIPMENT	$194.20	
			OFFICE SUPPLIES & EQUIPMENT	$199.44	
			OFFICE SUPPLIES & EQUIPMENT	$213.29	
			OFFICE SUPPLIES & EQUIPMENT	$34.94	
			OFFICE SUPPLIES & EQUIPMENT	$82.70	
			OFFICE SUPPLIES & EQUIPMENT	$618.00	
			OFFICE SUPPLIES & EQUIPMENT	$39.00	
			OFFICE SUPPLIES & EQUIPMENT	$17.89	
			OFFICE SUPPLIES & EQUIPMENT	$81.32	
			OFFICE SUPPLIES & EQUIPMENT	$11.42	
			OFFICE SUPPLIES & EQUIPMENT	$53.68	
	401-7101-571.50-20	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES & EQUIPMENT	$59.19	
			OFFICE SUPPLIES & EQUIPMENT	$62.15	$121.34
	515-7101-525.33-05	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES & EQUIPMENT	$48.14	$304.98

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234900	515-7101-525.33-05	AMAZON COM CAPITAL SERVICES	OFFICE SUPPLIES & EQUIPMENT	$188.88	$304.98
			OFFICE SUPPLIES & EQUIPMENT	$67.96	
234901	101-7101-531.21-11	AMERICAN DOOR & DOCK	SERVICE BLDG MAINT	$563.89	$563.89
234903	101-7101-531.21-55	APEX LANDSCAPING INC	SERVICE MISCELLANEOUS	$5,655.77	$31,532.36
			SERVICE MISCELLANEOUS	$12,045.00	
			SERVICE MISCELLANEOUS	$13,831.59	
234904	101-7101-531.21-02	ARCO MECHANICAL EQUIPMENT SALES	BLDG MAINT SUPPLY	$1,980.00	$1,980.00
234912	101-7101-531.31-90	ARROW ROAD CONSTRUCTION CO	STREET/SIDEWALK SUPPLIES	$245.16	$245.16
234913	101-7101-531.22-70	AT & T	ACCT 217S667106106	$1,977.17	$1,977.17
234914	101-7101-531.22-70	AT & T	ACCT 84725535058159	$816.79	$816.79
234915	101-7101-531.22-70	AT & T	ACCT 84725331203952	$1,695.90	$1,695.90
234916	101-7101-531.22-70	AT & T	ACCT 84759060006156	$994.84	$994.84
234925	101-7101-531.31-55	BERKHEIMER CO INC	BLDG MAINT SUPPLY	$56.70	$56.70
234926	101-7101-531.21-11	BEST TECHNOLOGY SYSTEMS INC	SERVICE BLDG MAINT	$8,825.00	$8,825.00
234928	101-7101-531.30-35	BRAND IT ON APPAREL CO	CLOTHING & APPAREL	$87.00	$1,010.38
			CLOTHING & APPAREL	$147.00	
			CLOTHING & APPAREL	$776.38	
234934	211-7101-571.50-40	BUILDERS PAVING LLC	SERVICE CONSTRUCTION	$49,750.85	$49,750.85
	401-7101-571.50-30	BUILDERS PAVING LLC	SERVICE CONSTRUCTION	$143,430.30	$143,430.30
234937	101-7101-531.22-15	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	$18.80	$18.80
234941	101-7101-531.21-55	CHRISTOPHER B BURKE LTD	SERVICE MISCELLANEOUS	$1,257.50	$1,257.50
	401-7101-571.50-30	CHRISTOPHER B BURKE LTD	SERVICE CONSULTING	$346.01	$1,744.00
			SERVICE CONSULTING	$1,397.99	
234943	401-7101-571.50-30	CIVILTECH ENGINEERING INC	SERVICE CONSULTING	$110.47	$390.64
			SERVICE CONSULTING	$280.17	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234944	101-7101-531.22-70	COMCAST CABLE	TV	$42.08	$42.08
234945	101-7101-531.22-70	COMCAST CABLE	TV	$63.12	$63.12
234950	101-7101-531.21-02	COMPLETE CLEANING CO INC	SERVICE BLDG MAINT	$5,211.07	$5,211.07
234951	401-7101-571.50-30	CONSTRUCTION & GEOTECHNICAL	SERVICE CONSULTING	$10,713.30	$11,706.90
			SERVICE CONSULTING	$993.60	
234953	401-7101-571.50-30	CORRECTIVE ASPHALT MATERIALS LLC	SERVICE CONSTRUCTION	$309,200.40	$309,200.40
234954	101-7101-531.21-11	DAHME MECHANICAL INDUSTRIES	EQUIPMENT MAINTENANCE	$860.00	$860.00
234956	101-7101-531.30-01	DAILY HERALD	SUBSCRIPTION	$143.20	$593.00
			SUBSCRIPTION	$449.80	
234957	401-7101-571.50-30	ARTHUR DILEONARDI	RESIDENT REIMBURSEMENT	$368.50	$368.50
234961	401-7101-571.50-30	DAVID EASLEY	RESIDENT REIMBURSEMENT	$106.74	$106.74
234962	101-7101-531.20-05	ENGINEERING RESOURCE ASSOCIATES	SERVICE PROFESSIONAL	$15,366.25	$15,366.25
234970	101-7101-531.30-39	GAS DEPOT INC	FUEL,OIL,GREASE, & LUBES	$36,927.24	$74,165.61
			FUEL,OIL,GREASE, & LUBES	$37,238.37	
234971	101-7101-531.30-35	GLOBAL EQUIPMENT COMPANY	MEDICAL SUPPLIES	$409.04	$409.04
234974	101-7101-531.31-55	GRAINGER W W INC	HVAC EQUIPMENT SUPPLIES	$99.21	$99.21
	101-7101-531.31-65	GRAINGER W W INC	HARDWARE SUPPLIES	$154.05	$154.05
234975	101-7101-531.31-75	GRAYBAR ELECTRIC COMPANY	STREET SUPPLIES	$1,334.45	$1,231.80
			STREET SUPPLIES	($102.65)	
234980	101-7101-531.21-02	HAYES MECHANICAL	PW CHILLER REPAIR	$353.85	$15,686.81
			PW HVAC REPAIRS	$3,647.00	
			SEN CENTER AC REPAIRS	$533.16	
			PW AC REPAIRS	$1,023.72	
			FIRE 1 HVAC FILTERS	$539.36	
			FIRE 2 HVAC FILTERS	$539.36	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234980	101-7101-531.21-02	HAYES MECHANICAL	FIRE 3 HVAC FILTERS	$297.18	$15,686.81
			FIRE 4 HVAC FILTERS	$297.18	
			HVAC FILTERS VARIOUS	$4,228.00	
			PW HVAC FILTERS	$4,228.00	
234984	101-7101-531.30-35	MICHAEL HODGE	CLOTHING & APPAREL	$200.00	$400.00
			CLOTHING & APPAREL	$200.00	
234985	401-7101-571.50-20	HOME DEPOT CREDIT SERVICES	HARDWARE SUPPLIES	$95.59	$95.59
	515-7101-525.33-05	HOME DEPOT CREDIT SERVICES	MISCELLANEOUS SUPPLIES	$1,253.00	$1,429.78
			MISCELLANEOUS SUPPLIES	$176.78	
234988	101-7101-531.21-11	INTL EXTERMINATORS INC	DOWNTOWN GARBAGE EXTERM	$432.00	$432.00
234989	101-7101-531.30-01	J J KELLER & ASSOC	PUBLICATIONS	$148.31	$148.31
234991	101-7101-531.31-40	JCK CONTRACTORS	LANDSCAPING SUPPLIES	$750.00	$750.00
234993	101-7101-531.21-02	JOHNSON CONTROLS	EQUIPMENT MAINTENANCE	$25.00	$131.43
			EQUIPMENT MAINTENANCE	$106.43	
234994	101-7101-531.21-02	JOHNSON CONTROLS SECURITY SOLUTIONS	EQUIPMENT MAINTENANCE	$106.43	$1,258.15
			EQUIPMENT MAINTENANCE	$106.43	
			EQUIPMENT MAINTENANCE	$117.07	
			EQUIPMENT MAINTENANCE	$106.43	
			EQUIPMENT MAINTENANCE	$396.07	
			EQUIPMENT MAINTENANCE	$106.43	
			EQUIPMENT MAINTENANCE	$106.43	
			EQUIPMENT MAINTENANCE	$106.43	
			EQUIPMENT MAINTENANCE	$106.43	
234997	101-7101-531.22-02	ANDREW KARPINSKI	CDL REIMBURSEMENT	$61.35	$61.35
234998	401-7101-571.50-30	DONALD KELLEN	RESIDENT REIMBURSEMENT	$781.25	$781.25

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235000	401-7101-571.50-30	GEORGIA KOUGIAS	RESIDENT REIMBURSEMENT	$434.50	$434.50
235002	101-7101-531.22-10	KWIK BUSINESS PRINTING	PRINTING SERVICES	$123.57	$729.57
			PRINTING SERVICES	$606.00	
235010	101-7101-531.30-35	LOWES COMMERCIAL SERVICES	CLOTHING & APPAREL	$85.00	$85.00
	101-7101-531.31-40	LOWES COMMERCIAL SERVICES	AGRICULTURAL SUPPLIES	$51.20	$51.20
	101-7101-531.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	($69.90)	($69.90)
	101-7101-531.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$91.12	$491.90
			HARDWARE SUPPLIES	$111.14	
			HARDWARE SUPPLIES	$70.22	
			HARDWARE SUPPLIES	$219.42	
	101-7101-531.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$48.45	$114.94
			HARDWARE SUPPLIES	$66.49	
235013	401-7101-571.50-30	JOE MANDARINO	RESIDENT REIMBURSEMENT	$140.00	$140.00
235021	101-7101-531.30-35	MENARDS-LONG GROVE	CLOTHING & APPAREL	$178.89	$285.83
			CLOTHING & APPAREL	$106.94	
	101-7101-531.31-65	MENARDS-LONG GROVE	MISCELLANEOUS SUPPLIES	$125.60	$125.60
	515-7101-525.33-05	MENARDS-LONG GROVE	MISCELLANEOUS SUPPLIES	$249.99	$249.99
235026	101-7101-531.21-50	NICOR	ACCT 01701843946	$3,659.94	$3,659.94
235028	101-7101-531.22-03	NORTHEASTERN IL PUBLIC SAFETY	TRAVEL & TRAINING	$1,200.00	$1,200.00
235032	101-7101-531.31-55	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$32.53	$32.53
	101-7101-531.31-75	NORTHWEST ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$129.00	$129.00
235033	101-7101-531.30-05	ODP BUSINESS SOLUTIONS	OFFICE SUPPLIES, GENERAL	$38.36	$245.31
			OFFICE SUPPLIES, GENERAL	$170.95	
			OFFICE SUPPLIES, GENERAL	$36.00	
235036	101-7101-531.22-70	PACIFIC TELEMANAGEMENT SERVICES	PAY PHONES - JUNE	$150.00	$150.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235038	101-7101-531.31-40	PESCHES FLOWER SHOP	LANDSCAPING SUPPLIES	$455.76	$455.76
235039	101-7101-531.31-65	PETTY CASH	MISCELLANEOUS SUPPLIES	$10.99	$77.59
			MISCELLANEOUS SUPPLIES	$66.60	
235043	101-7101-531.21-15	POTHOLE PROS INC	SERVICE CONSTRUCTION	$4,377.75	$4,377.75
235047	101-7101-531.21-11	RAINCOAT ROOFING SYSTEMS	SERVICE BLDG MAINT	$1,095.00	$1,095.00
235049	101-7101-531.22-02	RIDE ILLINOIS	MEMBERSHIP DUES	$245.00	$245.00
235051	101-7101-531.21-36	ROUTE 12 RENTAL CO INC	PROPANE	$54.92	$54.92
235052	101-7101-531.31-65	RUSSO'S POWER EQUIPMENT INC	EQUIPMENT & SUPPLIES	$687.00	$687.00
235056	101-7101-531.31-45	SHERWIN ACE HARDWARE	JANITORIAL SUPPLIES	$42.34	$42.34
	101-7101-531.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$3.99	$3.99
	101-7101-531.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	$11.99	$56.94
			HARDWARE SUPPLIES	$44.95	
	101-7101-531.31-85	SHERWIN ACE HARDWARE	PLUMBING SUPPLIES	$32.36	$145.27
			HARDWARE SUPPLIES	$23.99	
			HARDWARE SUPPLIES	$35.97	
			HARDWARE SUPPLIES	$40.97	
			HARDWARE SUPPLIES	$11.98	
235057	101-7101-531.31-65	SHERWIN WILLIAMS PAINT CO #3408	HARDWARE SUPPLIES	$135.96	$135.96
	101-7101-531.31-90	SHERWIN WILLIAMS PAINT CO #3408	HARDWARE SUPPLIES	$107.86	$107.86
235058	101-7101-531.31-65	SIGNS BY TOMORROW	SERVICE PRINTING	$880.00	$880.00
235059	101-7101-531.31-85	SITEONE LANDSCAPE SUPPLY LLC	IRRIGATION SUPPLIES	$521.78	$521.78
			IRRIGATION SUPPLIES	($521.78)	
			IRRIGATION SUPPLIES	$521.78	
235064	101-7101-531.31-85	STANDARD PIPE & SUPPLY INC	PLUMBING SUPPLIES	$362.18	$362.18
235066	101-7101-531.31-75	STEINER ELECTRIC	ELECTRICAL SUPPLIES	$152.16	$152.16

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235072	101-7101-531.21-02	TGF ENTERPRISES INC	EQUIPMENT MAINTENACE	$3,218.48	$3,218.48
235073	101-7101-531.21-11	THATCHER OAKS AWNINGS	SERVICE BLDG MAINT	$1,375.00	$1,375.00
235078	101-7101-531.31-80	TRAFFIC CONTROL & PROTECTION	MISCELLANEOUS SUPPLIES	$1,653.00	$1,653.00
235079	101-7101-531.30-35	ULINE INC	CLOTHING & APPAREL	$83.45	$201.90
			CLOTHING & APPAREL	$118.45	
	101-7101-531.31-45	ULINE INC	MISCELLANEOUS SUPPLIES	$1,182.50	$2,278.43
			JANITORIAL SUPPLIES	$1,095.93	
235082	101-7101-531.22-03	ALDAIR VARGAS	TRAVEL & TRAINING	$375.00	$1,875.00
			TRAVEL & TRAINING	$1,500.00	
235085	401-7101-571.50-30	KATHERINE WEBER	RESIDENT REIMBURSEMENT	$148.75	$148.75
235086	101-7101-531.30-39	WEX BANK	FUEL,OIL,GREASE, & LUBES	$116.31	$116.31
235088	101-7101-531.22-70	WILSON CONSULTING	SERVICE PROFESSIONAL	$187.50	$187.50
235089	401-7101-571.50-30	JAMES WROBEL	RESIDENT REIMBURSEMENT	$486.75	$486.75
235090	101-7101-531.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	$85.00	$85.00
802201	101-7101-531.22-70	AT & T	ACCT 84725961248940	$48.23	$642.62
			ACCT 84739208661733	$50.55	
			ACCT 84739271083278	$48.88	
			ACCT 84743978686650	$96.49	
			ACCT 84757754536603	$75.59	
			ACCT 84757757951551	$274.65	
			ACCT 84779713213488	$48.23	
802202	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 2278061084	$301.41	$932.07
			ACCT 2985063029	$112.10	
			ACCT 3183115007	$9.14	
			ACCT 4103039009	$318.02	

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802202	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 5492508009	$68.61	$932.07
			ACCT 8572043011	$122.79	
				Division 1 Total	$724,387.76
				Department 71 Total	$724,387.76

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Department: 72 Water and Sewer

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234897	505-7201-561.31-60	ALEXANDER CHEMICAL CORP	CHLORINE	$1,387.00	$1,387.00
234900	505-7201-561.31-85	AMAZON COM CAPITAL SERVICES	HARDWARE SUPPLIES	$251.83	$251.83
234908	505-7201-561.31-07	ARLINGTON POWER EQUIPMENT	SEWER SUPPLIES	$229.99	$200.19
			SEWER SUPPLIES	$110.11	
			SEWER SUPPLIES	($139.91)	
234923	505-7201-561.31-65	BENJAMIN MOORE MT PROSPECT PAINT	HARDWARE SUPPLIES	$102.97	$102.97
234928	505-7201-561.30-35	BRAND IT ON APPAREL CO	CLOTHING & APPAREL	$776.37	$776.37
234932	505-7201-561.22-02	ERIC BROWN	CDL REIMBURSEMENT	$50.00	$50.00
234936	505-7201-561.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	$12,599.37	$12,599.37
	505-7201-561.21-62	C C CARTAGE INC	SERVICE DISPOSAL	$3,332.00	$3,332.00
	505-7201-561.31-90	C C CARTAGE INC	STREET/SIDEWALK SUPPLIES	$5,247.39	$5,247.39
234947	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0248116083	$63.39	$63.39
234948	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0705092066	$70.48	$70.48
234952	505-7201-561.21-30	CONSULTING ENGINEERING, INC.	SERVICE CONSULTING	$23,205.00	$23,205.00
234960	505-7201-561.22-02	DUPAGE RIVER SALT CREEK WORKGROUP	MEMBERSHIP DUES	$960.00	$960.00
234971	505-7201-561.30-35	GLOBAL EQUIPMENT COMPANY	FIRST AID SUPPLIES	$409.04	$409.04
234974	505-7201-561.31-07	GRAINGER W W INC	HARDWARE SUPPLIES	$67.23	$67.23
234975	505-7201-561.50-15	GRAYBAR ELECTRIC COMPANY	EQUIPMENT & SUPPLY	$40.00	$2,667.04
			EQUIPMENT & SUPPLY	$2,627.04	
234979	505-7201-561.31-65	HARRIS TRUST & SAVINGS BANK	EQUIPMENT & SUPLLY	$4,054.24	$4,054.24
234981	505-7201-561.21-35	HBK WATER METER SERVICE INC	EQUIPMENT MAINTENANCE	$3,854.78	$4,189.52
			EQUIPMENT MAINTENANCE	$334.74	
	505-7201-561.31-02	HBK WATER METER SERVICE INC	WATER SEWER SYSTEM SUPPLY	$3,328.54	$10,601.48

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234981	505-7201-561.31-02	HBK WATER METER SERVICE INC	METER SUPPLIES	$10.88	$10,601.48
			METER SUPPLIES	$143.32	
			METER SUPPLIES	$214.98	
			WATER SEWER SYSTEM SUPPLY	$6,903.76	
234982	505-7201-561.31-07	HELLER LUMBER CO	SEWER SUPPLIES	$20.70	$20.70
235010	505-7201-561.31-65	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$41.72	$52.28
			HARDWARE SUPPLIES	$10.56	
	505-7201-561.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$18.02	$615.57
			EQUIPMENT & SUPPLY	$597.55	
235024	505-7201-561.31-02	MIDWEST METER INC	WATER SEWER SYSTEM SUPPLY	$13,750.21	$13,750.21
235041	505-7201-561.31-65	PHENOVA INC	MISCELLANEOUS SUPPLIES	$311.20	$311.20
235042	505-7201-561.22-20	PLERUS	SERVICE PRINTING	$985.33	$985.33
235064	505-7201-561.31-55	STANDARD PIPE & SUPPLY INC	PLUMBING SUPPLIES	$16.27	$16.27
235065	505-7201-561.31-65	STANDARD PIPE AND SUPPLY INC	PLUMBING SUPPLIES	$15.34	$15.34
235069	505-7201-561.21-35	TAYLOR PLUMBING	SERVICE METER	$2,223.35	$2,223.35
	505-7201-561.31-02	TAYLOR PLUMBING	SERVICE METER	$4,519.75	$6,134.83
			METER SUPPLIES	$1,615.08	
235071	505-7201-561.31-02	TEST GAUGE INC	METERS SUPPLIES	$2,363.99	$5,153.86
			METER SUPPLIES	$2,363.99	
			METER SUPPLIES	$425.88	
235081	505-7201-561.31-02	UNITED SYSTEMS	ELECTRICAL SUPPLIES	$9,553.28	$9,553.28
235088	505-7201-561.22-70	WILSON CONSULTING	SERVICE CONSULTING	$187.50	$187.50
235091	505-7201-561.31-01	ZIEBELL WATER SERVICE PRODUCTS	WATER SUPPLIES	$1,715.78	$1,715.78
235094	505-7201-561.31-65	1000BULBS.COM	ELECTRICAL SUPPLIES	$84.43	$84.43
802201	505-7201-561.22-70	AT & T	ACCT 84743746842777	$48.23	$96.46

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
802201	505-7201-561.22-70	AT & T	ACCT 84743746858567	$48.23	$96.46
802202	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0087155164	$246.00	$2,440.16
			ACCT 0117046072	$133.87	
			ACCT 0645171017	$67.42	
			ACCT 0831076049	$110.68	
			ACCT 1104021044	$141.99	
			ACCT 1257044037	$1,314.14	
			ACCT 1284169036	$220.12	
			ACCT 3973144001	$205.94	
802203	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 1050221	$8,389.87	$16,851.02
			ACCT 1050216	$2,201.98	
			ACCT 1050214	$2,239.16	
			ACCT 1060230	$3,982.88	
			ACCT 1050219	$37.13	
802204	505-7201-561.21-50	NICOR	ACCT 05850400002	$93.91	$748.86
			ACCT 16797600000	$167.71	
			ACCT 76830700001	$487.24	
				Division 1 Total	$131,190.97
				Department 72 Total	$131,190.97

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Department: 73 Parking

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234892	235-7302-532.21-11	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$88.50	$88.50
	235-7302-532.31-65	ACTIVE ELECTRICAL SUPPLY CO	ELECTRICAL SUPPLIES	$231.39	$231.39
802203	235-7302-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 1050215	$2,205.62	$2,205.62
				Division 2 Total	$2,525.51

Division: 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235023	235-7304-532.21-02	MID AMERICAN ELEVATOR CO INC	SERVICE BLDG MAINT	$525.00	$1,995.00
			SERVICE BLDG MAINT	$1,470.00	
802203	235-7304-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 1050222	$1,184.56	$1,184.56
				Division 4 Total	$3,179.56
				Department 73 Total	$5,705.07

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Department: 75 Municipal Fleet Services

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234900	621-7501-551.31-51	AMAZON COM CAPITAL SERVICES	VEH MAINTENANCE SUPPLY	$137.15	$619.81
			VEH MAINTENANCE SUPPLY	$398.84	
			VEH MAINTENANCE SUPPLY	$83.82	
	621-7501-551.31-65	AMAZON COM CAPITAL SERVICES	HARDWARE SUPPLIES	$13.69	$13.69
	621-7501-551.31-85	AMAZON COM CAPITAL SERVICES	EQUIPMENT SUPPLIES	$714.55	$737.54
			HARDWARE SUPPLIES	$22.99	
	621-7501-551.33-05	AMAZON COM CAPITAL SERVICES	HARDWARE SUPPLIES	$7.84	$7.84
234906	621-7501-551.21-07	ARLINGTON HEIGHTS FORD INC	VEH MAINTENANCE SUPPLY	$100.00	$347.50
			VEH MAINTENANCE SUPPLY	$247.50	
	621-7501-551.31-51	ARLINGTON HEIGHTS FORD INC	VEH MAINTENANCE SUPPLY	$193.83	$935.02
			VEH MAINTENANCE SUPPLY	$133.26	
			VEH MAINTENANCE SUPPLY	$28.23	
			VEH MAINTENANCE SUPPLY	$13.02	
			VEH MAINTENANCE SUPPLY	$127.93	
			VEH MAINTENANCE SUPPLY	$438.75	
234920	621-7501-551.21-02	B & K EQUIPMENT	EQUIPMENT MAINTENANCE	$848.00	$848.00
234935	621-7501-551.31-51	BUMPER TO BUMPER	VEH MAINTENANCE SUPPLY	$23.44	$403.89
			VEH MAINTENANCE SUPPLY	$234.96	
			VEH MAINTENANCE SUPPLY	$4.16	
			VEH MAINTENANCE SUPPLY	$99.84	
			VEH MAINTENANCE SUPPLY	$4.16	
			VEH MAINTENANCE SUPPLY	$24.85	
			VEH MAINTENANCE SUPPLY	$12.48	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
234940	621-7501-551.31-51	CHICAGO PARTS AND SOUND LLC	VEH MAINTENANCE SUPPLY	$406.16	$1,687.40
			VEH MAINTENANCE SUPPLY	$54.43	
			VEH MAINTENANCE SUPPLY	$1,248.81	
			VEH MAINTENANCE SUPPLY	($22.00)	
234971	621-7501-551.31-65	GLOBAL EQUIPMENT COMPANY	OFFICE EQUIPMENT & SUPPLY	$652.72	$652.72
234974	621-7501-551.31-51	GRAINGER W W INC	VEH MAINTENANCE SUPPLY	$36.15	$36.15
234983	621-7501-551.21-07	HILLSIDE SERVICE	VEH MAINTENANCE SUPPLY	$200.00	$887.50
			VEH MAINTENANCE SUPPLY	$437.50	
			VEH MAINTENANCE SUPPLY	$250.00	
234987	621-7501-551.31-51	INTERSTATE POWER SYSTEMS INC	VEH MAINTENANCE SUPPLY	$251.27	$251.27
234990	621-7501-551.21-07	JAMES DRIVE SAFETY LANE LLC	MISCELLANEOUS SUPPLY	$30.00	$30.00
235003	621-7501-551.31-51	LDV INC	VEH MAINTENANCE SUPPLY	$38.40	$38.40
235010	621-7501-551.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	$45.59	$45.59
235012	621-7501-551.31-51	MAC TOOLS	VEH MAINTENANCE SUPPLY	$184.99	$184.99
235018	621-7501-551.31-51	MASTER HITCH INC	VEH MAINTENANCE SUPPLY	$739.92	$739.92
235020	621-7501-551.31-51	MC MASTER CARR SUPPLY CO	VEH MAINTENANCE SUPPLY	$23.60	$126.27
			VEH MAINTENANCE SUPPLY	$14.36	
			VEH MAINTENANCE SUPPLY	$73.94	
			VEH MAINTENANCE SUPPLY	$14.37	
235025	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	($281.69)	$1,119.31
			VEH MAINTENANCE SUPPLY	$24.00	
			VEH MAINTENANCE SUPPLY	$188.66	
			VEH MAINTENANCE SUPPLY	$58.31	
			VEH MAINTENANCE SUPPLY	$9.65	
			VEH MAINTENANCE SUPPLY	$352.32	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235025	621-7501-551.31-51	NAPA HEIGHTS AUTOMOTIVE	VEH MAINTENANCE SUPPLY	$59.90	$1,119.31
			VEH MAINTENANCE SUPPLY	$29.31	
			VEH MAINTENANCE SUPPLY	$587.20	
			VEH MAINTENANCE SUPPLY	$91.65	
235031	621-7501-551.21-07	NORTHWEST AUTO WASH	VEH MAINTENANCE SUPPLY	$455.85	$455.85
235037	621-7501-551.31-51	PATLIN INC	VEH MAINTENANCE SUPPLY	$279.48	$279.48
235054	621-7501-551.31-51	SCRUBBER CITY INC	VEH MAINTENANCE SUPPLY	$755.14	$755.14
235063	621-7501-551.31-51	STANDARD EQUIPMENT CO	VEH MAINTENANCE SUPPLY	$4,488.53	$4,488.53
235070	621-7501-551.31-51	TERMINAL SUPPLY CO	VEH MAINTENANCE SUPPLY	$50.03	$50.03
235080	621-7501-551.30-35	UNIFIRST CORPORATION	VEH MAINTENANCE SUPPLY	$85.02	$85.02
	621-7501-551.31-51	UNIFIRST CORPORATION	VEH MAINTENANCE SUPPLY	$85.02	$85.02
235087	621-7501-551.21-07	WICKSTROM FORD	VEH MAINTENANCE SUPPLY	$59.95	$179.85
			VEH MAINTENANCE SUPPLY	$59.95	
			VEH MAINTENANCE SUPPLY	$59.95	
235093	621-7501-551.31-51	ZORO TOOLS INC	VEH MAINTENANCE SUPPLY	$522.72	$522.72
				Division 1 Total	$16,614.45
				Department 75 Total	$16,614.45

WARRANT REGISTER - GM0002

Department: 90 Capital

Division: 1

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
235050	505-9001-571.50-25	ROBINSON ENGINEERING LTD	SERVICE CONSULTING	$5,980.00	$11,960.00
			SERVICE CONSULTING	$5,980.00	
				Division 1 Total	$11,960.00
				Department 90 Total	$11,960.00
TOTAL ALL FUNDS:					$2,238,546.29

Village Board
7/5/2022

Item: Report of the Committee of the Whole Meeting of June 27, 2022

Department: Village Managers Office

Report of the Committee of the Whole Meeting of June 27, 2022

Review of the 12-month Period Ending December 31, 2021 Annual Comprehensive Financial Report

Trustee Scaletta moved, seconded by Trustee Canty that the Committee-of-the-Whole recommend to the Village Board that the Board accept the 12-month period ending December 31, 2021 annual comprehensive financial report.

Village Board
7/5/2022

Item: Report of the Committee of the Whole Meeting of June 27, 2022

Department: Village Managers Office

Report of the Committee of the Whole meeting of June 27, 2022

Review of Proposed 2023-2027 Capital Improvement Program

Trustee La Bedz moved, seconded by Trustee Schwingbeck, that the Committee-of-the Whole recommend to the Village Board that the Board approve the proposed 22023-2027 capital improvement program and that the first year of the program totaling $41,574,200 be incorporated into the Village's proposed 2023 budget.

Village Board
7/5/2022

Item: Report of the Committee of the Whole Meeting of June 27, 2022

Department: Village Managers Office

Report of the Committee of the Whole Meeting of June 27, 2022

Operating Fund Overview/Recommended Budget Ceilings 2023

Trustee Grasse moved, seconded by Trustee Canty, that the Committee-of-the-Whole recommend to the Village Board that the Board approve the 2023 budget ceilings of $84,858,600 for the General Fund; and $25,808,900 for the Water and Sewer Fund.

Village Board
7/5/2022

Item: Report of the Committee of the Whole Meeting of July 5, 2022

Department: Village Managers Office

Report of the Committee of the Whole Meeting of July 5, 2022

Consideration of recommending to the Liquor Commissioner the issuance of a Class B and Class T liquor license to Serko Mart, LLC dba Serko Mart located at 922 W. Algonquin.

Village Board
7/5/2022

Item: Report of the Committee of the Whole Meeting of July 5, 2022

Department: Village Managers Office

Report of the Committee of the Whole Meeting of July 5, 2022

Consideration of recommending to the Liquor Commissioner the issuance of a Class B and Class T liquor license to Shirdi Sai, Inc.dba Hintz Liquors located at 1406-10 E. Hintz Road.

Village Board
7/5/2022

Item: Thermoplastic Lane Marking 2022 - Contract Extension

Department: Public Works

The 2022 Operating Budget includes $75,000 to fund the annual Thermoplastic Lane Marking Program. Thermoplastic is a highly reflective material that is used for roadway traffic lane markings. Thermoplastic striping is also an extremely durable pavement marking material and will outlast painted markings. The material comes in bags and is heated to a liquid prior to its application. Glass beads are added to the liquid to improve reflectivity.

The Village participates in the Suburban Purchasing Cooperative (SPC) which is a joint purchasing program sponsored by the Northwest Municipal Conference (NWMC), and is comprised of 143 municipalities in the six county area of Northern Illinois. The SPC organizes bids for contractual thermoplastic lane markings. Last year, the SPC awarded a one-year contract to Superior Road Striping, Inc. with three possible one-year extensions. The unit prices for lane markings are listed below.

Description	Units	Cost
4” Line	LF	$0.73
6” Line	LF	$1.19
8" Line	LF	$1.75
12” Line	LF	$2.10
24” Line	LF	$5.25
Letters & Symbols	SF	$5.25
Removal	SF	$0.30

The Village’s share of the contract is based on striping and lettering unit prices and will not exceed our budget of $75,000. Superior Road Striping, Inc. has previously worked with the Village and has been determined to be responsible. The 2022 prices were approved by SPC on June 13, 2022. The contract extends from July, 2022 through April, 2023, and allows two additional one-year extensions.

Funds are available for these services in Account No. 101-7101-531.21-15.

RECOMMENDATION

It is recommended that the Village Board award the 2022 Thermoplastic Lane Marking services unit price contract to Superior Road Striping, Inc. of Melrose Park, Illinois, for the not-to-exceed budgeted amount of $75,000 and authorize Staff to execute the necessary documents.

Village Board
7/5/2022

Item: Ordinance - Sign Variations - 85 W Algonquin Road

Department: Planning/Legal

At the June 21, 2022, Village Board meeting, a request by 85 Algonquin, LLC, 85 West Algonquin Road, to allow wall sign variations from Sign Regulations of the Municipal Code, was discussed and approved. The Ordinance setting forth the provisions and conditions of the approval is attached.

ATTACHMENTS:

Description	Type
Sign Variations - 85 W Algonquin Rd	Ordinance

THIS SPACE FOR COOK COUNTY CLERK'S USE ONLY

ORDINANCE NUMBER 2022-_____

AN ORDINANCE GRANTING VARIATIONS FROM CHAPTER 30, SIGN REGULATIONS, OF THE ARLINGTON HEIGHTS MUNICIPAL CODE FOR THE PROPERTY AT 85 WEST ALGONQUIN ROAD

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF ARLINGTON
HEIGHTS THIS
5th DAY OF JULY, 2022.

Published in pamphlet form
by the authority of the
President and Board of Trustees
of the Village of Arlington Heights,
Cook County, Illinois this
5th day of July, 2022.

_____
Village Clerk

AN ORDINANCE GRANTING VARIATIONS FROM CHAPTER 30, SIGN REGULATIONS, OF THE ARLINGTON HEIGHTS MUNICIPAL CODE FOR THE PROPERTY AT 85 WEST ALGONQUIN ROAD

WHEREAS, 85 Algonquin L.L.C, Applicant of that certain property located in the B-2 General Business District ("*B-2 District*"), commonly known as 85 W Algonquin Road, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance ("*Property*"); and

WHEREAS, the Property is improved with a six-story office building ("*Existing Building"*); and

WHEREAS, as part of planned improvements to the Property, the Applicant desires to install one wall sign ("*Proposed Wall Sign*") with a dimension of 208.1 square feet ("Proposed Wall Sign Dimensions"); and

WHEREAS, the requirements for Signs are set forth in Chapter 30, Sign Regulations, of the Arlington Heights Municipal Code ("*Sign Regulations*"); and

WHEREAS, pursuant to Section 30-402.b, Number, of the Sign Regulations, the maximum number of wall signs allowed on the Property is one wall sign per street frontage; and

WHEREAS, pursuant to Section 30-403.a, Dimensions, of the Sign Regulations, the maximum square footage of a wall sign facing the same street frontage as an existing wall sign is zero; and

WHEREAS, in order to permit the installation of the Proposed Wall Sign with the Proposed Wall Sign Dimensions, the Applicant has submitted a petition for variations from the Sign Regulations (collectively the "*Requested Variations*"); and

WHEREAS, notification of a public meeting of the Design Commission of the Village of Arlington Heights ("*Design Commission*") to consider approval of the Requested Variations was provided by the Applicant pursuant to Section 30-904 of the Sign Regulations by posting signage at the Property and serving written notice on neighboring property owners; and

WHEREAS, on May 24, 2022, the Design Commission conducted a public meeting to consider the Requested Variations, and voted to recommend that the Village Board approve the Requested Variations; and

WHEREAS, the Village President and Board of Trustees have determined that the Requested Variations meet the required standards for a variation as set forth in Section 30-902 of the Sign Regulations; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interests of the Village to grant the requested Variations, subject to the conditions, restrictions, and provisions of this Ordinance,

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

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. GRANT OF VARIATIONS. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, and in accordance with, and pursuant to, Section 30-902 of the Sign Regulations and the home rule powers of the Village, the Village hereby grants the following variations to the Applicant:

A. A variation from Section 30-402.b, Number, to allow an increase in the number of wall signs from one wall sign to two wall signs located at the top of the Existing Building facing the same street frontage (I-90 tollway).

B. A variation from Section 30-403.a, Dimensions, to allow an increase in the dimensions of a wall sign square footage from zero square feet to 208.1 square feet.

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Sign Regulations or any other provision of the "Municipal Code of Arlington Heights, Illinois, 1995," as amended ("*Village Code*"), the approvals granted pursuant to Section 2 of this Ordinance are hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Proposed Wall Sign, the Existing Building, and the Property in compliance with each and all of the following conditions:

A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of all signs on the Property (including, without limitation, the Proposed Wall Sign), the Existing Building, and the Property must comply at all times with all applicable Village codes and ordinances, as the same have been or may be amended from time to time.

B. Compliance with Plans. Except for minor changes and site work approved by the Village's Director of Building & Life Safety (for matters within his or her permitting authority) in accordance with all applicable Village standards, the installation, use, operation, and maintenance of the Proposed Wall Sign must comply with those certain plans prepared by the Applicant, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit B ("*Plans*").

C. It is the Applicant's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

SECTION 4. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Clerk. This Ordinance and the privileges, obligations, and

provisions contained herein inure solely to the benefit of, and are binding upon the Applicant and each of its heirs, representatives, successors, and assigns.

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approval granted in Section 2 of this Ordinance may, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approval granted in Section 2 of this Ordinance unless they first provide the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the B-2 General Business District and the applicable provisions of the Sign Regulations and the Village Code, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such enforcement action as may be appropriate under the circumstances.

SECTION 6. AMENDMENTS. Any amendments to the approvals granted in Section 2 of this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Sign Regulations and the Village Code.

SECTION 7. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and will be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 8. EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

   1. Passage by the Village President and Board of Trustees in the manner required by law; and

   2. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit C attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event the Applicant does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 8.A.2 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and

Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

AYES:

NAYS:

PASSED AND APPROVED this 5th day of July, 2022.

_____
Village President

ATTEST:

_____
Village Clerk

SignRegulationOrdinances: 85 W Algonquin Rd

EXHIBIT A

Legal Description

PARCEL 1:
LOT 2 IN ARLINGTON PLACE SUBDIVISION, BEING A SUBDIVISION IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART TAKEN
IN FEE SIMPLE TITLE BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS DOCUMENT NUMIBER 93L51190, AS FOLLOWS: THAT PART OF LOT 2 IN ARLINGTON PLACE SUBDIVISION, BEING A SUBDIVIS.ION IN PART OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 29, 1979 AS DOCUMENT 25261219, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE ON AN ASSUMED BEARING OF SOUTH 32 DEGREES 56 MINUTES 06 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 14.43 FEET TO A POINT ON A 2551.07 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 33 DEGREES 27 MINUTES 05 SECONDS EAST FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE, RADIUS 2551.07 FEET, CENTRAL ANGLE 01 DEGREE 33 MINUTES OD SECONDS, 69.01 FEET TO THE WESTERLY LINE OF SAID LOT 2, BEING ALSO A POINT ON A 30.00 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS SOUTH 89 DEGREES 23 MINUTES 13 SECONDS WEST FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE, SEING ALSO THE SAID WESTERLY LINE OF LOT 2, RADIUS OF 30.00 FEET, CENTRAL ANGLE 55 DEGREES 09 MINUTES 09 SECONDS, 28.83 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BEING ALSO A POINT ON A 2541.29 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 34 DEGREES 19 MINUTES 04 SECONDS EAST FROM SAID POINT; THENCE SOUTHEASTERLY ALONG SAID CURVE, BEING ALSO THE NORTHERLY LINE OF SAID LOT 2, RADIUS 2541.29 FEET, CENTRAL ANGLE 02 DEGREES 06 MINUTES 11 SECONDS, 93.28 FEET (93.29 FEET, RECORDED) TO THE POINT OF BEGINNING.

PARCEL 2:
RECIPROCAL EASEMENT FOR INGRESS AND EGRESS AS CREATED BY THAT CERTAIN AGREEMENT DATED AUGUST 2, 1979 AND RECORDED OCTOBER 1, 1979 AS DOCUMENT 25171074 AND REGISTERED WITH THE REGISTRAR OF TITLES ON OCTOBER 1, 1979 AS DOCUMENT LR3121973 AND AS AMENDED BY AGRSEMENT DATED JANUARY 27, 1981 AND RECORDED JUNE 4, 1981 AS DOCUMENT 25893428 AND FILED AS DOCUMENT LR3218008.

PARCEL 3:
EASEMENT FOR CREATION AND MAINTENANCE OF A DETENTION/RETENTION POND CREATED BY THAT CERTAIN AGREEMENT DATED DECEMBER 1, 1979 AND RECORDED WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS JANUARY 4, 1980 AS DOCUMENT 25306989 AND REGISTERED WITH THE REGISTRAR OF TITLES JANUARY 4, 1980 AS DOCUMENT LR3139276, AND AS AMENDED BY DOCUMENT RECORDED: MARCH 7', 1983 AS DOCUMENT

NUMBER 26527048 AND FILED AS DOCUMENT NUMBER 3296792, PERTAINING TO LOT 1 AND LOT 2 IN ARLINGTON PLACE SUBDIVISION, BEING A SUBDIVISION IN SECTION 16, TOWNSHIP· 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 08-16-200-102-0000

commonly known as: 85 W. Algonquin Road, Arlington Heights, Illinois

EXHIBIT B

Site Plans



Site Plan -

American Community Bank

85 W Algonquin Rd,
Arlington Heights, IL 60005

account representative	client	drawn by	
ROBBY WHITEHEAD JR		MEGAN K	• Job #: 22-9079 • 04-04-22 • rev.# 04-21-22

Comments:

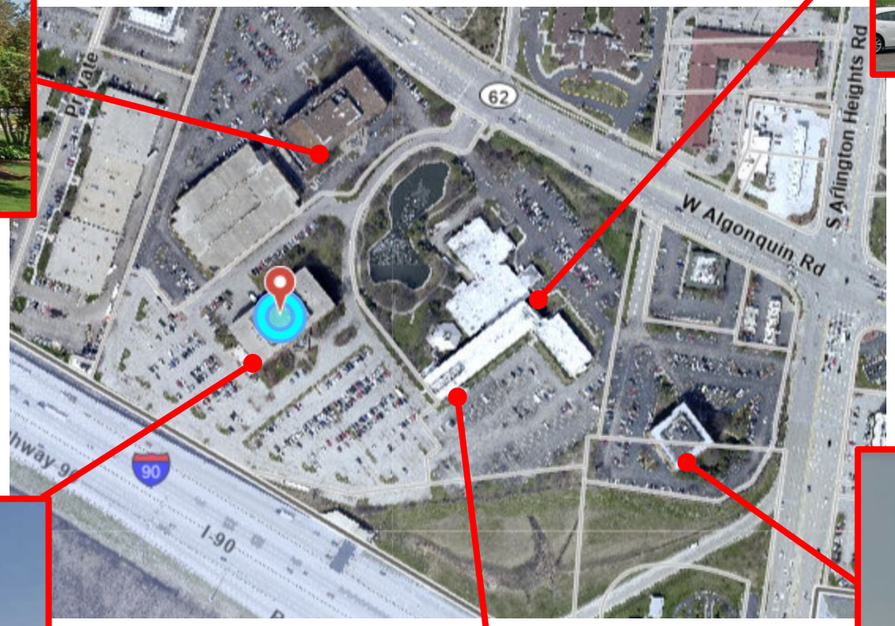
SITE PLAN

OLYMPIK SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

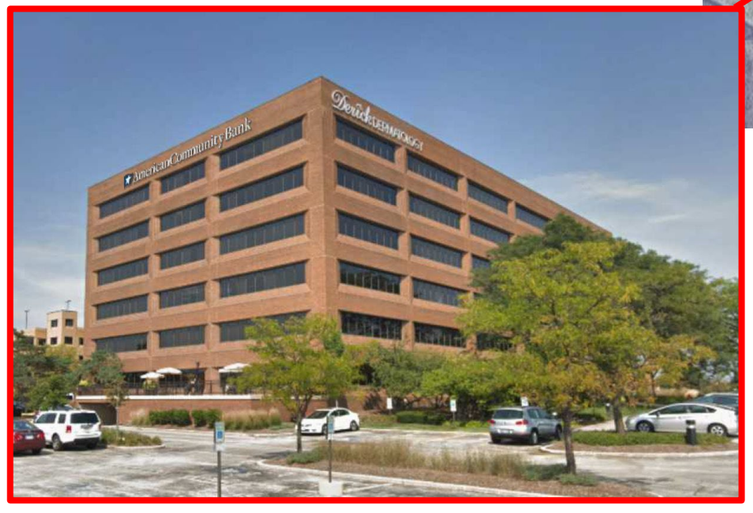
THIS IS AN ORIGINAL, UNPUBLISHED DRAWING SUBMITTED IN CONNECTION WITH A PROJECT WE ARE PLANNING FOR YOU. THIS IS NOT TO BE COPIED, REPRODUCED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF OLYMPIK SIGNS, INC. ARTWORK IS EXCLUSIVE PROPERTY OF OLYMPIK SIGN INC.

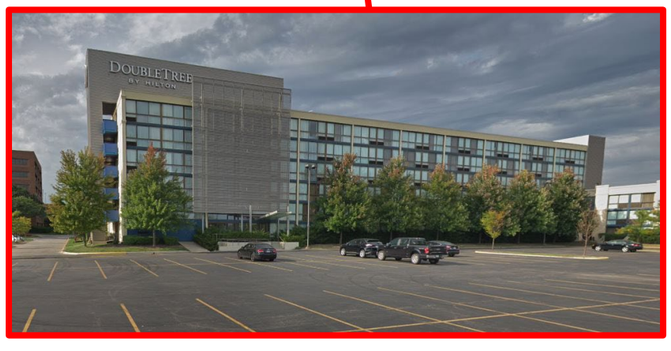












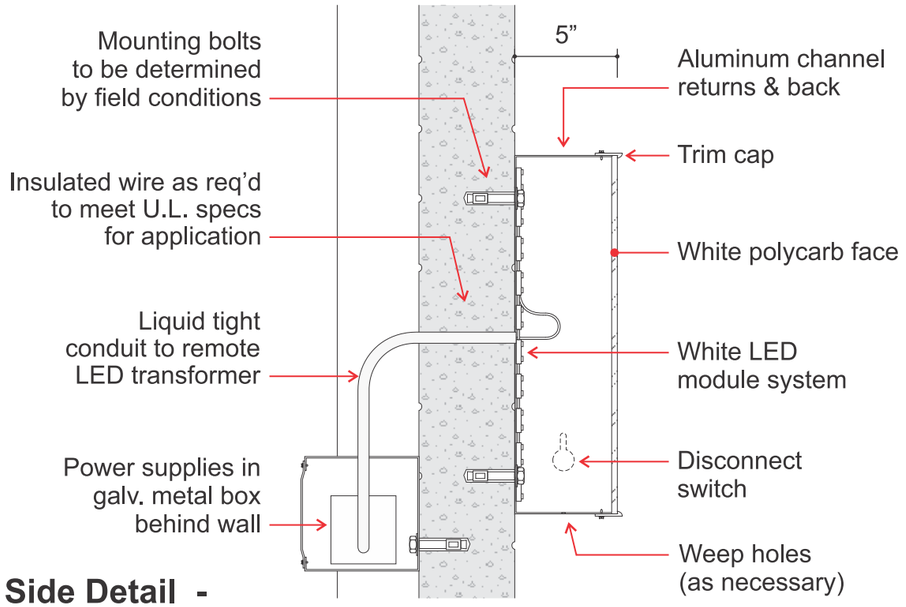
SURROUNDING PROPERTIES AND SIGNAGE



Southwest Elevation - EXISTING

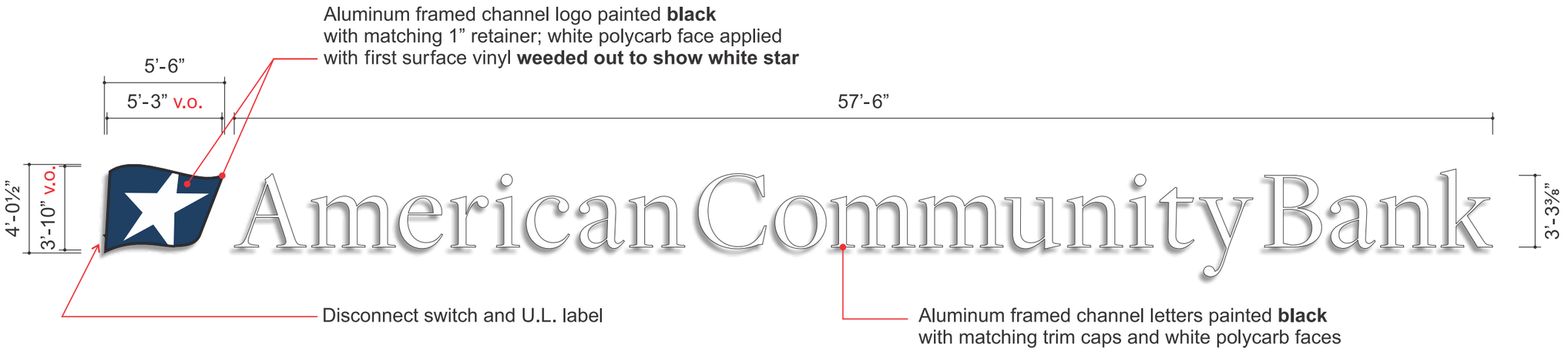


Southwest Elevation - PROPOSED



Side Detail -

Scale N.T.S.



S/F LED-Illumin. Face-Lit Aluminum Channel Letterset & Logo -

Scale 3/16" = 1'-0" | **Qty: (1) Set Required** | **Square Footage: 208.1**
Aluminum channel letterset and logo with white polycarb faces applied with first surface vinyl where applicable;
lit internally using white LED module system; flush-mounted to top Southwest elevation facade. Field survey required prior to fabrication.

3M Blue
#3630-36
PMS 281 C

American Community Bank

account representative: ROBBY WHITEHEAD JR | client | 85 W Algonquin Rd, Arlington Heights, IL 60005 | drawn by: MEGAN K

• Job #: 22-9079
• 04-04-22
• rev.# 04-21-22

Comments:

SIGN LAYOUT

OLYMPIK SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

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American Community Bank

account representative	client	drawn by	
ROBBY WHITEHEAD JR	85 W Algonquin Rd, Arlington Heights, IL 60005	MEGAN K	• Job #: 22-9079 • 04-04-22 • rev.# 04-21-22

OLYMPIK SIGNS
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Comments:

SIGN CONCEPT

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Arlington Heights, Illinois ("Village"):

WHEREAS, 85 Algonquin, L.L.C., Applicant, of that certain property located in the B-2 General Business District ("B-2 District'), commonly known as 85 W Algonquin Rd, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance ("Property"); and

WHEREAS, Ordinance No. 2022-_____, adopted by the Village President and Board of Trustees on July 5, 2022 ('Ordinance'), grants variations to the Applicant from the Village's sign regulations for the installation of one wall sign on the Property; and

WHEREAS, Section 8 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant files, within 30 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Applicant does hereby agree and covenant as follows:

l. The Applicant hereby unconditionally agrees to, accept, consent to, and will abide by, each and all of the terms, conditions, limitations, restrictions and provisions of the Ordinance.

2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.

3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the variations for the Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.

4. The Applicant hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the variations for the Property.

[SIGNATURES ON FOLLOWING PAGE]

Dated: _____, 2022

ATTEST:

_____

Its_____

85 ALGONQUIN L.L.C.

_____

Its_____

Village Board
7/5/2022

Item: Ordinance - Code Amendment - Chapter 13 - Alcoholic Liquor Dealers

Department: Manager/Legal

At the June 21, 2022, Village Board meeting, a motion to issue a Class "B" and "T" liquor license to Richriston, LLC d/b/a Litty Liquors, 1002 W. Dundee Road, was approved. The attached ordinance amending Section 13-502, Fees and Number of Licenses, of the Municipal Code, increases the number of authorized Class "B" liquor licenses to 35 and Class "T" liquor licenses to 30.

ATTACHMENTS:

Description	**Type**
Code Amendment - Chapter 13	Ordinance

AN ORDINANCE AMENDING CHAPTER 13 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE

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

SECTION ONE: That Section 13-502 of the Arlington Heights Municipal Code, pertaining to the number of liquor licenses, is amended to increase the number of Class "B" and "T" liquor licenses authorized, with the amended entry for Class "B" and "T" liquor licenses to read as follows:

CLASS OF LICENSE	ANNUAL LICENSE FEE	NUMBER OF LICENSES AUTHORIZED
B	$3,700.00	35
T	N/A	30

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

AYES:

NAYS:

PASSED AND APPROVED this 5th day of July, 2022.

_____
Village President

ATTEST:

_____
Village Clerk

Village Board
7/5/2022

Item: Mueller Lot Consolidation - 318 W. Mueller St. - PC#22-003

Department: Planning & Community Development

Requested Action

1. Preliminary and Final Plat of Subdivision to consolidate two lots into one lot.

Variations Required

1. A Variation from Chapter 29, Section 29-501f, to waive the onsite stormwater detention requirement.

Recommendation

A public hearing was held by the Plan Commission on June 22, 2022 where Commissioner Ennes moved and Commissioner Green seconded:

A motion to recommend to the Village Board of Trustees approval of PC #22-003, a Preliminary and Final Plat of Subdivision to consolidate two lots into one lot, and denial of the variation from Chapter 29, Section 29-501F to waive the onsite stormwater detention requirement.

This recommendation for approval of the Preliminary and Final Plat of Subdivision shall be subject to the following conditions:

1. A fee in lieu of onsite detention in the amount of $2,862 shall be required.

2. As per applicable building code requirements, the Petitioner shall either amend their original building permit or submit a new building permit to authorize the final components of their home improvement project that are now allowed per the lot consolidation.

3. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.

Roll Call Vote: Commissioners Ennes, Green, Jensen, Sigalos, Warskow, and

Chair Dawson voted in favor. Motion carried.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
PC Minutes 6/22/22 - DRAFT	Minutes
Aerial	Exhibits
Project Narrative	Correspondence
Plat of Survey - 25' Lot	Exhibits
Plat of Survey - 50' Lot	Exhibits
Engineering Dept - Fee in Lieu of Analysis	Correspondence
Final Plat of Subdivision	Exhibits
Plans	Exhibits
Department Comments - Round 1	Exhibits
Department Comments - Round 1 - Petitioner Response	Exhibits
Department Comments - Round 2	Exhibits
Department Comments - Round 2 - Petitioner Response	Exhibits
PC Timeline Tracker	Exhibits

VILLAGE OF ARLINGTON HEIGHTS

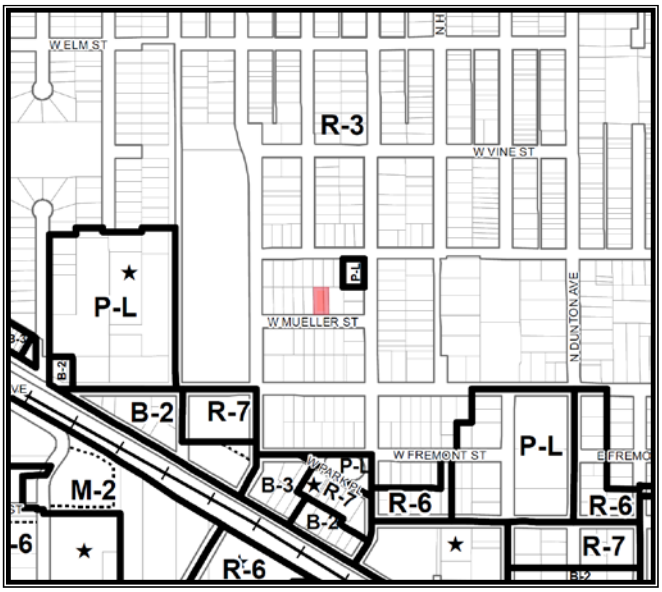
STAFF DEVELOPMENT COMMITTEE REPORT

***Project Number**: PC #22-003*
***Project Title**: Mueller Lot Consolidation*
***Location**: 318 W. Mueller Street*
***PIN**: 03-30-230-015, 03-30-203-016*

***To**: Plan Commission*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: June 22, 2022*
***Date Prepared**: June 17, 2022*

***Petitioner**: Chris and Tama Filpi*
***Address**: 318 W. Mueller Street*
Arlington Heights, IL 60004

***Existing Zoning**: R-3: One-Family Dwelling District*
***Comprehensive Plan**: Single-Family Detached*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3: One-Family Dwelling District	Single-Family Homes	Single-Family Detached
South	R-3: One-Family Dwelling District	Single-Family Homes	Single-Family Detached
East	R-3: One-Family Dwelling District	Single-Family Homes	Single-Family Detached
West	R-3: One-Family Dwelling District	Single-Family Homes	Single-Family Detached

Requested Action:

1. Preliminary and Final Plat of Subdivision to consolidate two lots into one lot.

Variations Required:

1. A Variation from Chapter 29, Section 29-501f, to waive the onsite stormwater detention requirement.

Project Background:

The subject property consists of two platted lots of record. The first lot is 50' wide by 139.75' deep and contains the single-family home located at 318 W. Mueller Avenue. The second lot is a vacant 25' x 139.75' parcel of land that serves as an additional yard/landscape area for the home at 318 W. Mueller. Both lots are owned by the petitioners, although they first acquired the larger lot that includes the house in 2011 and purchased the smaller vacant lot from the abutting property owner about one year later (sometime in 2012).

The property owners are now proposing to remodel a portion of the interior of their home, which involves a new enclosed rear entryway of 117 square feet and a small kitchen bump-out of 40 square feet at the rear of the residence, along with the replacement of a rear deck with an at-grade patio. In the future, the petitioners are contemplating demolition of their existing detached garage and construction of an attached garage on the opposite side of the house. For the current project, the property must be consolidated into one lot in order to conform with impervious surface coverage requirements. For the future project, the lot must be consolidated to conform with setback requirements. If approved, the combined lots would yield a single 10,481 square foot lot that would be 75' feet wide.

Zoning and Comprehensive Plan

The subject property is currently zoned R-3, One-Family Dwelling District. The existing single-family use of the site is consistent with the Comprehensive Plan "Single-Family Detached" land use designation. In 2003, the Village established a requirement for formal plat of subdivision approval when consolidation was proposed on any residentially zoned property that came under common ownership after 2003. Because the petitioners acquired the 25' wide lot in 2012, they must receive formal Plat of Subdivision approval to consolidate it as part of the overall property.

The proposed consolidation meets the R-3 standards for lot size and lot area (shown below in **Table I**), and is compatible with the existing lots on the north side of Mueller Avenue. Per Chapter 28, Section 5.1-3.3, a minimum side yard of ten percent of the lot width is required. Therefore, a 75-foot wide lot requires a 7.5-foot side yard on both sides. The existing home is setback 8.5 feet from the side lot line to the west and would be setback over 35 feet from the consolidated property line to the east.

Table I:

Zoning Requirements	Lot Area		Lot Width		Front Yard Setback	Side Yard Setback	Rear Yard Setback	Corner Side Yard Setback
Typical R-3 Lot	Corner	Standard	Corner	Standard	Block Avg. (TBD)	10% of Lot width (min. 7')	30 FT	Avg. or 10% of lot width
	9,900 SF	8,750 SF	90 FT	70 FT				
Proposed Lot (318 W. Mueller)	-	10,481 SF	-	75 FT	No change to existing	8.5 FT, 35 FT	55.5 FT	-
414 W. Mueller	6,988 SF	-	50 FT	N/A	N/A	N/A	N/A	N/A
410 W. Mueller	-	6,988 SF	-	50 FT	N/A	N/A	N/A	-
408 W. Mueller	-	6,988 SF	-	50 FT	N/A	N/A	N/A	-
406 W. Mueller	-	6,988 SF	-	50 FT	N/A	N/A	N/A	-
402 W. Mueller	-	6,988 SF	-	50 FT	N/A	N/A	N/A	-
314 W. Mueller	-	10,481 SF	-	75 FT	N/A	N/A	N/A	-

In consideration of the appropriateness of a lot consolidation, staff's primary analysis focuses on the lots that are located on the same side of the street as the subject property (and which also front on that street). In this instance, there are seven zoning lots that are located on the north side of Mueller Avenue that front on the street and are east of Walnut Avenue and west of Chestnut Avenue. Of those lots, one is 75' feet wide and the remaining lots are 50' wide. If the consolidation is approved, the subject lot would be 75' feet in width and 10,481 square feet in size, representing a 50% increase to the size of the existing lot. Excluding the subject property, the average lot size on the frontage is 7,570 square feet and the proposed lot would be 38% larger than the average lot size of the remaining lots on the frontage. The Staff Development Committee considers this to be within an acceptable range of the existing established character of the vicinity.

Conceptual Plan Review Committee

On March 9, 2022, the petitioners appeared before the Conceptual Plan Review Committee. Feedback from the commissioners was positive and the petitioners were encouraged to proceed forward with their application. The meeting minutes from the March 9th meeting are included in the packet provided to the Plan Commission.

Building, Site, and Landscaping:

The proposed lot and site improvements will comply with all R-3 regulations upon consolidation of the lots. However, without consolidation, the improvements to the site would not be allowed (unless a variation was granted to exceed the maximum allowable impervious surface regulations). Since this issue was not identified until the petitioners had already applied for a building permit, they have redesigned the project to proceed in two phases. Phase One entails only code-compliant work on the existing 50' wide lot. A building permit has been issued for this work, which is allowed without the requested lot consolidation. Once the lot consolidation is approved, the permit will be amended (or a second permit will be submitted) to allow project completion, which would entail only patio/servicewalk work that would have exceeded the maximum impervious surface limitation as based on the 50' wide lot but would now conform to code requirements based on the larger consolidated lot size. No Design Commission review is required due to the small scope of the exterior changes to the home.

Stormwater:

Chapter 29 of the Municipal code requires that any property going through a subdivision process (including lot consolidations) must provide onsite stormwater control facilities. However, on lot consolidations and subdivisions of land that are less than four lots, the subdivider is traditionally given the option of providing a payment in lieu of onsite stormwater control improvements. This alternative is available since the provision of onsite stormwater facilities is impractical for such small projects, the expected stormwater impact of such projects is typically minor, and onsite stormwater facilities could be a financial burden. Rather than construction of an onsite stormwater system, the Village allows this stormwater to be directed into the Village system, which in this case is a combined sanitary/stormsewer that runs under Mueller Avenue. In the case of the subject property, the fee-in-lieu of onsite stormwater detention is $2,862. The petitioner has requested a variation from Chapter 29, Section 29-501f, to waive this fee and has provided their justification within the project narrative submitted in conjunction with their application.

The Staff Development Committee is not supportive of this variation for the following reasons:

1. The proposed lot consolidation will allow additional impervious surface coverage on the existing 50' wide lot with the home on it, which would not otherwise be allowed absent of a lot consolidation.

2. Older subdivisions, such as the original subdivision that created the lots encompassed by the subject property (platted in 1895), were done at a time when stormwater detention was not required, which has created historical flooding issues within the Village. The subdivision/consolidation process triggers improvements that are meant to address stormwater flooding and the subject property should not be exempt from these requirements.
3. The subject property is tributary to a combined sewer system that has experienced basement backups in the immediate area. The proposed improvements to the home and the lot consolidation will not have a *substantial* detrimental impact on the downstream flooding conditions, however, it will increase stormwater flowing into the system and the money-in-lieu of detention is offered by code as an alternative to providing onsite detention. Any fees collection as money-in-lieu will apply to future system improvements.
4. The requested variation is the only such request having been received by the Village. Other recent lot consolidations have paid the required fee in lieu of onsite stormwater and the Staff Development Committee does not find that the subject property has any unique condition that would warrant a variation to waive the code requirement:
    a. 2019: 710 N. Dunton – Consolidation of three lots to create a single lot of 9,392 square feet to allow construction of single-family home. $2,352 fee paid.
    b. 2018: 608 & 614 N. Haddow – Consolidation of two lots into a single lot of 17,265 square feet to allow an addition to the existing home. $3,805 fee paid.
    c. 2009: 1008, 1002, and 1016 N. Highland – Consolidation of three lots, each with a single-family home, into two lots to allow construction of two single-family homes. $5,248 fee paid.

Parking & Traffic:

According to the Village's Subdivision Control Regulations and Zoning Ordinance, a traffic study is only required for residential subdivisions that involve at least 100 dwelling units or more. Since the petitioner is proposing a single-lot consolidation, no traffic study is required.

RECOMMENDATION

The Staff Development Committee recommends **APPROVAL** of the Preliminary and Final Plat of Subdivision to consolidate two lots into one lot, but **DENIAL** of the Variation from Chapter 29, Section 29-501f, to waive the onsite stormwater detention requirement. Approval of the subdivision shall be subject to the following conditions:

1. A fee-in-lieu of on-site detention, in the amount of $2,862, shall be required.
2. As per applicable building code requirements, the petitioner shall either amend their original building permit or submit a new building permit to authorize the final components of their home improvement project that are now allowed per the lot consolidation.
3. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____ June 17, 2022

Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

PLAN
COMMISSION

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

RE: MUELLER LOT CONSOLIDATION - 318 WEST MUELLER STREET - PC #22-003
PLAT OF SUBDIVISION TO CONSOLIDATE, VARIATION

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the 22nd day of June, 2022 at the hour of 7:30 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
LYNN JENSEN
MARY JO WARSKOW
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS

ALSO PRESENT:

SAM HUBBARD, Development Planner

DRAFT

CHAIRPERSON DAWSON: All right, so let's call the meeting to order then. Rise for the Pledge.

(Pledge of Allegiance recited.)

CHAIRPERSON DAWSON: Okay, roll call?

MR. HUBBARD: Commissioner Cherwin.

(No response.)

MR. HUBBARD: Commissioner Drost.

(No response.)

MR. HUBBARD: Commissioner Ennes.

COMMISSIONER ENNES: Present.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Here.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MR. HUBBARD: Commissioner Lorenzini.

(No response.)

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MR. HUBBARD: Commissioner Warskow.

COMMISSIONER WARSKOW: Here.

MR. HUBBARD: Chair Dawson.

CHAIRPERSON DAWSON: Here.

Okay, we have approval of minutes.

COMMISSIONER GREEN: I'll make the motion to approve.

COMMISSIONER WARSKOW: I'll second.

CHAIRPERSON DAWSON: All right, all in favor?

(Chorus of ayes.)

COMMISSIONER ENNES: I abstain.

CHAIRPERSON DAWSON: I abstain as well.

All right, so that brings us to the first hearing on the agenda here which is the Mueller Lot Consolidation.

Is the Petitioner present?

MR. FILPI: Right here.

CHAIRPERSON DAWSON: Great, you're going to be providing the presentation?

MR. FILPI: I've got my speaking points, yes.

CHAIRPERSON DAWSON: So, come on up.

Have all public notices been given?

MR. HUBBARD: Yes, they have.

CHAIRPERSON DAWSON: All right.

(Witness sworn.)

CHAIRPERSON DAWSON: All right, terrific.

Why don't you go ahead and start your presentation?

MR. FILPI: Good evening. By the way, thank you for your time and consideration. My name is Chris Filpi, and I'm here tonight to request a plat of subdivision to consolidate two adjacent lots which I now own. I purchased our home at the 318 Mueller address

DRAFT

in 2010, and in 2011 we bought an additional 25 feet of frontage of the empty lot that's adjacent to our property immediately to the east. These are the two properties that we're looking to consolidate here tonight.

This 25 feet is not built up, it remains as a side yard. We're in the middle of a renovation to our home which involves a 117 square-foot addition at the back of our house to allow for the construction of a mudroom. In applying for the permits for the project, we were informed that what we're trying to do ultimately exceeds the Village Code percentages for impervious surfaces on the 50-foot lot on which our house is situated. Our project on the 50-foot lot will be 474 square feet over the allowed impervious surface amount in code. We also learned that the Village would not include the additional lot, roughly the 25-foot of frontage by 140 feet depth when calculating the impervious surfaces, even though we own the property and they're right immediately adjacent to each other.

In order to complete our renovation project without sacrificing our existing brick patio and walkway, we would like to legally combine our two lots into one plat. Therefore, with the larger combined lot, the impervious surface requirement is, therefore, met. So, that's the first piece of business that we're discussing here, I guess.

The other part is during the lot consolidation process, consolidation falls underneath our subdivision codes. We learned that the subdivision codes have a water detention requirement and that a fee in lieu could be made to satisfy the requirement. The fee in lieu has been calculated by the Engineering Department to the amount of $2,862. We're asking for a variation from the stormwater detention requirement or fee in lieu of. I understand the fee is based on the proportion of impermeable surface to total surface of our combined lot, and our existing home, driveway, garage, patio and walkways are all included in this calculation, not just the addition that we're making to our home. We feel that the application of the water detention for our small project is not reasonable or fair. This doesn't make sense for something so small to be considered here.

We've got a couple of different reasons that we're thinking about here. One is that the fee is based on our existing structures as well as the very small new addition that we're making. Yes, we're adding 117 square feet to our house, but much of that 117 square feet is replacing what we had as existing walkways and patios. So, we're not adding 117 square feet to the currently existing impervious surfaces. I don't know what that differential would be. Much of the, oh, and none of the additional 117 square feet is going to be added to the smaller lot which we added, so we're not developing that side lot, the 25-foot frontage.

Additionally, our house has a walk-up, and per our architects, the depth of the basement for where the walkways would be built is going to be roughly under a four-foot grade, underneath the grade by four-foot the basement will be dug out which is, you know, less than typical new construction would be. That would be nine or 10 feet, I don't know what the numbers are, but a new construction for a basement would be deeper than the four-foot below grade that we're contemplating.

So, ultimately, the fee is calculated as if we're building a whole new house rather than having a single project that's only adding a small amount of square footage to the impermeable surfaces. So, we don't feel it's fair because of that. Secondly, we're by no means creating a subdivision or redeveloping the property. We're consolidating the lots here, it just happens to fall under the subdivision codes within the Village codes here. Again, we're only adding 117 square feet to the house, and it's being placed mainly where the existing walkways and our patio originally stood.

In their own report, the Village Staff did give us three examples where there were consolidations where fee in lieu was paid that they felt were similar to our situation. One example is the example on Dunton Street which is a project that took an existing empty lot and is building a 4,100 square-foot home. The example on Haddow that was provided resulted in roughly a 3,000 square-foot addition to the existing home. The third example on Highland, from what we can tell, it looks like there's two property owners, they split an empty lot that was in between their homes, but even with the larger lot sizes, one of the homes needed a variation that was still needed to meet the impervious surface requirement of 450 square feet by those property owners. So, that's reflected in the high fee in lieu of that's paid for that. Again, our 117 square-foot addition does not really compare to those other examples.

We understand that the Village Staff notes, they shared with us that there is a plan to improve some of the sewer and water, make improvements to those functions in our area. As 12-year residents in Arlington Heights, we've seen the increases in the water and sewer portions of our tax bill, and so we feel like we've already paid into that. We don't feel that the $2,800 is going to make or break those improvement projects. The notion that we should be somehow made to retroactively be responsible for those sewer issues because we live in an old neighborhood, we don't think that that holds a lot of water.

Finally, we like old houses and we like our neighborhood. We bought a new house; we bought into the neighborhood and into a community with a lot of variety and that was a sign. We're trying to make renovations to our home; it's over 100 years old. It's going to need work in 21st century where we are now. We would hope that the Commission would want to support the efforts of homeowners to maintain and improve the properties because that improves all the property values across the entire neighborhood and community and that just does well for the Village of Arlington Heights. So, we feel like it's in the best interest of the community as a whole to encourage that and not charge, you know, large fees for making small improvements and additions to their homes. Also, we feel like the current process of consolidation in size was a lot of work to go through just to get to this point here to meet this evening.

So, it's for these reasons that we believe that the stormwater detention requirement does not make a lot of sense for our project. Again, we're really small and what we're adding to the existing impervious surfaces is even less than the 117 square-foot that we're adding to our home because it's being put on top of the existing or had existing patios and walkways. So, we respectfully request that our project be viewed as an effort to consolidate our small lot into the lot of our existing home and not that of a new development project, therefore, to support the request for a variation to waive the fee in lieu of onsite stormwater detention. We also encourage the Commission to work with the Village Board to make the home-owned property consolidation process easier and fairer as this will benefit future families like ours who'll want to make similar consolidation projects in the future. So, I thank you for your time.

CHAIRPERSON DAWSON: Okay, thank you for your presentation. So, have you read through the Staff report? I understand that you disagree with one condition of approval which would be number one, the fee in lieu, but --

MR. FILPI: Yes.

CHAIRPERSON DAWSON: -- do you have any issues with the other conditions?

MR. FILPI: No.

CHAIRPERSON DAWSON: Okay. All right, thank you.

Sam, Staff report?

MR. HUBBARD: Thank you, Chair Dawson.

So, as you heard, the property is at 318 West Mueller Street and is in the R-3 Zoning District that allows single-family uses and is listed as appropriate for single-family detached dwellings on our Comprehensive Plan. The current request before you this evening is for a preliminary and final plat of subdivision approval to consolidate the two lots into one, a 50-foot wide lot and a 25-foot wide lot. There is one variation requested, as you heard, to waive the stormwater requirement and fee in lieu of for a stormwater detention on the lot.

The Petitioner did appear before the Conceptual Plan Review Committee on March 9th of this year. There was very limited discussion on the project. The view was generally favorable. There was a little bit of discussion on the potential request for waiving the fee in lieu of stormwater detention, and the Conceptual Plan Review Committee said it wouldn't hurt to make the request, and so the Petitioner has moved forward with that this evening.

Here you can see an aerial of the site. The subject property is bounded in red. The 50-foot wide lot is the lot that has the home on it. The 25-foot wide lot is the lot just to the east located here. The two combined would be a 75-foot wide lot bounded in red.

Here you can see the site plan. The existing house has a fairly large deck which is considered a pervious surface. Rainwater is allowed to seep through the deck boards and into the dirt ground below. On the side there is a patio, then the garage in the rear and the house on the front. The addition referred to is an addition in the back, and then removal of that deck with a replacement with an at-grade patio. That patio is considered to be an impervious surface, and in combination with the addition in the back, it does kick this property over the maximum allowed impervious surface coverage.

The way our code evaluates this is, absent of a consolidation, it looks at each lot independent. So, there's a 50-foot wide lot and it's allowed 50 percent impervious coverage, and there's a 25-foot wide lot allowed a 50 percent impervious coverage as well. So, unless they're consolidated, each lot has to stand on its own relative to the code requirements.

The Staff Development Committee is not supportive of the variation requested for several reasons. First of all, it does enable the impervious surfaces where they wouldn't otherwise be allowed. Again, absent of this consolidation, the subject property would have to maintain 50 percent maximum coverage and would not be allowed certain improvements that would kick it above that requirement. However, when it's consolidated and judged as a singular lot, it does conform to that overall 50 percent coverage requirement.

Older subdivisions like this property which was subdivided in 1895 were built at a time when there wasn't any formal stormwater requirements, and so that has left us with some deficiencies relative to today's needs. There has been historical flooding in some of the older parts of town. In this area there has been some basement flooding, so it is a problem here. The subdivision process, which allows this consolidation, is a trigger for updating to current code requirements, and so it's one of the means that the Village has to slowly implement improvements to our stormwater system.

Additionally, this project will increase the overall impervious coverage on the lot and that does increase the flow into the Village's storm sewers. Here it's a very small amount, but it will increase stormwater. The amount is so small that we do allow this fee in lieu of actually providing stormwater facilities on the property which would be impractical. But as a means to alleviate that requirement for onsite stormwater facilities, we do allow a fee in lieu of. So, that's the method that we would recommend in this situation.

Lastly, we don't see anything unique about this property. There are other developments, similar consolidations that have paid a fee. The Petitioner referenced three that were included in the Staff report. None of them are an exact apples-to-apples match, but the principle is still the same. You consolidate the lot, you'll be able to get more impervious coverage on the overall lot relative to what you could practically do while the lots were separated, and then you pay that fee in lieu of providing a stormwater detention on site.

So, we are supportive of the request to consolidate, we are recommending denial of the variation to waive the fee in lieu of stormwater requirements, and there are three conditions identified here. That concludes the Staff report.

CHAIRPERSON DAWSON: Thank you, Sam.

Do I have a motion to approve?

COMMISSIONER JENSEN: So moved.

COMMISSIONER ENNES: I'll second it.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: All right, great.

Commissioners, do we have any initial questions? Yes, Commissioner Jensen?

COMMISSIONER JENSEN: Yes, just I want to be clear on this, Sam. So, you're saying in that transitory period before they put the two lots together, they meet the parameters where they don't have to pay a fee in lieu of. But once they get to where they want to be in a short period of time with the combined lot, they do not have, reached the period of the fee in lieu of, is that what you're telling us?

MR. HUBBARD: No, the fee in lieu of is triggered by the subdivision. So, absent of the subdivision, we wouldn't be able to allow the amount of impervious surface that they're proposing on site as part of this renovation project. So, the trigger is the subdivision to consolidate which is driven by their home improvement project.

COMMISSIONER JENSEN: Right, but once they are combined, they meet the requirement, then they would not have to pay a fee in lieu of.

MR. HUBBARD: Correct, yes. Well, the fee in lieu of is not based on the amount of, you know, whether they meet that 50 percent impervious surface coverage or not. It's based on the fact that they're consolidating the lots, but absent of the consolidation, they would not meet that 50 percent impervious surface. They do need the impervious surface coverage based on the consolidation.

COMMISSIONER JENSEN: Okay, as soon as they consolidate, they do need to meet it.

MR. HUBBARD: Correct.

COMMISSIONER JENSEN: Okay, well, I agree with the Petitioner, I have trouble understanding why in this transitory period we'd want to charge him $2,800. He's got a 100-year-old house, it's going to be costly to do whatever he wants to do with it. So, I'm not in favor of that particular condition. Other than that, I don't have any comment or question.

CHAIRPERSON DAWSON: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes, how is the fee in lieu amount determined?

MR. HUBBARD: It's based on the overall stormwater capacity that would be required. I believe it's $1 per cubic foot of stormwater capacity that would be required.

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COMMISSIONER WARSKOW: Of the entire home? Of the area? Of any new impervious surface? What?

MR. HUBBARD: In this case, it's based on the overall impervious surfaces on the lot.

COMMISSIONER WARSKOW: Yes, I would be willing to, you know, keep the conformity to the Village Code, but I think basing it on what has already been there does not make sense. If it was based on the small area that has added to the impervious surface, I could see that and that would be probably a very affordable amount.

CHAIRPERSON DAWSON: Commissioner Green, any questions?

COMMISSIONER GREEN: As an architect, I've dealt with this fee and we've always paid it. So, I think that nobody likes it but it's something we have to do. So, I would say, you know, pay the fee.

CHAIRPERSON DAWSON: Any questions, Commissioner Ennes?

COMMISSIONER ENNES: You know, I can sympathize with you as the Petitioner. I saw you at Conceptual Plan and, you know, it's nice to see that you're consolidating the lots so you'll have a bigger lot. But I'm also looking back in the history we have in town and a lot of the neighborhoods, yours being one of them, have had flooding problems. You also have a combined sewer system. I understand you have both sewer and stormwater in the same sewer system. While you might not be adding much to it, it's those older neighborhoods that did not have the adequate sewer systems that now the whole Village is sharing in the cost through our property taxes and whatnot. So, everybody is picking up some of that expense.

The amount seems, you know, it seems like a lot, $2,800. I don't know how much the addition that you're putting on costs. But I really can't, you know, if we grant this when we haven't granted it to other people, I really have a problem waiving this because there is a need for it in town. It is a lot of the older neighborhoods with the older sewer systems that have created this situation and we're all paying for it. So, it's unfortunate but that's where I come from.

CHAIRPERSON DAWSON: Commissioner Sigalos?

COMMISSIONER SIGALOS: I have one question. Sam, can you put on the site plan that showed the addition? Yes, that's it there. If I'm correct, where you have this, right adjacent to this ground floor addition, you're putting in a new brick patio which seems larger than the addition. So, that brick paver patio, my suggestion would be could you use a pervious brick to create that patio?

MR. FILPI: We haven't really decided on the final --

COMMISSIONER SIGALOS: Well, you can certainly make it a pervious brick.

MR. FILPI: Sure.

COMMISSIONER SIGALOS: So, now that would reduce the amount of impervious area on your property, and maybe that makes that fee go away? I don't know or not. Sam?

MR. HUBBARD: I'd have to confirm that with the Engineering Division. It wouldn't make the fee go away.

COMMISSIONER SIGALOS: Right, but couldn't it reduce it?

MR. HUBBARD: It could potentially reduce it. I don't know how they evaluate pervious pavers and to what extent, you know, that would reduce the fee.

COMMISSIONER SIGALOS: I mean, we've used, when I was a general

contractor, we've use pervious pavers on commercial properties and so forth and it works. So, that's just a thought that you might want to talk to your builder about all of this, you know, to construct this patio to maybe use a pervious paver brick.

MR. FILPI: I'll take that into consideration.

COMMISSIONER GREEN: If I could just add to that, it doesn't have to be, you're limited with these pervious bricks, but you can also put the filler in between the bricks and have a pervious runoff through that so you're not limited to the brick itself having holes and things because they're not always the best looking. I just don't know if that would reduce it where that would be counted as pervious with the Building Department. As an architect, I'm doing that right now.

MR. FILPI: So, we can take the brick that we salvage --

COMMISSIONER GREEN: What you do is, the space in between, what you fill that with determines whether the water will run through and out. It's an engineering thing in that you have to take the fill underneath and provide so much collection if you will of water and route that to wherever it has to go because it will go through and move under your patio. So, it's just another way that you might be able to --

COMMISSIONER SIGALOS: These are suggestions to you that maybe you discuss with the Building Department to see if that helps you decrease the amount of impervious surface.

COMMISSIONER GREEN: Right.

COMMISSIONER ENNES: If the Petitioner has to go back to the Building Department, then do we have to continue this and he has to come back? Could we --

COMMISSIONER GREEN: Well, can we just, I don't know, I would say he has to pay the fee but maybe the fee can be --

COMMISSIONER ENNES: Reduced?

COMMISSIONER GREEN: Reconsidered, right, you know.

COMMISSIONER ENNES: Well, but what I was going to suggest is if we approve the conditions as given by Staff and then between now and when the Village Board meeting is, if Staff and the Petitioner can meet to see if that would reduce the fee or go on --

COMMISSIONER GREEN: Yes.

COMMISSIONER ENNES: That would speed up this process.

COMMISSIONER GREEN: Yes.

COMMISSIONER JENSEN: Yes, the question as I understand what you said, if we pass this motion with the requirement to pay the fee in lieu, it has to be weighed in even if he gets a change where he has to --

COMMISSIONER GREEN: Yes, maybe, in half or something.

COMMISSIONER ENNES: Well, that's up for the Village Board to make the final decision.

COMMISSIONER GREEN: Right, right, right.

COMMISSIONER ENNES: And I think they would do that interactively.

COMMISSIONER GREEN: I would look into it because it can only help.

CHAIRPERSON DAWSON: We still have to open it up to public commentary. We're still in the initial question and answer. Everyone is getting excited about coming up with solutions.

Sam, I have a quick question before we open up the public commentary which is to try and pull together all these comments. So, Commissioner Jensen is

saying if he were just doing the sub to just combining lots, would there be a fee in lieu trigger? No change, just combining lots?

MR. HUBBARD: Yes.

CHAIRPERSON DAWSON: Okay, so to that point, I don't see, I mean, it might reduce his fee a little bit but he's already got a fee because he's combining the lots.

COMMISSIONER JENSEN: He might need a new variance is what I would suggest.

CHAIRPERSON DAWSON: Right, so that's what I'm trying to put together. The combining of the lots triggers it based on the existing --

COMMISSIONER JENSEN: Well, it's based on the impervious coverage.

CHAIRPERSON DAWSON: Yes, it would be existing versus the, yes, as Sam was saying.

COMMISSIONER GREEN: If we put them together, they do the whole lot.

CHAIRPERSON DAWSON: Right.

COMMISSIONER GREEN: So, if he could reduce the impervious, you're going to help that fee.

CHAIRPERSON DAWSON: Sure, you're going to help it but not by much is what I'm saying. Look at what he already has there, right? There's that calculation, and then there's that calculation. I don't know that we're talking big differences here. You're talking about reducing it, maybe we could reduce by half, I don't think we're getting it that reduced. That's all I'm saying, that's all I'm trying to point out. It might reduce a little, but I don't see us reducing it a lot.

COMMISSIONER JENSEN: I thought Sam said that it would go away.

COMMISSIONER ENNES: No.

CHAIRPERSON DAWSON: No.

COMMISSIONER SIGALOS: No, it won't go away.

COMMISSIONER GREEN: It's triggered by the consolidation.

COMMISSIONER JENSEN: I understand that, but once they get put together, I thought they'd met the requirement and they wouldn't have to pay the fee.

MR. HUBBARD: They conform, the overall property conforms to the maximum 50 percent impervious surface coverage limitation. That's a separate zoning code requirement. You can't cover your property with more than 50 percent impervious surfaces. As it stands now, not being consolidated, we only look at the 50-foot wide lot being allowed 50 percent coverage, and a 25-foot lot 50 percent coverage, not the total 75-foot lot 50 percent coverage. So, because all the impervious surfaces are on that 50-foot wide lot, when you look at it as 50 percent of a 50-foot wide lot versus 50 percent of a 75-foot wide lot, you get a lot more impervious coverage allowance.

CHAIRPERSON DAWSON: Okay, how about we open it up for public commentary and leave another chance to ask more questions? So, I know we've got a large crowd here tonight but I'm going to go out on a limb and say it's not for this. So, could you raise your hands, or how many people just, okay. So, we're going to give public commentary a chance to come up, okay?

MR. FILPI: Should I sit?

CHAIRPERSON DAWSON: Yes, you go ahead and sit. They should be directing their questions to us, not to you directly. Sir, you have a question or a comment? Come on up, state your name, spell your last name for us, if you're willing to give us your address that's

always helpful but it's up to you.

QUESTIONS/COMMENTS FROM THE AUDIENCE

MR. BARUCH: Okay, so I hope you can hear me because I'm coming off from laryngitis. Anyway, my name is John Baruch, B-a-r-u-c-h. I live at 710 North Highland which is about a block and a half east and a block north.

I'm glad that it was brought up about the combined sewer and storm because that's a significant issue in our neighborhood. One of the Applicant's neighbors at 600 Highland last year with the Village's help, 50-50, put in about $6,000 of personal money to put in a backwater or backflow prevention system in his front yard because it backed up, you know, into his basement.

My neighbor to the back on Chestnut started to put a basketball court, they have a 50-foot side lot, this was 15 years ago. It was okay, and then about four years ago in the other corner of that side lot, they put in a hardscape again. I had more water than I've ever seen. We're getting more rains. I met with Engineering and met with the owner, we met with the landscape company. Their solution was to channel that water and bring it to the corner of that lot which now of course I have in my lot. No, you laugh, I have videos, I'd be happy to send it.

COMMISSIONER GREEN: I only laughed because I feel your frustration.

CHAIRPERSON DAWSON: Right, I don't think anyone is laughing at your circumstances.

MR. BARUCH: It was also mentioned that, a professional comment about pervious surfaces and parking lots. Those are typically used to bring water to an underground detention/storage area. I'm not sure he wants to invest in it, but you know, from my perspective, I was glad to hear there's actually a fee for situations like this because, as you mentioned, we're all paying this to Metropolitan Water Sanitary District and it's in our tax bill. So, we really should follow the codes for good reasons and they have experience. Today, it's 117-foot addition with I believe no requirement for landscaping on surfaces in the Village, but this is something that goes on all the time and, you know, all the neighbors end up with the problem. That's all I have to say.

CHAIRPERSON DAWSON: Thank you for your comment. Anyone else for this particular agenda item?

(No response.)

CHAIRPERSON DAWSON: Okay, we're going to close public commentary and go back to questions. I'll start down here; any additional questions?

COMMISSIONER SIGALOS: I have none.

CHAIRPERSON DAWSON: Commissioner Ennes?

COMMISSIONER ENNES: I don't have any questions, but I have a comment for our audience member. I had a similar situation sitting on this Commission, I approved the expansion of a church that happens to be on my backyard. I never used to get water, now I get water, but we do have a water problem.

You mentioned the situation where somebody put in an overhead sewer or a back-check that the Village pays half of. That half comes from all the taxpayers in town and these funds help pay for that stuff. So, that's my only comment.

CHAIRPERSON DAWSON: Commissioner Green, any additional comments?

COMMISSIONER GREEN: No, I'm fine.

CHAIRPERSON DAWSON: Commissioner Warskow?

COMMISSIONER WARSKOW: I'm fine; I just want to say I, too, have a large water problem. My entire backyard would be a lake, and thanks to the Village, we did resolve that issue. So, I do see that these funds are very important. However, I still am of the thinking that it should be more based on the additional impervious surface that you're adding, not something that has been there for a 100 years. You know, not everybody is going to go into this lot consolidation situation.

Now, if they were extending past the impervious surface allotted, I could totally understand, but once consolidated, they're well within that allotment. So, that's my take on this situation.

COMMISSIONER JENSEN: Yes, I think the Commissioner has made some good points on the combined system, that's helpful to hear, but I have nothing else.

COMMISSIONER ENNES: Can I ask one more question of Sam?

Sam, I believe I read in the notes that there was mention of the possibility in the future of wanting to put an attached garage on the house and a driveway. If the Petitioner were to pay this fee in lieu of now, doing something like that in the future which would increase the lot coverage, there wouldn't be an additional fee, would there?

MR. HUBBARD: There would not, no. Actually, the way that it's currently contemplated, that actually might reduce lot coverage because their existing garage and driveway is all the way in the back of their property and their conceptual plan shows it kind of towards the side of their property, not all the way in the back. So, that could potentially reduce impervious coverage under that concept. But who knows if that would happen or what the actual development proposal would be at that time, but it would not trigger any extra stormwater fee. It would not be possible without the consolidation though.

COMMISSIONER ENNES: Okay.

CHAIRPERSON DAWSON: Okay, any further discussion?

(No response.)

CHAIRPERSON DAWSON: Anybody want to --

COMMISSIONER ENNES: I will make a motion.

A motion to recommend to the Village Board of Trustees <u>approval</u> of PC #22-003, a Preliminary and Final Plat of Subdivision to consolidate two lots into one lot, and <u>denial</u> of the variation from Chapter 29, Section 29-501F to waive the onsite stormwater detention requirement.

This recommendation for approval of the Preliminary and Final Plat of Subdivision shall be subject to the following conditions:

1. **A fee in lieu of onsite detention in the amount of $2,862 shall be required.**
2. **As per applicable building code requirements, the Petitioner shall either amend their original building permit or submit a new building permit to authorize the final components of their home improvement project that are now allowed per the lot consolidation.**
3. **The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

CHAIRPERSON DAWSON: Do we have a second?
COMMISSIONER GREEN: I'll second it.
CHAIRPERSON DAWSON: All right, any further commentary before we go to vote?

(No response.)

CHAIRPERSON DAWSON: Sam?
MR. HUBBARD: Commissioner Ennes.
COMMISSIONER ENNES: I approve.
MR. HUBBARD: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
MR. HUBBARD: Chair Dawson.
CHAIRPERSON DAWSON: Yes.

All right, so we approved the plat but denied the variation, just to clarify, right, as Staff had recommended, but again, we're a recommending body. You have a chance to go before the Board of Trustees, you know, work with Staff in the meantime. You have time to maybe take in some of these suggestions and see what else, what other options you have, all right? All right, thank you.

MR. FILPI: Thank you for your time.

(Whereupon, at 8:08 p.m., the public hearing on the above-mentioned petition was adjourned.)

DRAFT


421
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W Mueller St
N Walnut Ave
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302

Narrative Statement from Chris and Tama Filpi Regarding the Lot Consolidation of Real Estate PIN 03-30-230-015-0000 & 03-30-230-021-0000

We would like to combine the lot at 318 W. Mueller St. (PIN 03-30-230-015-0000), on which our home sits, with the adjacent 25 ft. wide lot that we also own (PIN 03-30-230-021-0000). We purchased our home in March of 2010. The adjacent property was purchased in the summer of 2011 from the estate of the owner of a double lot to our east.

We are attempting to complete a renovation of our home, which will include the addition of a new rear staircase (which will lead from the first floor to the back door and then down to our basement). A Mud Room will replace the area where the current back staircase sits. It has come to our attention through the permit process that the renovation will create a situation where the Impervious Surface Coverage of our house, when combined with the garage, driveway, walkway and patio, will exceed the 50% limit established by the Village for the lot on which our house sits. It has further come to our attention, that if the Village will allow us to combine our two adjacent lots, the additional square footage afforded by the smaller, unbuilt lot, will ameliorate this situation. This would allow us to complete the renovation of our home without losing our brick walkway and patio. The impervious coverage would be 38% on the 75 ft. lot, well below the allowable 50%.

We *may* (or may not) in the future consider relocating our garage to the east side of our property onto what is now our adjacent 25 ft. lot. This would serve two purposes. First, it would allow us an attached garage, whereas our garage is currently detached and located at the northwest corner of our property. Second, it would mean our driveway would no longer adjoin the driveway of our neighbors to the west as it does now.

Request for variation from the requirements in Section 29-501(f) of Chapter 29 of the Municipal Code:

We would like to request an exemption from the requirement that we pay the Village a fee-in-lieu of onsite water detention in our 10,481 sq. ft. yard. The fee we have been quoted from the Village Engineering Department is $2,862. The fee is based on the total percentage of the combined lot that will be covered by impermeable surfaces. Our understanding is that the fee may only be waived by the Village Board of Trustees.

The Village officially deems our request to combine our two lots to be a “Plat of Subdivision to Consolidate two lots into one”, and therefore we are subject to the requirements of the creation of a subdivision, of which water detention is a part. We believe this is unfair: in no meaningful sense are we creating a subdivision. We are not a housing developer. We are not a property owner seeking to subdivide our lot to sell to a home builder. We are not even seeking to combine lots to build a new house or make a large addition to our current home. Village staff have been unable to provide us with an example of a situation in which a homeowner in similar circumstances to ours has been charged this fee.

We assume the Village’s fee-in-lieu scheme is based on the notion that the fee will help offset the cost of stress to Village storm sewers by one or two lot new developments where the building of a water detention system is impractical. We urge you to consider the following when deciding whether we should be subject to the fee-in-lieu of water detention:

1) Our home is not a new development. It has stood in the Village since 1915. As an older home, the first floor sits ½ flight of stairs above ground and the basement is less than 4 ft. below grade, so volume-wise our home displaces less ground water than a new construction home.
2) It is not a large home: while the long driveway to our detached garage may run us afoul of the Village's Impervious Coverage allowance, the Building Lot Coverage including our planned 117 sq. ft. addition is well below the Village's allowed maximum even when only the original 50 ft. wide lot is considered (1,940 sq. ft. out of an allowed 2,445 sq. ft.). Again, a smaller footprint means less displaced rainwater. There is more volume of soil for water to saturate beneath a driveway or patio than beneath a large-footprint house with a full basement.
3) Our 117 sq. ft. addition will sit on land which is currently occupied by part of our deck and part of our brick patio -- in other words, we are not adding to the impermeable surface on our lot, merely replacing one surface with another.
4) If, in the future, we were to move our garage to the east side of our property, on a combined 75 ft. wide lot we would be well below Village allowances for Principal Structure Floor Area, Building Lot Coverage, and Impervious Coverage. Our plans will not maximize these allowances as would be likely for a new build, with its consequences for storm water run-off.
5) To charge us for existing impermeable surfaces on our property, as does the Village's formula for calculating the fee-in-lieu, seems unfair and not in line with the spirit of the requirement. We therefore request the Village Board to waive the requirement of the fee-in-lieu of onsite detention.

We would further like to encourage the Village Board to review the requirements for homeowners who, like us, are seeking to combine their adjoining residential lots. The twenty-seven page Plan Commission Application, with its eight step Typical Plan Commission Process and fifteen step Petitioner's Checklist, is required for both the Village's largest developers and homeowners in our position. While Village staff has attempted to help guide us through this process, it is still very complex and time consuming, with many requirements and rounds of commission and board approval. As twelve year residents of Arlington Heights, we would like to think our Village practices good government and does not over-burden its residents with processes more complex than needed. Surely, the Village's Trustees want to encourage homeowners to maintain and improve their properties. The current lengthy and expensive process seems more likely to produce the opposite. A revised system that is simpler and fairer, allowing more nuance in the application of the fee in-lieu of water detention, would benefit those attempting simple consolidations in the future. We urge the Board to consider changing the current process.

We thank you for your consideration.

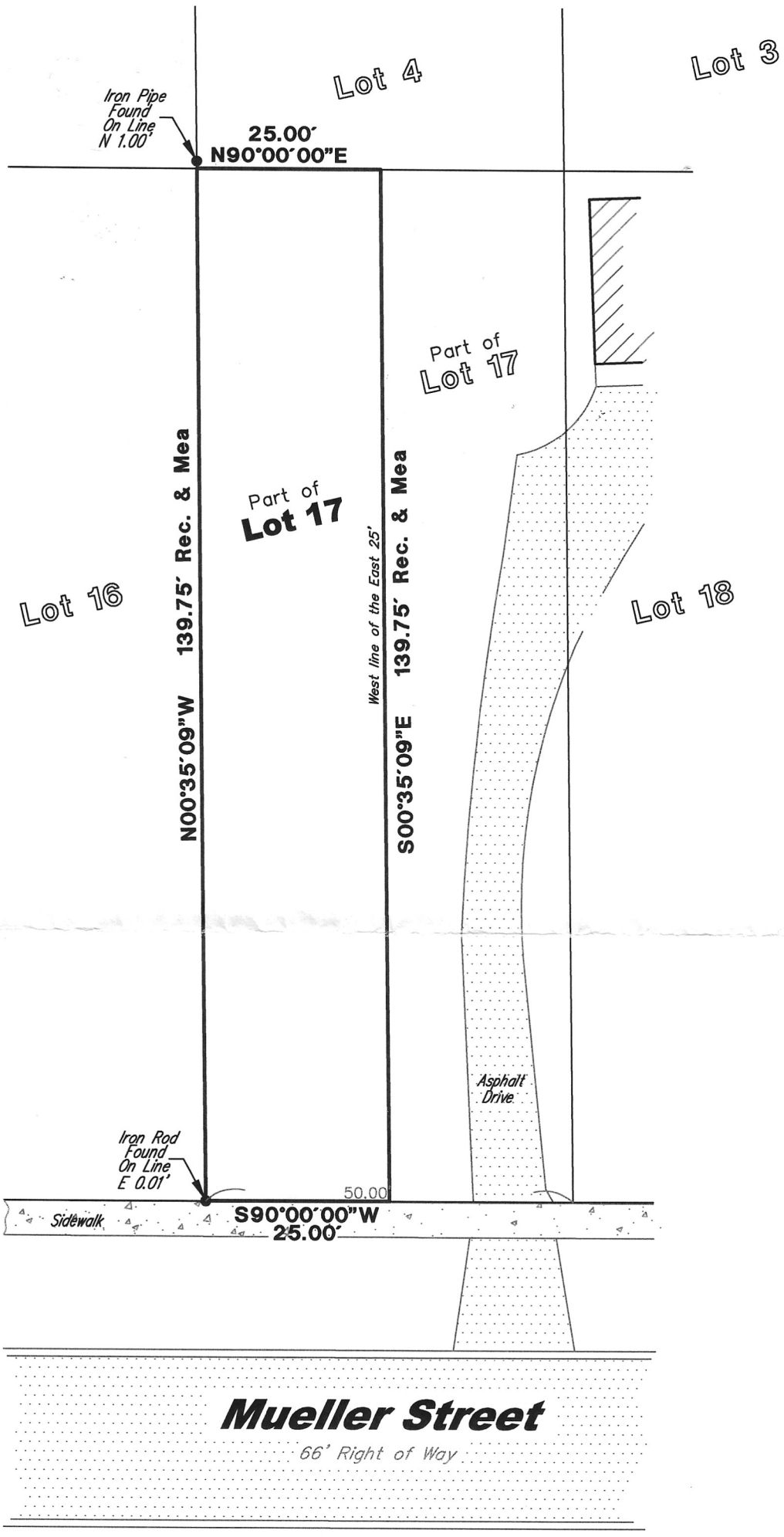
Tama and Christopher Filpi

PLAT OF SURVEY

LOTS 17 (EXCEPT THE EAST 25 FEET) IN BLOCK 8 IN E.P. MUELLERS ALTENHEIM SUBDIVISION, BEING A SUBDIVISION IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

N

Scale: 1" = 20'



Legend:

O-Set 1/2" Iron Pipe
●-Found Iron Pipe
X-Found Cross

Surveyor Notes:

1. Field Work Completed on 8-9-2011

2. Prepared for Survey Services, Inc., for real estate transaction.

3. Site Address: 314 N. Mueller St., Arlington Heights, Illinois

4. Pin No.: 03-30-230-016

5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.

6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.

7. No boundary corners were set at time of field survey of the subject property by client agreement.

State of Illinois)
SS)
County of Cook)

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

Given under my hand and seal this 9th day of August, A.D. 2011 in Palatine, Illinois.

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

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-12

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

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

Job Number
LS110430
Sheet Name
PLAT OF SURVEY
Sheet Number
SURVEY

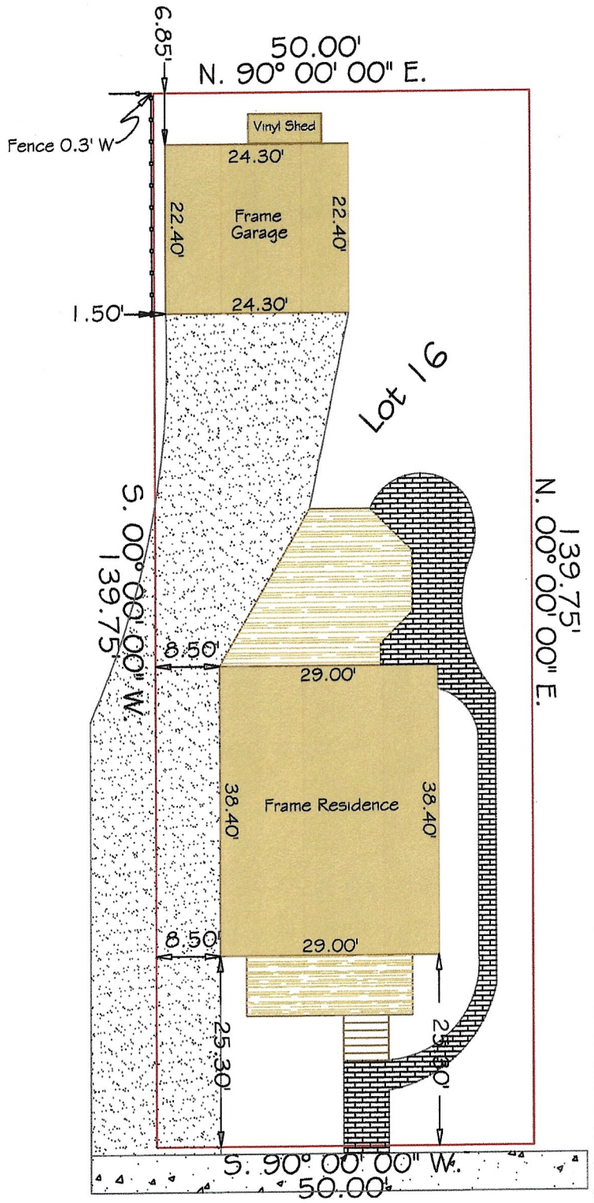
Land Surveying Services, Inc.
574 W. Colfax Street Palatine, Illinois 60067
Ph. (847)991-7700 Fax. (847)991-7707
Professional Design Firm License No. 184-003632

Field Work Completed:		8-9-2011
Scale: 1" = 20'	Date:	8-9-2011

Site Address:
314 Mueller Street
Arlington Heights, Illinois

Drawn By: JJp	Checked By: GJK		
Drawing Revisions			
REVISION	Date	Drawn	Checked

BEARINGS ARE ASSUMED



Mueller Street



PLAT OF SURVEY

LEGAL DESCRIPTION

LOT 16 IN BLOCK 8 IN E. P. MUELLER'S ALTENHEIM SUBDIVISION BEING A SUBDIVISION OF THE EAST 28 ACRES MORE OR LESS OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY COUNTY, ILLINOIS.

Commonly Known as: 318 W. MUELLER STREET
ARLINGTON HTS, ILLINOIS.

STATE OF ILLINOIS)
S.S.)
COUNTY OF DU PAGE)

I GREGORY L. POWELL, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY OF THE LAND PURSUANT TO THE "MINIMUM STANDARDS OF PRACTICE," 68 IL.ADMIN.CODE, SECTION 1270.56(b)(6)(P) PERFORMED AT AND UNDER MY DIRECTION. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF MARCH, A.D. 2010. MY LICENSE EXPIRES 11/30/2010

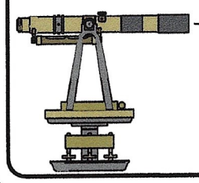
GREGORY L. POWELL 3187 PROFESSIONAL STATE OF ILLINOIS

GREGORY L. POWELL
ILLINOIS PROFESSIONAL LAND SURVEYOR NO.3187

ORDER NO.	10-1023
Drawn by	glp
Checked	GLP
Approved	GLP
Scale	1" - 20'

Prepared for:

Jennifer M. Baratta
310 W. Fremont Street
Arlington Hts, Illinois. 60004



G. Powell & Associates Inc.
Professional Land Surveyors
5892 Chatsworth Court
Hanover Park, Illinois 60133
Phone (630) 540-2557
Fax (630) 540-2558

SURVEYOR'S NOTE:

IRON PIPE'S AT ALL PROPERTY CORNERS UNLESS NOTED OTHERWISE

Village of Arlington Heights

Public Works Department

Memorandum

To: Sam Hubbard, Development Planner
From: Nanci Julius, P.E., Senior Civil Engineer
Date: June 2, 2022
Subject: 318 W Mueller St lot consolidation money-in-lieu of detention

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This memo is provided in response to the petitioner's request to waive the money-in-lieu of detention.

The following sections of the Municipal Code and Manual of Practice pertaining to detention are provided for reference:

Chapter 29 Subdivision Control Regulations, Section 29-501 Required Improvements

- A storm sewer system, separate and independent of the sanitary system, meeting all specifications of Chapter 22 and 23 of this Code.

Chapter 22 Sewers, Section 22-106, Storm Sewers and Surface Water

a. New connections.
   1. Combined Sewer Areas.
      (b) Detention shall be provided and/or permanent constrictions shall be built on the storm sewer system to control the flow into the existing combined system in accordance with the requirements of the Director of Engineering.

Chapter 22 further mentions that the design regulations shall follow the **Manual of Practice**, which is also considered the "requirements of the Director of Engineering."

With regard to the **Manual of Practice, Chapter 3**, **Storm Water Facilities,** this chapter elaborates on the requirements for storm water facilities. The particular circumstances for this project would be considered small development, and section 3.05E of the Manual of Practice states:

> **3.05E - SMALL DEVELOPMENTS**
> The Director of Engineering may exempt the Developer from the storm water holding reservoir requirements in circumstances when, in the Director's opinion, the immediate downstream flooding conditions will not be significantly worsened. A cash payment to the Village in the amount set out in Article 1.12 of this Manual will be required.

That amount is $1.00/cu ft of required storage.

In July 2011, the Village experienced a record-breaking rain event that caused flooding issues for many residents. Storm water studies were analyzed in 2016 to provide the Village with potential improvements that could be done to improve uniform storm water service levels across the community. The Combined Sewer Tributary Area Flood Study final report was completed in March, 2017. The full report can be found in the attached link:

https://www.vah.com/common/pages/DisplayFile.aspx?itemId=12455330

Per the following sections of the report, 318 W Mueller St is immediately tributary to Area 2 for subbasins with potential basement backups. The study further proposes future relief combined sewers at the following locations in the vicinity of Area 2:

- 24" relief combined sewer on Euclid Ave (Ridge Ave to Fremont St)
- 15" combined sewer on Mitchell Ave (Hawthorne St to Elm St)
- 21" overflow connection between 21" combined sewer and 66" combined relief sewer at Salem Ave and Northwest Highway

Excerpts from the study are provided as attachments to this memo.

Per the Engineering Division's prior comments, staff is not in favor of waiving the money-in-lieu of detention for the 318 W Mueller St lot consolidation as this property is tributary to a combined sewer system that has experienced basement backups in the immediate area. Detention is also a code requirement. It also sets a bad precedence for future small subdivisions.

Taking into consideration that the proposed improvements to the home and the lot consolidation will not worsen the downstream flooding conditions, the money-in-lieu of detention is offered by code as an alternative to providing detention. Any fees collection for money-in-lieu for this project would apply to future system improvements.

c: Cris Papierniak, PE, Director of Public Works & Engineering

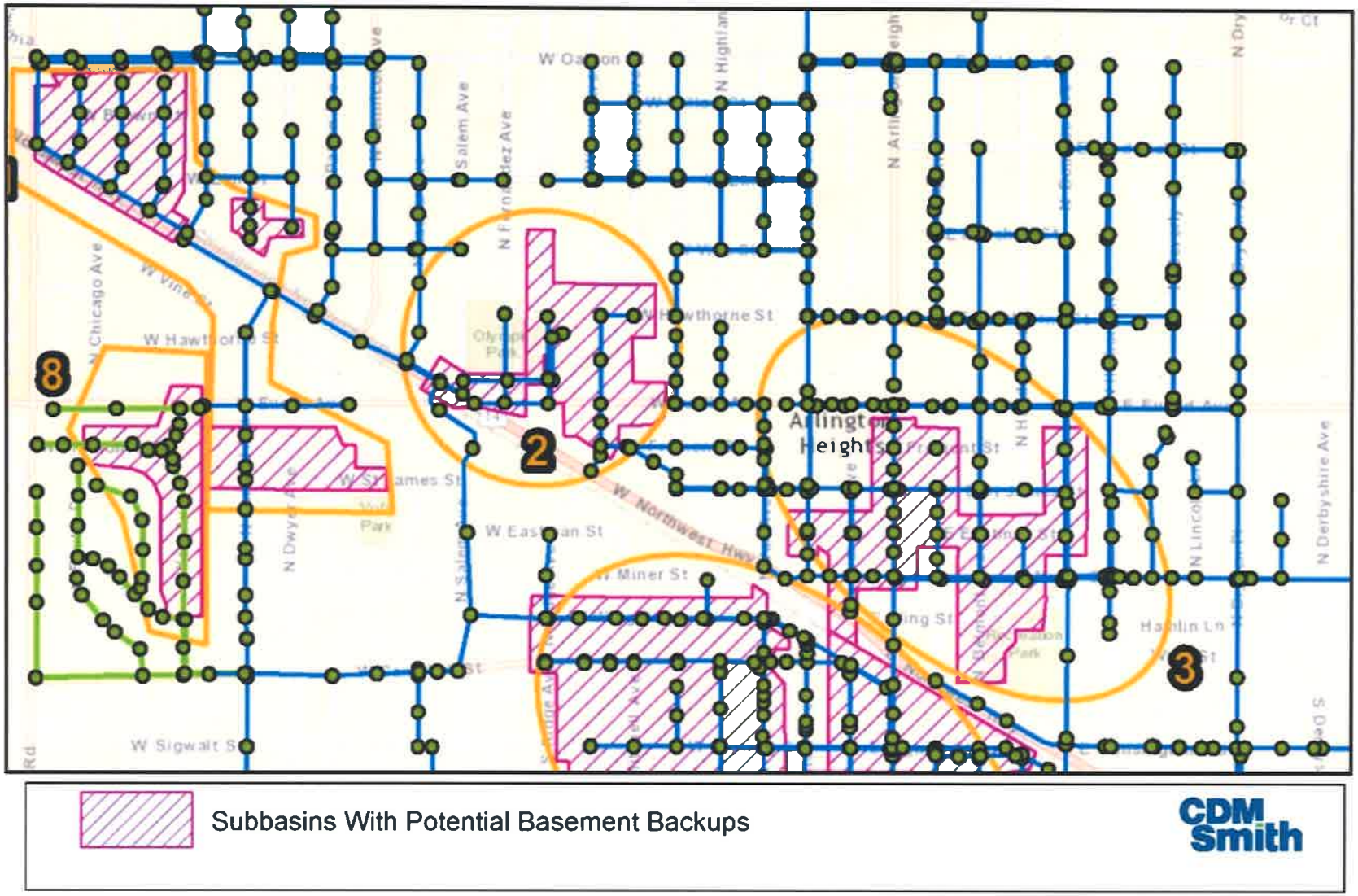


Figure ES-3. CSTA Catchments with Potential Basement Backups for 2.1 inches in 1-hour Storm Event

Location	Potential Improvements
Area 1 – NW HWY and Chicago Avenue	▪ 1,350 feet of 24–inch relief combined sewer on NW HWY from Wilke Road to Yale Avenue ▪ 2,000 feet of 36-inch relief combined sewer on NW HWY from Yale Avenue to Kasper Avenue, connecting to existing 66-inch relief combined sewer
Area 2 – Ridge Avenue and Euclid Avenue / Walnut Avenue and Hawthorne Street	▪ 1,350 feet of 24–inch relief combined sewer on Euclid Avenue from Ridge Avenue to Freemont Street ▪ 1,110 feet of 15-inch combined sewer on Mitchell Avenue from Hawthorne Street to Elm Street ▪ 21–inch overflow connection between 21–inch combined sewer and 66–inch combined relief sewer at Salem Avenue and NW HWY ▪ Catch basin disconnection to the 12-inch combined sewer flowing South from Vine Street and Ridge Avenue and connecting back to the 15–inch combined sewer at the same intersection but flowing north to Elm Street
Area 3 – Arlington Heights Road and Miner Street	▪ 350 feet of 15-inch relief sewer on Eastman Street from Dunton Avenue to Evergreen Avenue ▪ 350 feet of 30-inch relief sewer on Evergreen Avenue from Eastman Street to Miner Street ▪ 350 feet of 30-inch relief sewer on Evergreen Avenue from Eastman Street to St. James Street, connecting to existing 36-inch ▪ 700 feet of 24-inch relief sewer on Eastman Street from Arlington Heights Road to Belmont Avenue, making connections at Arlington Heights Road and Pine Avenue ▪ 350 feet of 30-inch relief sewer going North on Belmont Avenue from Eastman Street to St. James Street and connecting to existing 36-inch sewer ▪ 650 feet of 18-inch relief sewer going East on Freemont Street from Arlington Heights Road to Pine Avenue and then going South on Pine Avenue to St. James Street connecting to the 36-inch sewer ▪ Replace 42-inch shallow combined sewer from Arlington Heights Road to Douglas Avenue with deeper 48-inch sewer from Arlington Heights Road to Haddow Avenue (1,000 feet) and 54-inch sewer from Haddow Avenue to Douglas Avenue (350 feet) and 25 feet of 60-inch sewer connecting to the existing 96-inch relief sewer

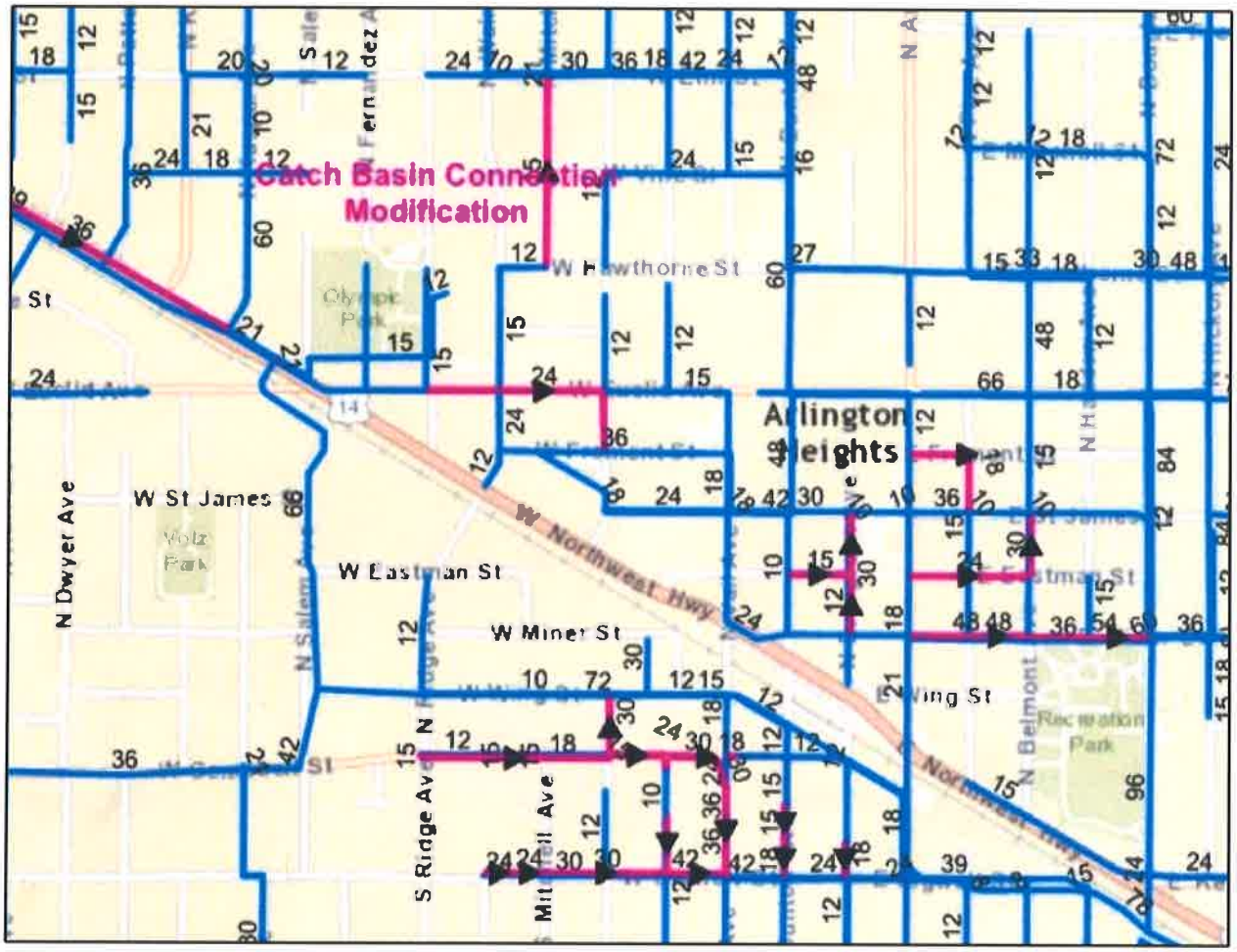
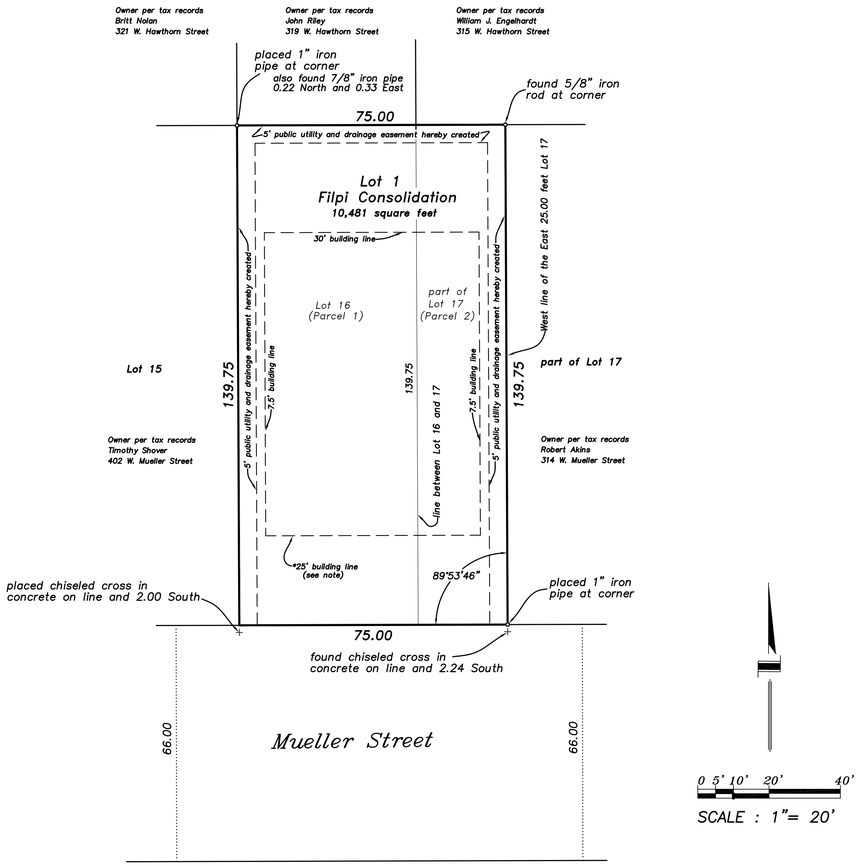


Figure ES-4. CSTA Relief Sewer Alternative Improvements for Village's Design Storm



FILPI CONSOLIDATION

A FINAL PLAT OF SUBDIVISION OF

PARCEL 1:

LOT 16 IN BLOCK 8 IN E.P. MUELLERS ALTENHEIM SUBDIVISION, BEING A SUBDIVISION IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 318 WEST MUELLER STREET, ARLINGTON HEIGHTS, ILLINOIS

P.I.N. 03-30-230-015-0000

PARCEL 2:

LOT 17 (EXCEPT THE EAST 25.00 FEET) IN BLOCK 8 IN E.P. MUELLERS ALTENHEIM SUBDIVISION, BEING A SUBDIVISION IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 318 WEST MUELLER STREET, ARLINGTON HEIGHTS, ILLINOIS

P.I.N. 03-30-230-021-0000

DEED OF DEDICATION

State of Illinois } SS.
County of Cook }

We, the undersigned, Christopher A. Filpi and Tama S. Filpi, owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as Filpi Consolidation, an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, 5 feet in width, as shown on this plat and marked "Easement" reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Further, we hereby certify that this subject property does fall within Elementary & Junior High School District-#25, High School District-#214 and Harper Community College District-#512.

Dated this _____ day of _____ , A.D., 2022

_____
Christopher A. Filpi, Owner

_____
Tama S. Filpi, Owner

NOTARY CERTIFICATE

State of Illinois } SS.
County of Cook }

I,_____ a notary public in and for said County in the State aforesaid, does hereby certify that Christopher A Filpi and Tama S. Filpi personally known to me to be the same persons whose names are subscribed to the foregoing instrument as the sole owners, who appeared before me this day in person & acknowledged that they signed and delivered said instrument of their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this_____ day of_____, A.D., 2022

_____
Notary Public

My commission expires on _____

VILLAGE OF ARLINGTON HEIGHTS CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY 65 ILCS 5/11 – 12, AS AMENDED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS AND ORDINANCE ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF ARLINGTON HEIGHTS AND MUST BE RECORDED WITHIN SIX (6) MONTHS OF THE DATE OF APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

PLAN COMMISSION CERTIFICATE

APPROVED BY AT PLAN COMMISION MEETING HELD ON: _____ , ___ , 20__

_____ PLAN COMMISSION CHAIRMAN

_____ SECRETARY

VILLAGE BOARD CERTIFICATE

APPROVED BY THE VILLAGE BOARD OF TRUSTEES AT A MEETING HELD ON: _____ , ___ , 20__

_____ VILLAGE PRESIDENT

_____ VILLAGE CLERK

VILLAGE COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS } SS.
COUNTY OF COOK }

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE ABOVE PLAT.

THIS _____ DAY OF _____ , 20___

_____ VILLAGE COLLECTOR

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS } SS.
COUNTY OF COOK }

APPROVED BY THE VILLAGE ENGINEER OF ARLINGTON HEIGHTS, ILLINOIS

THIS _____ DAY OF _____ , 20___

_____ Village Engineer

SURVEYOR'S CERTIFICATE

State of Illinois } SS.
County of Cook }

I, David R. Bycroft, an Illinois Professional Land Surveyor in compliance with the laws of the State of Illinois and do hereby certify that this Plat correctly represents a survey completed by me on March 30, 2022 and that all monuments and markers shown hereon actually exist, and that I have accurately shown the materials they are made of.

I do further certify that iron pipes have been placed at all corners and curve control points in accordance with the Arlington Heights Subdivision and Development Code; that the property is within the corporate limits of the Village of Arlington Heights which has adopted an official comprehensive plan.

I do further certify that according to FEMA Map 17031C0203J, Map revised August 19, 2008, the subject property is situated within Zone X, which are areas determined to be outside the 0.2% annual chance floodplain.

dated at Arlington Heights, Illinois, this_____ day of_____ , 2022

by _____
as Illinois Professional Land Surveyor No. 2846

PROFESSIONAL LAND SURVEYOR
35-2846
DAVID R. BYCROFT
ARLINGTON HEIGHTS
STATE OF ILLINOIS
EXPIRES 11-30-2022

Prepared by:

Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois 60005
(847) 439-8225

Design Firm #184-005910
Expires April 30, 2023

Revised May 3, 2022

SEND TAX BILL TO:

Name: Christopher A. Filpi
318 West Mueller Street
Arlington Heights, Illinois 60004

**Note: The actual required front yard building setback line may be less than or greater than 25 feet as prescribed in the Arlington Heights Municpal Code. Specifically, Section 5.1-3.3(a) of Chapter 28 allows the front yard setback to be calculated based on the average of the existing front yard setbacks of the frontage when 40% or more of the frontage is developed with front yards of more than 15 feet in depth. If this code section is no longer applicable, the required setback shall be based on current code requirements.*

FILPI CONSOLIDATION

A FINAL PLAT OF SUBDIVISION OF

SURFACE WATER STATEMENT

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

TO THE BEST OF OUR KNOWLEDGE & BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH RESUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS WILL BE MADE BY THE SUBDIVISION LAND OWNERS FOR COLLECTION & DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH THE GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION IN THE RESUBDIVISION.

DATED THIS _____ DAY OF _____ A.D., 20___

_____
ILLINOIS REGISTERED PROFESSIONAL ENGINEER

_____
OWNER OR ATTORNEY

COUNTY CLERK CERTIFICATE

State of Illinois }
County of Cook } SS.

I, _____ County Clerk of Cook County, do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes. and no redeemable tax sales against any of the land included in the annexed plat.
I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal at_____, Illinois this ____day of_____, 2022

By: _____
County Clerk

This plat submitted for recording by: (name) _____
(address) _____

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR & GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF ARLINGTON HEIGHTS, INCLUDING, BUT NOT LIMITED TO: WIDE OPEN WEST CABLE, COMCAST CABLE, ATT/SBC COMMIUNICATIONS, COMMONWEALTH EDISON/EXCELON AND NORTHERN ILLINOIS GAS CO. AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS DEFINED AS PUBLIC UTILITY EASEMENTS ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RE-CONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG UNDER AND THROUGH SAID VINDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR THE NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK AND THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM AND REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN, OR LATER, INTERFERE WITH THE AFORESAID USES OR RIGHTS AND SAID GRANTEE SHALL REPLACE AND RESTORE THE SURFACE TO ITS EXISTING CONDITION AT ANY TIME IN THE FUTURE THAT SAID SURFACE IS DISTURBED BY GRANTEE IN THE COURSE OF REPAIRING, MAINTAINING AND OPERATING SAID UTILITIES. WHERE A PUBLIC UTILITY EASEMENT IS USED BOTH FOR SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE VILLAGE AS TO DESIGN AND LOCATION AND ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS.

WIDE OPEN WEST,LLC CABLE CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ___ – ____ – ____

TITLE: _____

ATT/SBC COMMUNICATIONS CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ___ – ____ – ____

TITLE: _____

COMMONWEALTH EDISON/EXCELON CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ___ – ____ – ____

TITLE: _____

COMCAST CABLE CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ___ – ____ – ____

TITLE: _____

NORTHERN ILLINOIS GAS COMPANY CERTIFICATE

Easement Approved & Accepted

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SIGNED: _____ DATED: ___ – ____ – ____

TITLE: _____

Plat of Topographic Survey

of

PARCEL 1:

LOT 16 IN BLOCK 8 IN E.P. MUELLERS ALTENHEIM SUBDIVISION, BEING A SUBDIVISION IN SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 318 WEST MUELLER STREET, ARLINGTON HEIGHTS, ILLINOIS

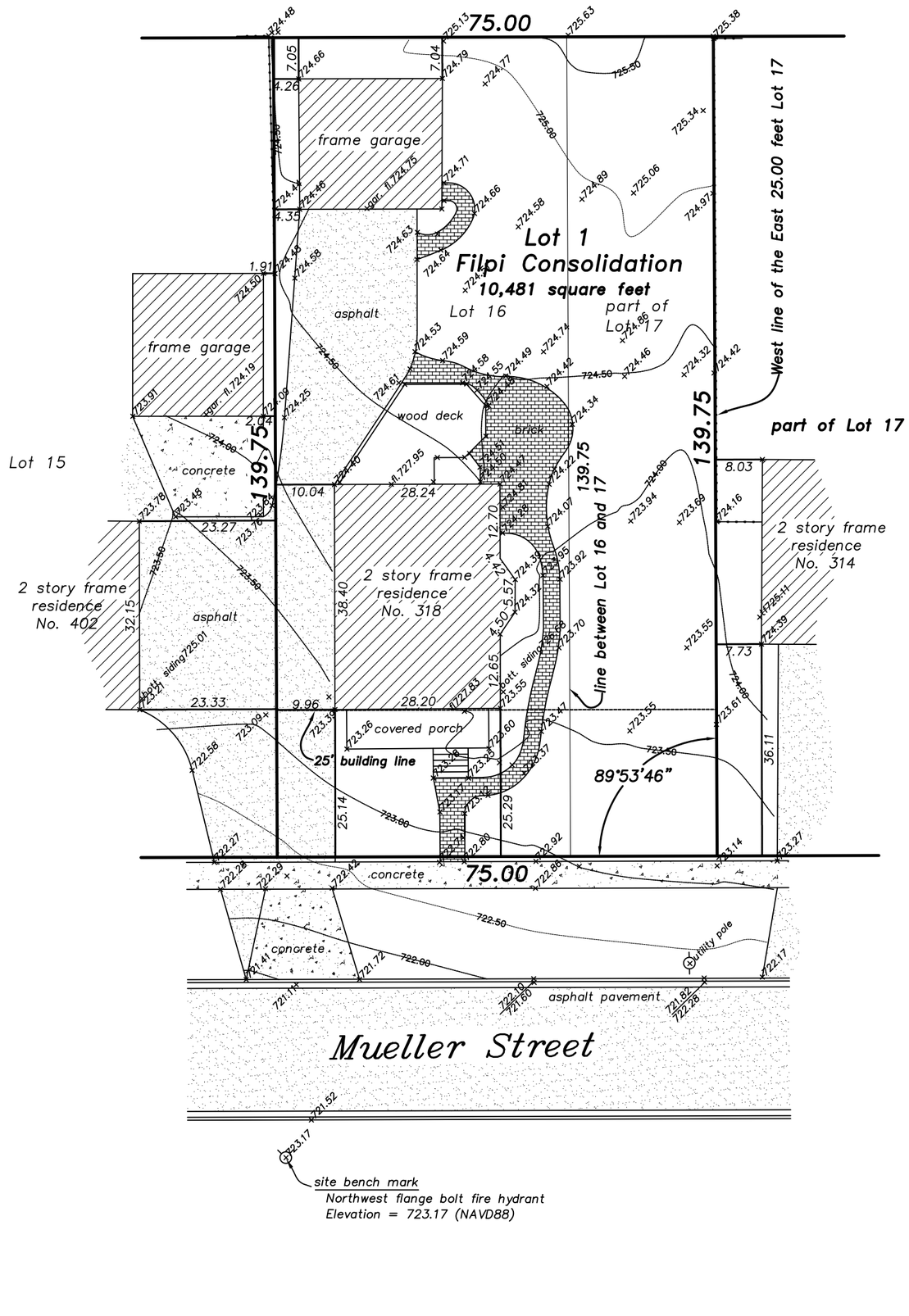
P.I.N. 03-30-230-015-0000

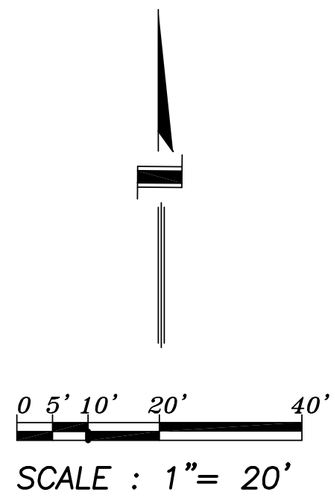
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COMMONLY KNOWN AS: 318 WEST MUELLER STREET, ARLINGTON HEIGHTS, ILLINOIS

P.I.N. 03-30-230-021-0000





site bench mark
Northwest flange bolt fire hydrant
Elevation = 723.17 (NAVD88)

State of Illinois } SS.
County of Cook }

I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described in the caption of this plat and that this plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this 31st day of March, 2022

by _____
as Illinois Professional Land Surveyor No. 2846

PROFESSIONAL LAND SURVEYOR
35-2846
DAVID R. BYCROFT
ARLINGTON HEIGHTS
STATE OF ILLINOIS
EXPIRES 11-30-2022

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

For easements, building lines and other restrictions not shown hereon, refer to your abstract of title, deed, title policy and local zoning ordinance.

Field work was completed March 30, 2022.

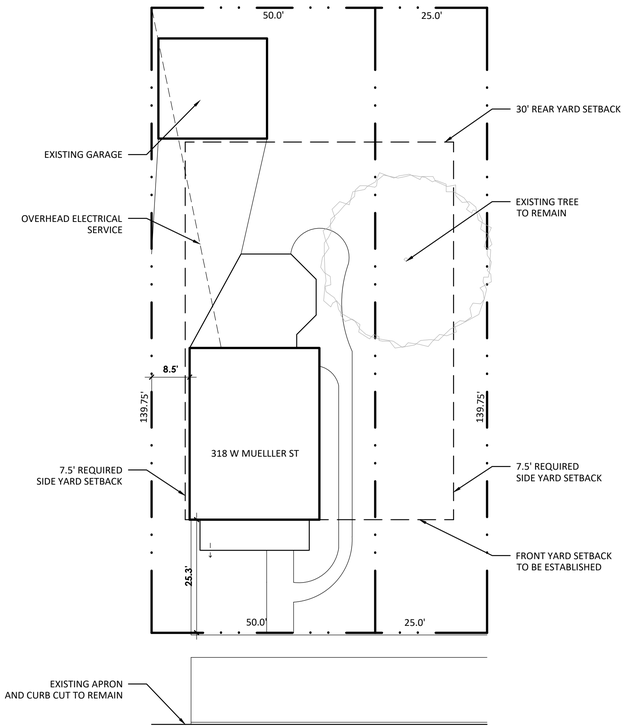
Design Firm #184-005910
Expires April 30, 2023

FILE NO. 22-7360

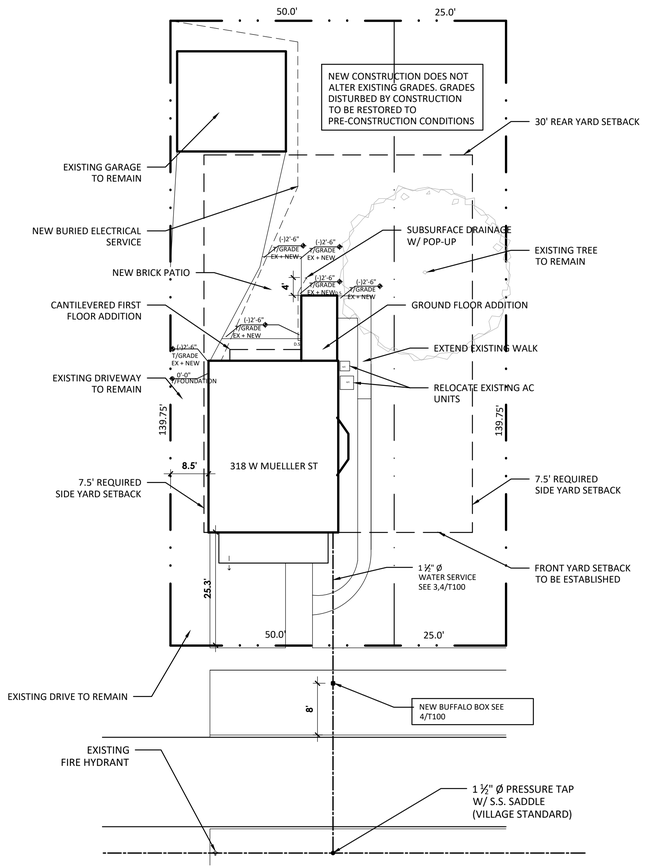
for:
Christopher Filpi
318 Mueller Street
Arlington Heights, Illinois

from the office of:

Norman J. Toberman and Associates
115 South Wilke Road
Suite 301
Arlington Heights, Illinois
847-439-8225



1 EXISTING SITE PLAN
1/16" = 1'-0"



2 SITE PLAN
1/16" = 1'-0"

WATER MAIN SPECIFICATIONS FROM SUPERINTENDENT OF UTILTIIES:

ZINC-COATED DUCTILE IRON PIPE (DIP) WATER MAIN WITH POLYETHYLENE ENCASEMENT, IN TRENCH, SPECIAL

This work shall consist of constructing new water main of the required materials and inside diameter at the locations shown on the Plans.

The minimum depth of bury for the water main shall be 5.5' from ground surface to top of the pipe barrel.

This work shall follow applicable requirements of Section 41 of the Standard Specifications.

Pipe Material – In Trench or Casing Pipe
Shall follow Section 40-2.01B of the Standard Specifications.

Pipe shall be:

Zinc-coated Ductile Iron Pipe, Class 52, conforming to ANSI/AWWA C151/A21.51 with "Fastite Joints" and "Gaskets", manufactured by American Ductile Iron Pipe, or ENGINEER approved equal.

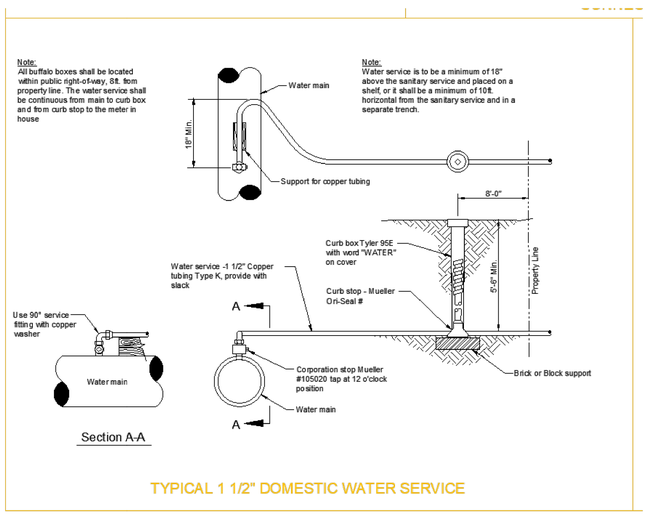
Polyethylene Encasement
Shall be V-Bio Enhanced and follow the requirements of ANSI/AWWA C105/A21.5

Coating
The exterior of ductile iron pipe shall be coated with a layer of arc-sprayed zinc per ISO 8179 as done by American Ductile Iron Pipe or Engineer approved equal. The mass of the zinc applied shall be 200 g/m of pipe surface area. A finishing layer topcoat shall be applied to the zinc. The coating system shall conform in every respect to ISO 8179-1 "Ductile iron pipes - External zinc-based coating - Part 1: Metallic zinc with finishing layer, Second edition 2004-06-01."

Pipe Fittings
All fittings shall be zinc-coated as the above and conform to ANSI/AWWA C153/A21.53 and ANSI/AWWA C110/A21.10 (current revisions) and follow applicable requirements of Section 40-2.05A of the Standard Specifications. Pipe fittings will not be paid for as separate items but shall be considered incidental to the cost of the respective size water main. Any fittings required to adjust pipe alignment due to field conditions shall also be considered incidental to the cost of the water main.

Any fittings shall bear the N.S.F. seal of approval.

3 VAH WATER MAIN SPECIFICATIONS
NO SCALE



4 VAH DOMESTIC WATER SERVICE
NO SCALE

NOTES:

PLUMBING

- PROVIDE NEW 1 ¼"Ø TYPE K COPPER TUBING WATER SERVICE
- RE-USE EXISTING WATER DISTRIBUTION AND WASTE PIPING. MODIFY AS NECESSARY.
- PROVIDE NEW COPPER WATER DISTRIBUTION AND PVC WASTE PIPING. SALVAGE EXISTING HOME CAST IRON SEWER AS PRACTICABLE. MODIFY AS NECESSARY.
- MINIMUM PIPE SIZE FOR SANITARY WASTE LINES ABOVE GROUND IS 2"
- TUBS/SHOWERS REQUIRE 2" P-TRAPS
- HAND HELD SHOWERS REQUIRE VACUUM BREAKERS
- TUB/SHOWER VALVES REQUIRE INTEGRAL STOPS
- 2" CLEAN OUT REQUIRED UNDER KITCHEN SINK
- PULL OUT FAUCETS REQUIRE DUAL CHECK VALVES
- REUSE EXISTING SANITARY SEWER
- PROVIDE A HOT WATER RE-CIRCULATING SYSTEM PER LOCAL REQUIREMENTS
- NEW PLUMBING WALLS THAT WILL HAVE HORIZONTAL DRAIN, WASTE, AND/OR VENT PIPING SHALL BE FRAMED WITH 2X6 STUD

HVAC

- PROVIDE DUCTED HI/LO OPERABLE RETURN-AIR GRILLES
- THE DRYER EXHAUST DUCT, WHERE CONCEALED IN THE BUILDING CONSTRUCTION, SHALL HAVE A PERMANENT LABEL OR TAG INDICATING THE CONCEALED LENGTH OF THE EXHAUST DUCT THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FEET OF THE EXHAUST DUCT CONNECTION
- ALL SUPPLY AND RETURN DUCTS SHALL BE PROPERLY SEALED WITH UL 181 LISTED TAPE OR MASTIC
- ANY SUPPLY DUCTS LOCATED IN THE ATTIC SHALL HAVE A MINIMUM INSULATION OF R-8 AND ALL OTHER DUCTS SHALL HAVE R-6 UNLESS LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE
- EXISTING (2) FURNACES & (2) AIR CONDITIONERS TO REMAIN
- EXTEND EXISTING HVAC TO NEW SPACES
- ADDITIONAL AREA WILL NOT OVERWHELM EXISTING EQUIPMENT
- WHEN EXHAUST HOOD AT KITCHEN IS 400 CFM OR GREATER, THEN PROVIDE MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH SYSTEM SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH EXHAUST SYSTEM
- BATH FANS AND KITCHEN EXHAUST DUCTS SHALL BE INSTALLED WITH BACK-DRAFT DAMPERS AT THE TERMINATION POINT
- MINIMUM OF 10 FEET OF SEPARATION BETWEEN THE WATER HEATER FLUE DISCHARGE AND ANY AIR INTAKE INCLUDING THE COMBUSTION AIR INTAKE FOR THE FURNACE.
- MINIMUM OF 12 FEET SEPARATION BETWEEN THE COMBUSTION AIR INTAKE AND THE PLUMBING VENT STACK.
- RETURN AIR SHALL NOT BE TAKEN FROM THE KITCHEN, LAUNDRY OR BATHROOMS.

ELECTRICAL

- BURY EXISTING 200 AMP ELECTRICAL SERVICE. EXISTING PANEL TO REMAIN.
- ELECTRICAL CIRCUIT LAYOUT TO ACCOMMODATE FUTURE WHOLE HOUSE GENERATOR
- THERE SHALL NOT BE MORE THAN 10 OPENINGS (DEVICES) ON ANY ONE CIRCUIT WITH A MAXIMUM AMPERAGE OF 15 AMPS.
- DEDICATED CIRCUITS SHALL BE PROVIDED FOR: FURNACE, AIR CONDITIONER, WATER HEATER, DISPOSAL, MICROWAVE, AND DISHWASHER.
- FURNACE, AIR CONDITIONER, WATER HEATER, AND DISHWASHER SHALL EACH HAVE SEPARATE DISCONNECT SWITCH AND HAVE PROPER WORKING CLEARANCE.
- AFCI DEVICES IN ALL HABITABLE ROOMS.
- THE LOCATION OF THE ELECTRICAL METER SHALL BE WITHIN 5 FEET OF THE ELECTRICAL PANEL.

WINDOWS/DOORS/GLAZING

- ALL NEW WINDOWS AND PATIO DOORS SHALL HAVE A MAXIMUM U-FACTOR OF 0.30
- ENTRY DOORS WITH GLAZING AND GLAZED SHOWER DOORS SHALL BE SAFETY GLAZING, PERMANENTLY ETCHED, AND THE ETCHING SHALL BE VISIBLE AFTER INSTALLATION TO VERIFY COMPLIANCE

OTHER

- WINDOW HEAD HEIGHT SHALL BE 94" ON THE FIRST FLOOR TO MATCH EXISTING WINDOWS. HEAD HEIGHT FOR THE SECOND FLOOR WINDOWS SHALL BE 85" TO MATCH EXISTING SECOND FLOOR WINDOWS. (V.I.F.)
- SOIL BEARING CAPACITY SHALL BE VERIFIED BY AN ILLINOIS LICENSED SOILS ENGINEER AND A COPY OF THE REPORT SHALL BE PROVIDED TO THE INSPECTOR AT THE FOOTING INSPECTION
- PROVIDE HURRICANE TIE AT EACH RAFTER/WALL INTERSECTION (SIMPSON H SERIES HURRICANE TIE OR EQUAL) @ NEW CONSTRUCTION
- LISTED CONNECTORS SHALL BE INSTALLED AT ALL POST TO PIER CONNECTIONS AND POST TO BEAM CONNECTIONS AS APPLICABLE
- HANDRAILS SHALL BE INSTALLED ON ALL STAIRS, RUN THE FULL LENGTH OF THE STAIRS, BE GRASPABLE AND RETURN TO THE WALL AT THE TOP AND BOTTOM OF THE RUN.
- AN ENERGY CERTIFICATE SHALL BE POSTED IN OR ON THE ELECTRICAL PANEL INDICATING THE R-VALUES, U-FACTORS, ETC. OF THE BUILDING COMPONENTS
- THE ATTIC ACCESS PANEL(S) SHALL BE GASKETED, INSULATED AND HAVE METAL BRACKETS FOR SUPPORT
- EXISTING SUMP PUMP TO REMAIN.
- DISCHARGE ALL NEW OR ALTERED DOWNSPOUTS TO FRONT OR REAR YARD
- NEW WORK DOES NOT ALTER EXISTING GRADE
- NEW ROOFING SHALL BE A MINIMUM CLASS "C"
- ADDRESS NUMBERS SHALL BE AT LEAST 6 INCHES IN HEIGHT, BE A CONTRASTING COLOR FROM THE BACKGROUND, AND BE INSTALLED ON OR OVER THE PRIMARY ENTRANCE TO THE DWELLING.
- ALL DOWNSPOUTS AND SUMP DISCHARGE PIPES MUST HAVE AN AIR GAP PRIOR TO CONNECTION WITH SUBSURFACE DRAINAGE SYSTEM.
- ROOF SLOPES BETWEEN 2:12 AND 4:12 SHALL HAVE 2 LAYERS OF FELT UNDERLAYMENT
- STEP CONSTRUCTION, MAXIMUM 7 ¾" RISER HEIGHT, MINIMUM 10" TREAD DEPTH, AND MAXIMUM HEIGHT DIFFERENCE BETWEEN THE GREATEST AND THE SMALLEST RISER WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED ⅜"

KINGSLEY + GINNODO ARCHITECTS
33 N Hickory Ave, Arlington Heights, IL 60004
Professional Design Firm - Architect
Exp: 4.30.23 # 184.005449

DRAWING LIST

T100	TITLE SHEET AND SITE PLAN
A000	SPECIFICATIONS
EX100	EXISTING PLANS AND ELEVATIONS
A100	FOUNDATION AND FIRST FLOOR PLANS
A101	SECOND FLOOR AND ROOF PLANS
A200	EXTERIOR ELEVATIONS
A300	SECTIONS AND DETAILS
A301	WINDOW INSTALLATION
A302	STANDARD DETAILS
A400	INTERIOR ELEVATIONS
A401	INTERIOR ELEVATIONS
A500	SCHEDULES
S100	STRUCTURAL PLANS
S101	STRUCTURAL PLAN
E100	ELECTRICAL PLANS

APPLICABLE BUILDING CODES

International Residential Code (IRC)
2018 Edition (with amendments)

Illinois Energy Conservation Code (IECC)

National Electric Code
2017 Edition (with amendments)

State of Illinois Plumbing Code
2014 Edition (with amendments)

	LOAD VALUE	QUANTITY	TOTAL
FLUSH TANK TOILET	3	4	12
LAVATORY	1	5	5
BATHTUB	2	2	4
SHOWER STALL	2	1	2
KITCHEN SINK	2	1	2
DISHWASHER	1	1	1
LAUNDRY TRAY	3	1	3
LAUNDRY MACHINE	2	1	2
			31

WSFU 31 = 1 ¼" SUPPLY MIN

PROVIDE NEW 1 ½" Ø WATER SERVICE W/ 1 ½" DISTRIBUTED TO FIRST FIXTURE

DO NOT SCALE DRAWINGS. SOME ASPECTS OF THE DRAWINGS ARE NOT TO SCALE.

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STATE OF ILLINOIS
KEITH W. GINNODO
001-015109
REGISTERED ARCHITECT
exp 11.30.2022

TAMA & CHRIS FILPI

318 W MUELLER STREET
ARLINGTON HTS, IL 60004

FILPI RESIDENCE

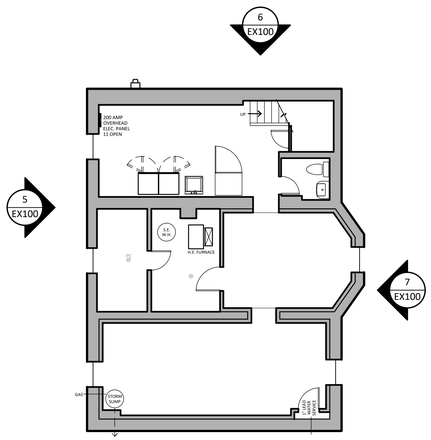
no.	revision	init.	date
	PERMIT SET		1/26/22

TITLE SHEET AND SITE PLAN

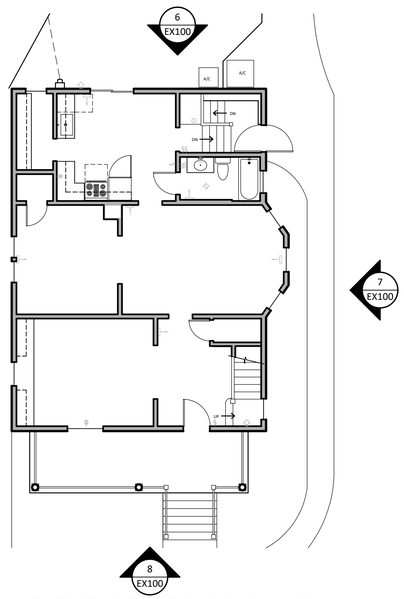
date	drawn by	checked by

Job No. **FILPI**

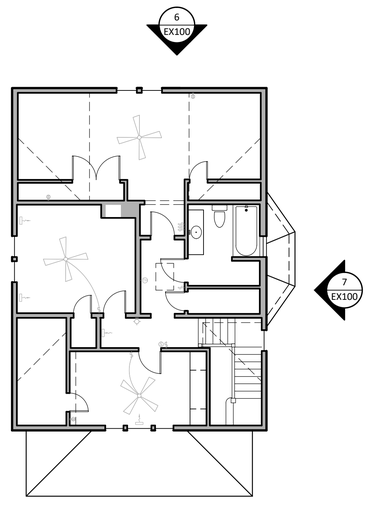
Sheet No. **T100**



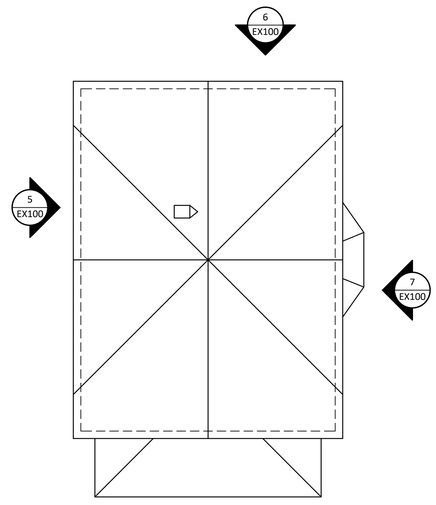
4 EXISTING BASEMENT PLAN
1/8" = 1'-0"



3 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"



1 EXISTING ROOF PLAN
1/8" = 1'-0"



8 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



7 EXISTING EAST ELEVATION
1/8" = 1'-0"



6 EXISTING NORTH ELEVATION
1/8" = 1'-0"



5 EXISTING WEST ELEVATION
1/8" = 1'-0"

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318 W MUELLER STREET
ARLINGTON HTS, IL 60004

FILPI
RESIDENCE

no.	revision	init.	date
	PERMIT SET		1/26/22

EXISTING PLANS AND ELEVATIONS

date	drawn by	checked by

Job No. FILPI

Sheet No. EX100

HANDRAIL CONSTRUCTION:

HANDRAIL CONSTRUCTION SHALL COMPLY WITH 2018 IRC, SECTION 311.7.8 - HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH 4 OR MORE RISERS, HANDRAIL ENDS SHALL BE RETURNED PER SECTION R311.7.8.4 AND HANDRAIL GRIP SIZE SHALL COMPLY WITH SECTION R311.7.8.5.

STEP CONSTRUCTION:

- MAXIMUM 7 3/4" RISER HEIGHT
- MINIMUM 10" TREAD DEPTH
- MAXIMUM HEIGHT DIFFERENCE BETWEEN THE GREATEST AND THE SMALLEST RISER WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED 3/8"

FIREBLOCKING SHALL BE LOCATED IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS
  - VERTICALLY AT THE CEILING AND THE FLOOR LEVELS
  - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
- AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES FOR SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STINGERS AT THE TOP AND BOTTOM OF THE RUN
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT THE CEILING AND THE FLOOR LEVELS.

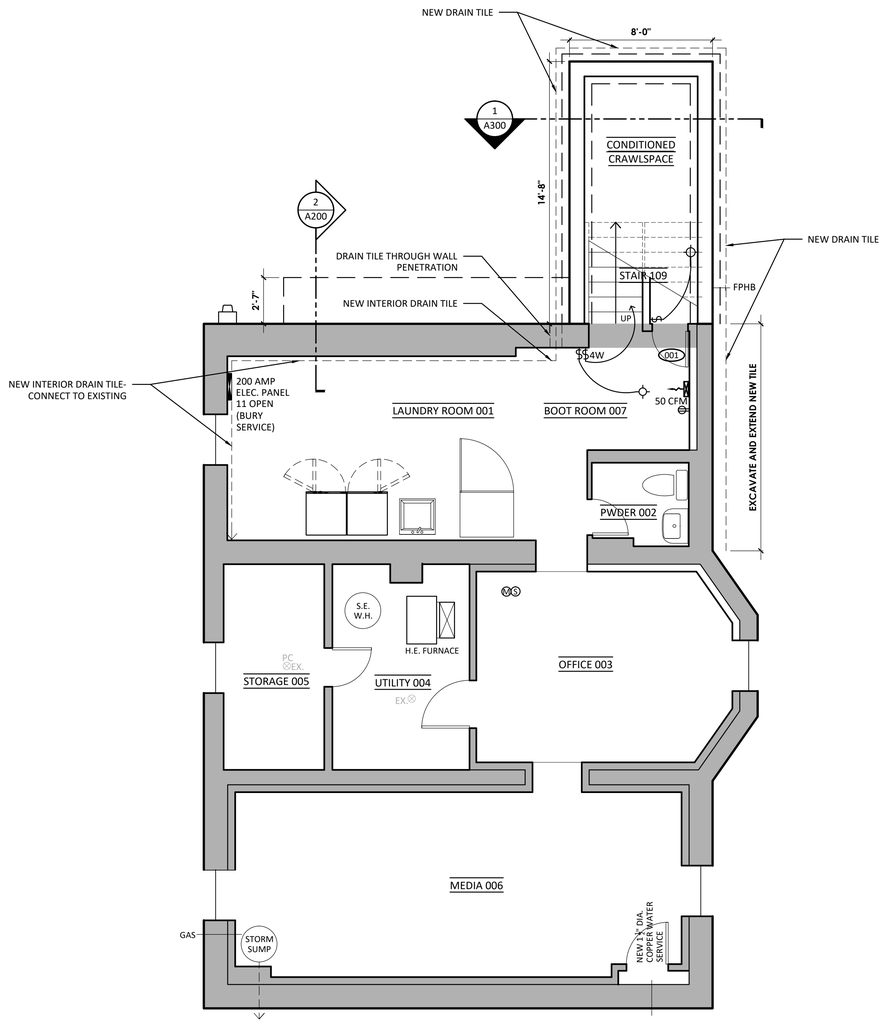
WALL LEGEND

EXISTING WALL

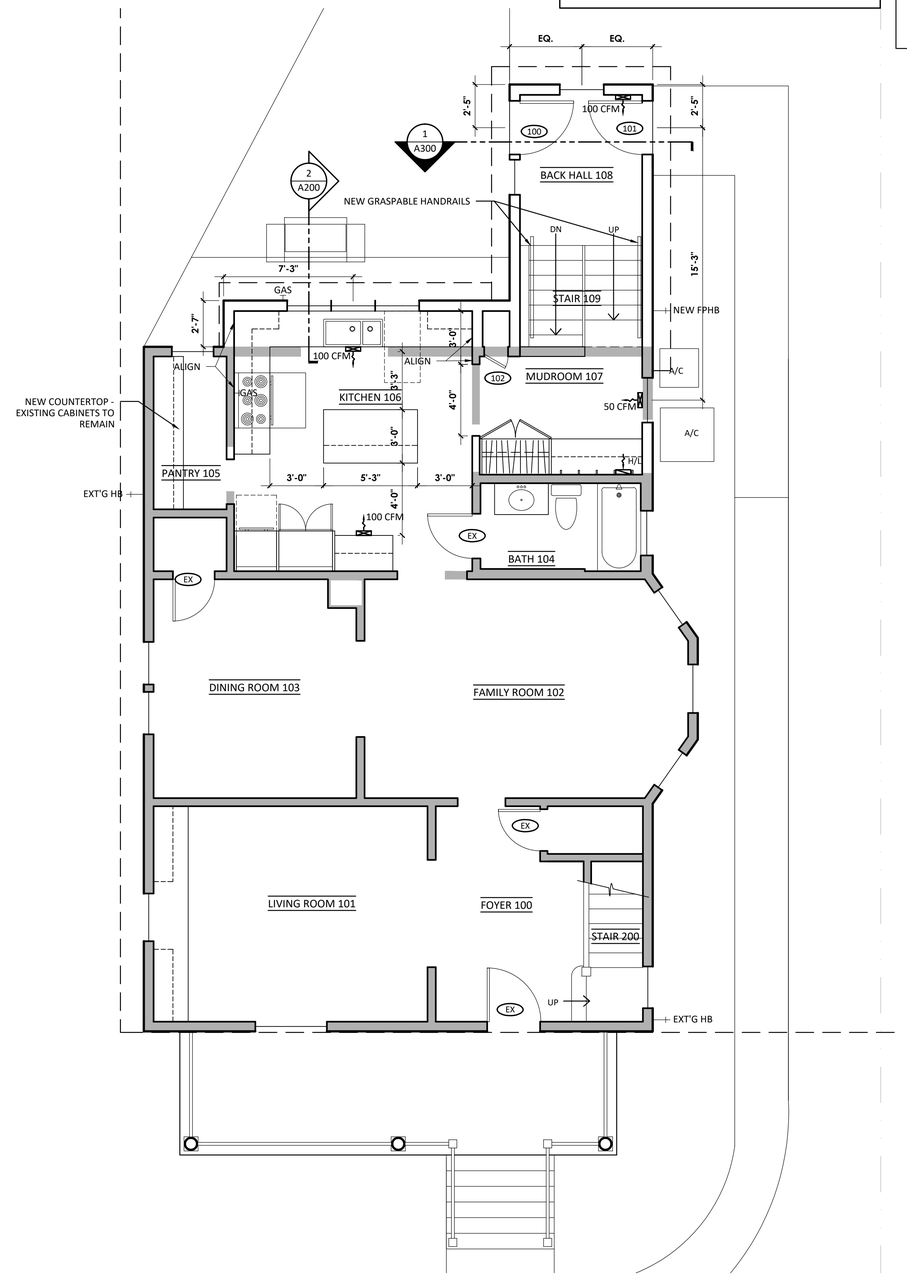
NEW WALL

EXISTING WALL TO BE REMOVED

STAIRS:
+ TREAD DEPTH 10" + 1" NOSING
+ RISER HEIGHT NOT TO EXCEED 7 3/4"
+ MINIMUM 80" CLEAR HEAD HEIGHT



2 BASEMENT PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

DO NOT SCALE DRAWINGS. SOME ASPECTS OF THE DRAWINGS ARE NOT TO SCALE.

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ARLINGTON HTS, IL 60004

FILPI RESIDENCE

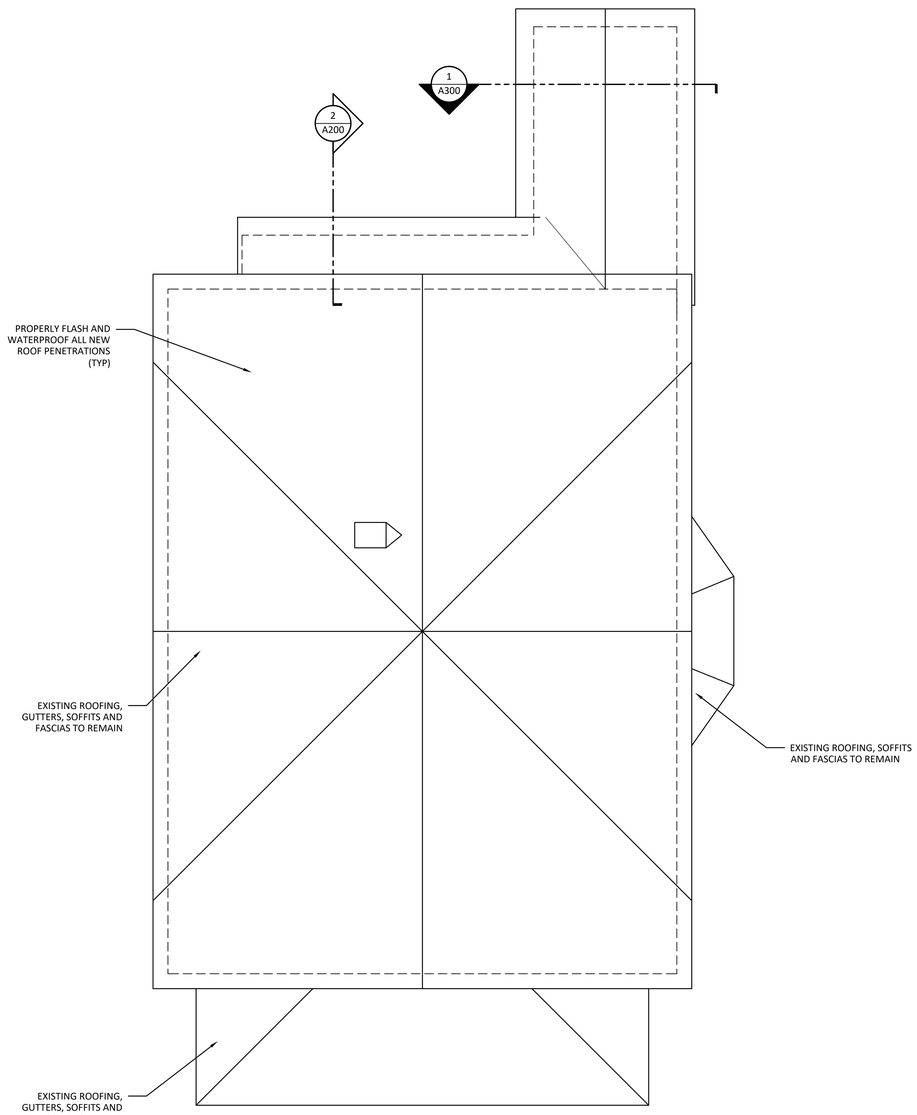
no.	revision	init.	date
	PERMIT SET		1/26/22

BASEMENT AND FIRST FLOOR PLANS

date	drawn by	checked by

Job No. FILPI

Sheet No. A100



2 ROOF PLAN
1/4" = 1'-0"

NEW FIRST FLOOR ROOF VENTILATION REQUIREMENTS:

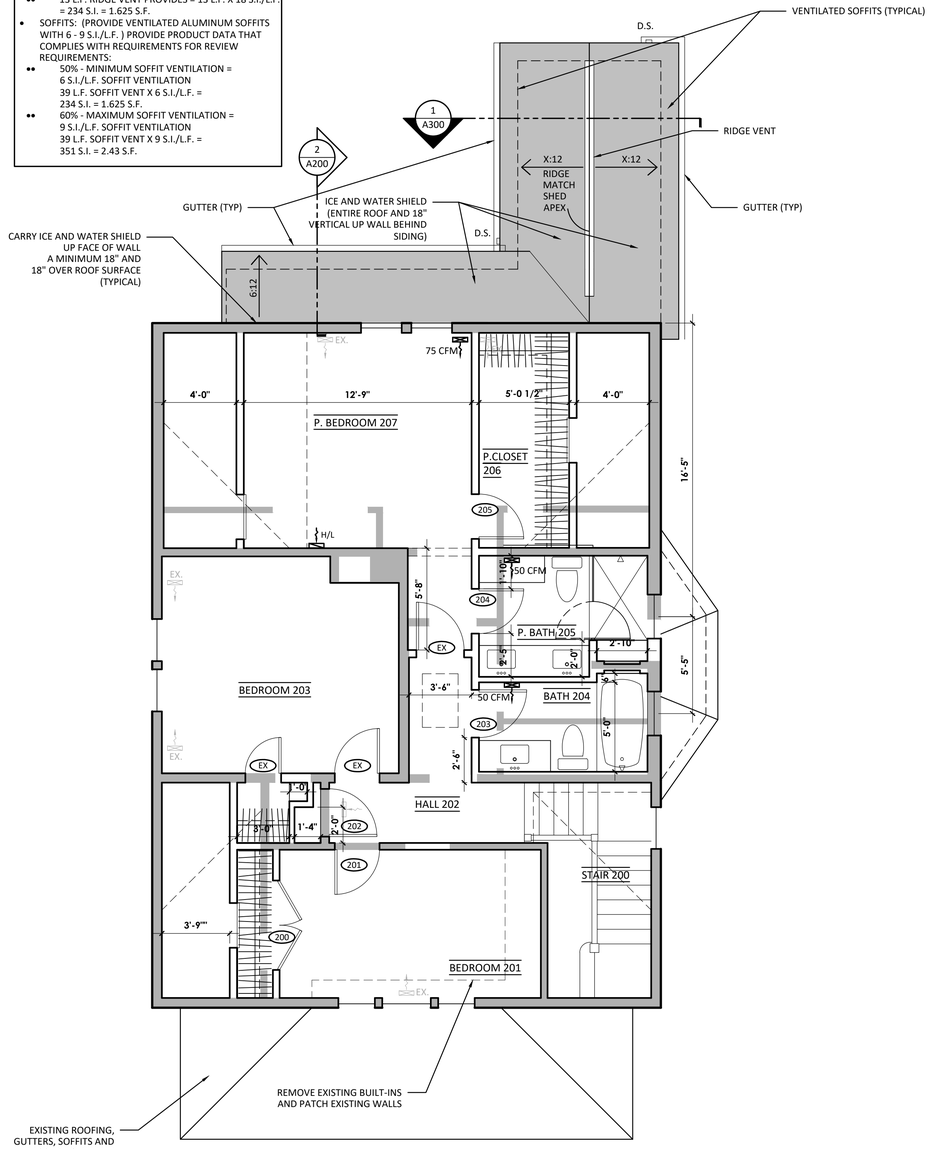
- ROOF AREA = 166 S.F.
- 166/300 = .56 S.F. (80 S.I.) TOTAL VENTILATION REQ'D
- RIDGE VENT: AIR VENT SHINGLE VENT II (PROVIDES 18 S.I./L.F.)
  - 13 L.F. RIDGE VENT PROVIDES = 13 L.F. X 18 S.I./L.F. = 234 S.I. = 1.625 S.F.
- SOFFITS: (PROVIDE VENTILATED ALUMINUM SOFFITS WITH 6 - 9 S.I./L.F.) PROVIDE PRODUCT DATA THAT COMPLIES WITH REQUIREMENTS FOR REVIEW REQUIREMENTS:
  - 50% - MINIMUM SOFFIT VENTILATION = 6 S.I./L.F. SOFFIT VENTILATION 39 L.F. SOFFIT VENT X 6 S.I./L.F. = 234 S.I. = 1.625 S.F.
  - 60% - MAXIMUM SOFFIT VENTILATION = 9 S.I./L.F. SOFFIT VENTILATION 39 L.F. SOFFIT VENT X 9 S.I./L.F. = 351 S.I. = 2.43 S.F.

FIREBLOCKING SHALL BE LOCATED IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS
  - VERTICALLY AT THE CEILING AND THE FLOOR LEVELS
  - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
- AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES FOR SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STINGERS AT THE TOP AND BOTTOM OF THE RUN
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT THE CEILING AND THE FLOOR LEVELS.

WALL LEGEND

- EXISTING WALL
- NEW WALL
- EXISTING WALL TO BE REMOVED



1 SECOND FLOOR PLAN
1/4" = 1'-0"

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ARLINGTON HTS, IL 60004

FILPI RESIDENCE

no.	revision	init.	date
	PERMIT SET		1/26/22

SECOND FLOOR AND ROOF PLANS

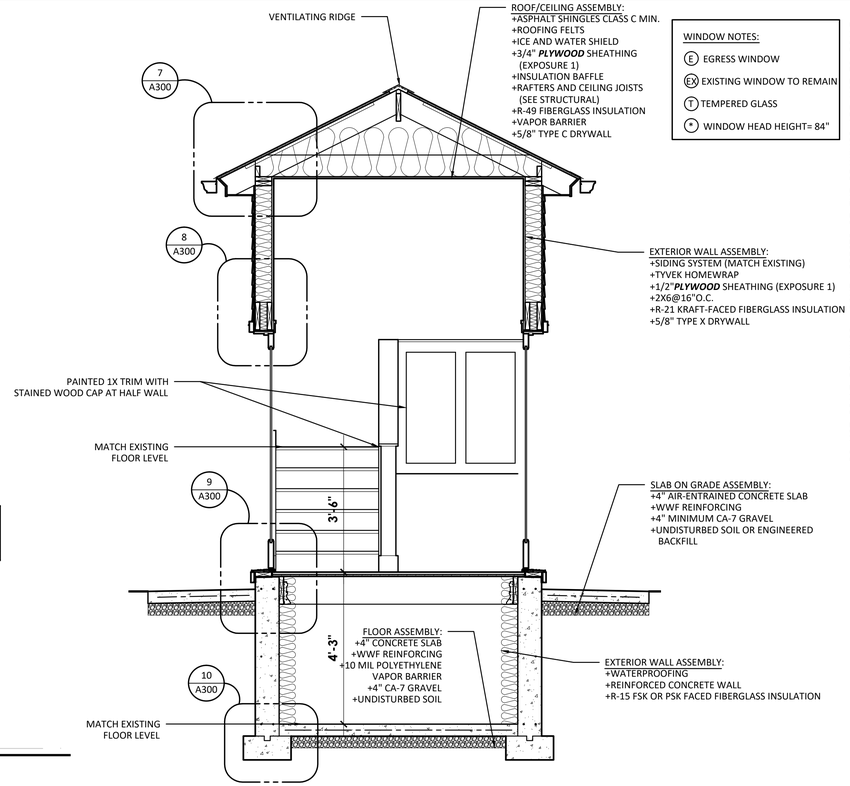
date	drawn by	checked by

Job No. FILPI

Sheet No. A101



4 EAST ELEVATION
1/4" = 1'-0"



2 BUILDING SECTION
1/2" = 1'-0"

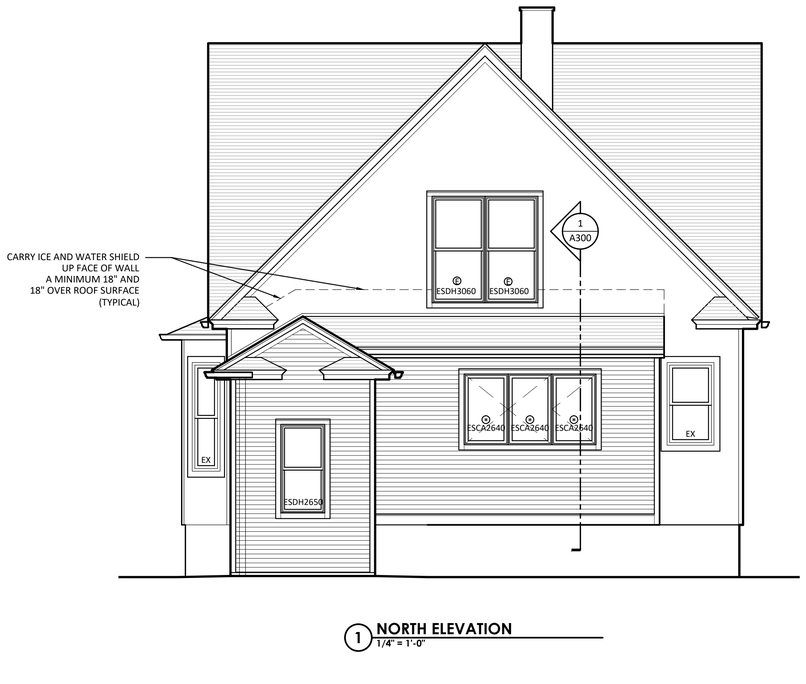
WINDOW NOTES:
- (E) EGRESS WINDOW
- (EX) EXISTING WINDOW TO REMAIN
- (T) TEMPERED GLASS
- (*) WINDOW HEAD HEIGHT= 84"

MATERIAL LIST

SIDING:	EXISTING SIDING TO REMAIN - NEW SIDING TO MATCH EXISTING SIDING
TRIM:	NEW TRIM TO MATCH EXISTING - WRAPPED ALUMINUM
WINDOWS:	"STONE WHITE", ESSENTIAL WINDOWS BY MARVIN
GUTTERS/LEADERS:	PREFINISHED ALUMINUM, WHITE TO MATCH EXISTING
ROOF SHINGLES:	MATCH EXISTING - TEXTURED ASPHALT SHINGLES BY GAF
FOUNDATION:	EXISTING TO REMAIN



3 WEST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

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ARLINGTON HTS, IL 60004

FILPI RESIDENCE

no.	revision	init.	date
	PERMIT SET		1/26/22

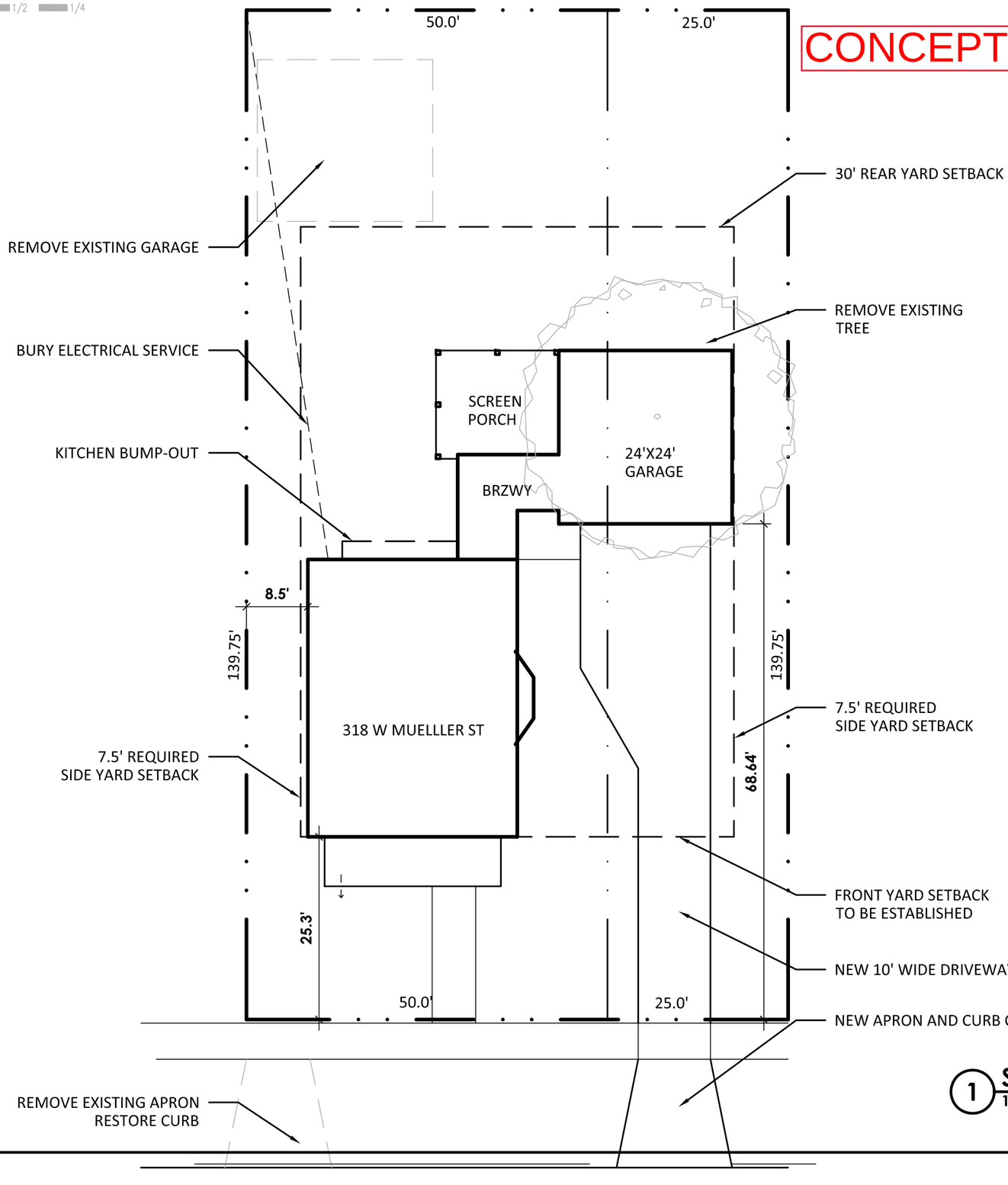
EXTERIOR ELEVATIONS

date | drawn by | checked by

Job No. **FILPI**

Sheet No. **A200**

CONCEPT FOR FUTURE GARAGE



1 **SITE PLAN**
1/16" = 1'-0"

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A0

6.18.21

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TAMA AND CHRIS FILPI

318 W MUELLER ST, ARLINGTON HEIGHTS, IL 60004

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: 318 W Mueller St – Subdivision to Consolidate, Variation to Waive Fee-in-lieu of On-site Detention

PC#: 22-003– Round 1

Date: April 7, 2022

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam...

I have no comments or objections to the request to consolidate the lots.

RECEIVED
APR 08 2022
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Village of Arlington Heights
Public Works Department

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Director of Public Works
Date: April 20, 2022
Subject: 318 W Mueller #22-003 Round 1

Public Works has no comments at this time

C. file

PLAN COMMISSION PC #22-003
318 W Mueller Street Lot Consolidation
318 W Mueller Street
Round 1 - revised

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. Per Section 29-501 of the Subdivision Control Regulations, the public improvements required is a storm sewer system for detention meeting specifications of Chapter 22 and 23 of the Municipal Code and the design regulations of the Manual of Practice. Taking into consideration the nature of the lot consolidation, this would qualify under section 3.05E Small Developments of the Manual of Practice which allows the Village Engineer to exempt the petitioner from requiring the detention for a fee-in-lieu of detention at $1 per cubic foot of required storage. The fee-in-lieu for the lot consideration is $2,862. This fee will be reflected in the fee letter.

13. The petitioner has requested a variation from the fee-in-lieu of detention. Detention and fee-in-lieu of detention is a code requirement, Village staff does not have the authority to grant a variance to code. Administrative exception to a code requirement can only be granted by the Village Board.

14. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

Preliminary Plat of Subdivision:

15. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #1, 2, 4-6, and 8-10 are complete. Use the checklist to complete the rest of the items.
    a) Item 7, dimension Mueller St on the plat.
    b) Item 11, provide a 5 ft public utility and drainage easement along the east, west, and rear property line.
    c) Item 12, provide the side yard and rear yard building setback lines.
    d) Item 13, provide the names and last known addresses of the owners of the land immediately adjoining the land proposed to be subdivided (consolidated).

16. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks

4/21/22

Michael L. Pagones, P.E. Date
Village Engineer

Attachments:
Preliminary Plat of Subdivision Checklist (1 page)
Final Plat of Subdivision Checklist (3 pages)
Contacts for Plat Signatures (1 page)
Sample Utility Signature Blocks (1 page)
Fee in Lieu calculation

Preliminary Plat of Subdivision Checklist

Municipal Code Section 29-201(b)(1 – 13)

- ○ 1. The name of the proposed subdivision.
- ○ 2. A north-point indication, scale, date of preparation of the Preliminary plat, and by whom prepared.
- ○ 3. A legal description of land proposed to be subdivided, by section, township and range, and other terms as used in describing land on the records of the Recorder of Deeds or Registrar of Titles, Cook County, Illinois.
- ○ 4. Sufficient information to locate accurately the proposed subdivision in relation to its general neighborhood, by means of references to streets, railroad lines, recorded plats, etc. If the foregoing references cannot be made, then a vicinity plat showing the location of the proposed subdivision, drawn to a smaller scale, shall accompany the Preliminary plat.
- ○ 5. The description and location of all survey monuments, existing and to be erected, in the area of the proposed subdivision.
- ○ 6. The boundary lines of the proposed subdivision, drawn to accurate scale and bearing, and a statement of the total area encompassed by the boundary lines.
- ○ 7. The location and dimensions of streets, easements, improvements and utilities within and immediately contiguous to the proposed subdivision, as well as the location and dimensions of major features such as railroad lines, airports, water courses, lakes and exceptional topography.
- ○ 8. The location, dimensions and layout of proposed streets, alleys, and sidewalks of the proposed subdivision.
- ○ 9. The layout, number, dimensions and area of each lot of the proposed subdivision.
- ○ 10. The location, dimensions and layout of all parcels of land intended to be dedicated for public use, such as parks and other open spaces, or reserved for the use of all subdivision property owners, together with an indication of the nature of each such use within the proposed subdivision.
- ○ 11. The location, dimensions and layout of all public utility easements in the proposed subdivision.
- ○ 12. The location and dimensions of all building setback lines in the proposed subdivision.
- ○ 13. The names and last known addresses of the owners of the land proposed to be subdivided, the subdivider and all owners of land immediately adjoining the land proposed to be subdivided.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Final Plat of Subdivision Checklist
Municipal Code Section 29-209(a – t)

- ○ a. The date of preparation of the final plat and by whom prepared.
- ○ b. The boundary of the plat, based on accurate traverse, with angles and lineal dimensions.
- ○ c. All permanent survey monuments, markers and bench marks.
- ○ d. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all cross walkways.
- ○ e. True angles and distances to the nearest established street lines or official monuments, not less than three.
- ○ f. Municipal, township, county and section lines accurately tied to the lines of the subdivision by distances and angles.
- ○ g. Radii, internal angles, points and curvatures, tangent bearings and lengths of all arcs.
- ○ h. All easements for rights of way established for public use and utilities.
- ○ i. All lot numbers and lines, with accurate dimensions given in hundredths of feet.
- ○ j. Accurate outlines and legal descriptions of all areas dedicated or reserved for public use, with the proposed uses indicated thereon; and all areas to be reserved by deed covenant for the common use of all property owners; together with the proposed uses indicated thereon.
- ○ k. The text of protective covenants, approved by the Plan Commission, relating to the proposed subdivision.
- ○ l. An endorsement by the County Clerk in the form acceptable to Cook County, that there are no delinquent, forfeited, foreclosed or purchased general taxes, or unpaid current general taxes, against the land proposed to be subdivided.
- ○ m. A summary of all restrictions applicable to any part of such subdivision concerning building restrictions, use restrictions, building setback lines and similar matters.
- ○ n. A deed of dedication in the form set forth in Section 29-217(a):
  The Final plat shall contain a deed of dedication substantially as follows:

  "We, the undersigned, (Names), owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as (Name), an addition to the Village of Arlington Heights, Cook County. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public. Front and side yard building setback lines are established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure. There are strips of ground, (Number) feet in width, as shown on this plat and marked 'Easement' reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon

these strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Plan Commission or Village Board; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 20____ [25 year period is suggested], at which time said covenants (or restrictions) shall be automatically extended for successive periods of ten years unless indicated otherwise by negative vote of a majority of the then owners of the building sites covered by these covenants (or restrictions), in whole or in part, which said vote will be evidenced by a petition in writing signed by the owners and duly recorded. Invalidation of any one of the foregoing covenants (or restrictions) by judgment or court order shall in no way affect any of the other various covenants (or restrictions), which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

WITNESS our hands and seals this ____ day of _____, 20____.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

Before me the undersigned Notary Public, in and for the County and State aforesaid, personally appeared (Names), and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my hand and notarial seal this _____ day of 20 _____.

_____
Notary Public"

○ o. A blank certificate of approval in the form set forth in Section 29-217(b). The Final plat shall contain a certificate of approval as follows:

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

APPROVED by the Plan Commission at a meeting held _____

_____
Chairman

_____

Secretary

APPROVED by the Village Board of Trustees at a meeting held _____

_____

President

_____

Village Clerk

APPROVED by the Village Collector

_____

APPROVED by the Village Engineer

_____"

○ p. A certification by a registered surveyor in the form set forth in Section 29-217(c). The Final plat shall contain a certificate signed by an Illinois Registered Land Surveyor in substantially the following form:

"I, (Name), hereby certify that I am an Illinois Registered Land Surveyor in compliance with the laws of the State of Illinois, and that this plat correctly represents a survey completed by me on (Date); that all monuments and markers shown thereon actually exist, and that I have accurately shown the materials that they are made of.

_____

Signature

(SURVEYOR'S SEAL)

Illinois Land Surveyor
No. _____"

○ q. A notarized statement from the owner indicating the school district in which each tract, parcel, lot or block lies.

○ r. A certificate in the form as required by the Illinois Department of Transportation or Cook County Highway Department, respectively, when any new street or new driveway will access one of these Department's streets.

○ s. The parcel index numbers of all lots contained within the plat shall be included on the plat of subdivision.

○ t. A block stating "Send Tax Bill To: (Name/Address)." The actual name and address shall be provided by the developer.

○ u. Provide a location to identify the address of each new lot.

The Village of Arlington Heights Municipal Code can be accessed over the internet at www.vah.com .

Contacts for Plat Signatures

Mr. Frank Gautier **Comcast Cable** 688 Industrial Drive Elmhurst, IL 60126	224-229-5850 Ted_Wyman@comcast.com Alternates: Bob Schulter (Department Supervisor), Martha Agieras (Assistant) Bob_Schulter@comcast.ncom Martha_Gieras@comcast.com *Per Frank: Request that completed plat data be shared with Comcast in advance of signature, and that the plat be physically provided at their 688 Industrial Drive office at a mutually agreed date and time.*
Mr. Mark Cozzi **ComEd** Three Lincoln Center, 4th Floor Oakbrook Terrace, IL 60181	630-576-6530 Mark.Cozzi@ComEd.com
Ms. Gwen Borjon **NICOR Gas** 1844 W Ferry Rd Naperville, IL 60563	630-388-2976 gborjon@southernco.com
Ms. Sue E. Manshum ROW Engineer **Ameritech** 1391 Abbot Ct Buffalo Grove, IL 60089	847-465-6086 sm9231@att.com
Mr. Dominick Silvio **WOW Internet Cable** 4350 Weaver Parkway Warrenville, IL 60555	630-536-3121 dominick.silvio@wowinc.com
Ms. Abigail Robinson **IDOT Permits** 201 W Center Court Schaumburg, IL 60196	847-705-4541 Abigail.L.Robinson@illinois.gov
Mr. Michael Sterr, P.E. Permit Division Head, Construction Bureau **Cook County Department of Transportation and Highways** 69 W Washington St 24th Floor Chicago, IL 60602	312-603-1670 michael.sterr@cookcountyil.gov hwy.permits@cookcountyil.gov

Sample Signature Blocks

COMMONWEALTH EDISON COMPANY
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

AMERITECH/SBC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

NICOR GAS
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

COMCAST CABLE
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

WIDE OPEN WEST, LLC
EASEMENT APPROVED AND ACCEPTED

BY: _____ DATE: _____, 20__

TITLE: _____

Cook County Signature Block:

This plat has been approved by the Cook County Highway Department with respect to roadway access pursuant to 765 ILCS 205/2. However, a Highway Permit, conforming to the standards of the Cook County Highway Department is required by the owner of the property for this access.

_____

Superintendent of Highways
Cook County, Illinois

4/20/2022

318 W Mueller Street Lot Consolidation
Detention Calculation Verification: PC # 22-003____
Site Requirements

Site Area =	0.24 Acres	Pervious=	0.15 Acres
Allowed Release Rate (Area x 0.18cfs/Ac) =	0.044 cfs	Impervious=	0.092 Acres
Weighted "C" Factor =	0.671	Water=	0.000 Acres
		Synth Turf=	0.000 Acres

A	B	C	D	E	F	G	H	J	K
Runoff Factor "C"	Storm Duration		**Updated** Rainfall Intensity "I"	Site Area "A"	Inflow Rate (CxIxA)	Release Rate	Storage Rate	Storage Required	
	(min)	(hrs)	(in/hr)	(acres)	(cfs)	(cfs)	(cfs)	(cu-ft)	(Ac-ft)
0.671	5	0.083	12.34	0.24	2.00	0.044	1.96	586	0.013
0.671	10	0.167	10.80	0.24	1.75	0.044	1.71	1028	0.024
0.671	15	0.25	9.26	0.24	1.50	0.044	1.46	1314	0.030
0.671	20	0.33	7.97	0.24	1.29	0.044	1.25	1485	0.034
0.671	30	0.50	6.34	0.24	1.03	0.044	0.99	1774	0.041
0.671	40	0.67	5.27	0.24	0.86	0.044	0.81	1958	0.045
0.671	50	0.83	4.52	0.24	0.73	0.044	0.69	2062	0.047
0.671	60	1.00	4.03	0.24	0.65	0.044	0.61	2197	0.050
0.671	90	1.50	3.03	0.24	0.49	0.044	0.45	2419	0.056
0.671	120	2.00	2.49	0.24	0.40	0.044	0.36	2594	0.060
0.671	180	3.00	1.83	0.24	0.30	0.044	0.25	2734	0.063
0.671	240	4.00	1.48	0.24	0.24	0.044	0.20	2827	0.065
0.671	300	5.00	1.25	0.24	0.20	0.044	0.16	2862	0.066
0.671	360	6.00	1.07	0.24	0.17	0.044	0.13	2803	0.064
0.671	420	7.00	0.97	0.24	0.16	0.044	0.11	2860	0.066
0.671	480	8.00	0.87	0.24	0.14	0.044	0.10	2801	0.064
0.671	540	9.00	0.79	0.24	0.13	0.044	0.08	2731	0.063
0.671	600	10.00	0.72	0.24	0.12	0.044	0.07	2625	0.060
0.671	660	11.00	0.67	0.24	0.11	0.044	0.06	2566	0.059
0.671	720	12.00	0.62	0.24	0.10	0.044	0.06	2448	0.056
0.671	1080	18.00	0.45	0.24	0.07	0.044	0.03	1884	0.043
0.671	1440	24.00	0.36	0.24	0.06	0.044	0.01	1249	0.029
					A*D*E		F-G	C*H*3600	J/43560

Max Volume = 0.066 Acre-Ft
= 2,862 cu-ft

Orifice Computation

			Free Flow	Submerged Flow
1) Allowed Release Rate, Q(cfs)	0.044			
2) High Water Elevation				0.00
3) Outfall Water Elevation	-		-	0.00
4) Invert Elevation				0.00
5) Diameter of Restrictor (inch)				0
6) Cross Section Area (sq ft)	-		0.000	0.000
7) Head (ft)	h =	0.00	0.00	0.00
8) Discharge Coefficient				0.00

Square Edge 0.79 - 0.82
Round Edge 0.93 - 0.98
Sharp Edge 0.58 - 0.64 <-- Most common=0.61
Projecting 0.50

Q = C*a*(sqrt 2*g*h)

Orifice area: $a = \frac{Q}{C*(\sqrt{2*g*h})}$

Q (cfs) = 0.00 0.000

a(sq ft) = ###### dia(in) = #DIV/0!

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number _____

Project Name _____

Project Location _____

Planning Department Contact _____

General Comments

_____

_____

_____

_____

_____

_____

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_____

_____

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_____

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_____

_____

_____

NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW

Date _____ Reviewed By: _____

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Mueller Street Lot Consolidation
318 W Mueller St

Round 1 Review Comments **04/12/2022**

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.

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.

   - Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

A. O. #330
Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Approved by:

583
Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: policemail@vah.com.

Completed forms may also be printed and submitted in the following manner:

Print Form (To Mail)

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL. 60005
Attention: Police Administration

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes Phone number:

Alarm Company Name

HEALTH SERVICES DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.
Petitioner: Christopher A Filpi

Owner: Christopher A Filpi

Contact Person: Christopher A Filpi
Address: 318 W. Mueller St.
Arlington Heights, IL 60004
Phone #: 847/577-0913
Fax #: n/a
E-Mail: cfilpi@yahoo.com

P.I.N.# 03-30-230-015-0000 & 03-30-230-021-0000
Location: 318 W. Mueller St., A. Heights, IL 60004
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: ✔
# of Lots: 2 Current: 2 Proposed: 1
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: _____ For: _____

Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 10,481
# of Units Total: _____
1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

No comments from this Department

Jeff Bohner 4/8/22
Environmental Health Officer Date

James McCalister 4/8/22
Director Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 22-003
Petitioner: Christopher A Filpi

Owner: Christopher A Filpi

Contact Person: Christopher A Filpi
Address: 318 W. Mueller St.
Arlington Heights, IL 60004
Phone #: 847/577-0913
Fax #: n/a
E-Mail: cfilpi@yahoo.com

P.I.N.# 03-30-230-015-0000 & 03-30-230-021-0000
Location: 318 W. Mueller St., A. Heights, IL 60004
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: ✔
# of Lots: 2 Current: 2 Proposed: 1
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: _____ For: _____
Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 10,481
# of Units Total: _____
1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

	YES	NO	
1.	X		COMPLIES WITH COMPREHENSIVE PLAN?
2.	X		COMPLIES WITH THOROUGHFARE PLAN?
3.		X	VARIATIONS NEEDED FROM ZONING REGULATIONS? (See below.)
4.	X		VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS? (See below.)
5.	X		SUBDIVISION REQUIRED?
6.		X	SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED? (See below.)

Comments:

PLEASE SEE ATTACHED COMMENTS, #7 - #22

Sam Hubbari

Date

Planning & Community Development Dept. Review

April 19, 2022

REVIEW ROUND 1

Project: 318 W. Mueller St.
Proposed Subdivision to Consolidate

Case Number: PC 21-007

General:

7. The following approvals are required:
   a. **Preliminary & Final Plat of Subdivision to subdivide two lots into one lot.**
   b. **Variation from Chapter 29, Section 29-501f, to waive the requirement for a fee-in-lieu of onsite detention.**

8. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, ***no less than one week*** prior to the tentative June 8th Plan Commission hearing date.

9. Please note that payment of all applicable engineering fees and the provision of all applicable surety bonds, public improvement deposits, and maintenance guarantees must be provided ***one week prior*** to appearing before the Village Board for Final Plat approval.

10. The Wheeling Township Assessor's office is in the process of compiling a list of all PIN #'s of property within 250' of the subject property. This list will be provided to you under separate cover and you must use the method as described by the township office to look up the property owner information for each of the PIN's on the list. Please note that the public notification letter must go to the **taxpayer of record of each PIN**, and not to the actual property address of the PIN. Please provide a draft of the notification letter to me at your convenience (see zoning application for a template to follow for said letter).

11. Please ensure that the revised Plat of Subdivision includes a revision date.

12. All revised and resubmitted documents must be provided in paper format and electronic format.

Final Plat of Subdivision:

13. Please revise the title of the Plat to read:

FILPI CONSOLIDATION
A Final Plat of Subdivision of

14. It is assumed that you are proceeding with both Preliminary and Final Plat of Subdivision as one process. Please confirm this to be accurate. Under this assumption, the language "Preliminary not for recording" shall be removed from the Plat. Please note that a $100 filing fee is required if the project is proceeding with Preliminary and Final Plat of Subdivision as two separate processes.

15. Per Section 29-201b and 29-209d of Chapter 29, the width of the Mueller Street ROW shall be added to the Plat.

16. Section 29-201b.12 requires the side (7.5') and rear yard (30') setbacks be shown on the Plat.

17. Section 29-201b.13 requires the names and addresses of certain owners of land be added to the plat.

18. Section 29-309 requires a 5' public utility easement along the rear of the property and along the sides of the property. Please incorporate on the plat document and add the signature certificates for all utility companies.

19. Per Section 29-209l., the County Clerk Certificate must be added to the Plat.

20. The Land Owner Certificate shall be retitled "Deed of Dedication", and shall mirror the language found in Section 29-209n. The 2nd and 3rd paragraphs can be omitted since there are no covenants proposed. The Deed of Dedication can include the statement on school districts, as required by Section 29-209q.

21. The Village Collector and Village Engineer certificates shall appear below, and as a part of, the Village of Arlington Heights certificate.

22. Per Section 29-209t., a block directing where the tax bill is to be sent shall be added to the Plat of Subdivision.

Prepared by: 

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

7A

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C.
Petitioner: Christopher A FIlpi

Owner: Christopher A Filpi

Contact Person: Christopher A Filpi
Address: 318 W. Mueller St.
Arlington Heights, IL 60004
Phone #: 847/577-0913
Fax #: n/a
E-Mail: cfilpi@yahoo.com

P.I.N.# 03-30-230-015-0000 & 03-30-230-021-0000
Location: 318 W. Mueller St., A. Heights, IL 60004
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: ✔
# of Lots: 2 Current: 2 Proposed: 1
PUD: _____ For: _____
Special Use: _____ For: _____
Land Use Variation: _____ For: _____

Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 10,481
# of Units Total: _____
1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

LANDSCAPE & TREE PRESERVATION:

	YES	NO
1. Complies with Tree Preservation Ordinance	N/A	
2. Complies with Landscape Plan Ordinance	N/A	
3. Parkway Tree Fee Required (See below.)		

Comments:

No comments

Coordinator 4/21/22 Date

PLAN COMMISSION PC #22-003
318 W Mueller Street Lot Consolidation
318 W Mueller Street
Round 1 – Petitioner Responses

Engineering Department Comments:

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.

Petitioner Response: The petitioner acknowledges this understanding.

12. Since a subdivision is being proposed the plans must meet all subdivision requirements. Final engineering plans for all public improvements must be approved prior to the final plat of subdivision approval. Per Section 29-501 of the Subdivision Control Regulations, the public improvements required is a storm sewer system for detention meeting specifications of Chapter 22 and 23 of the Municipal Code and the design regulations of the Manual of Practice. Taking into consideration the nature of the lot consolidation, this would qualify under section 3.05E Small Developments of the Manual of Practice which allows the Village Engineer to exempt the petitioner from requiring the detention for a fee-in-lieu of detention at $1 per cubic foot of required storage. The fee-in-lieu for the lot consideration is $2,862. This fee will be reflected in the fee letter.

Petitioner Response: The petitioner acknowledges the fee reflected in this letter and is requesting a variation from the fee-in-lieu of detention from the Village Board.

13. The petitioner has requested a variation from the fee-in-lieu of detention. Detention and fee-in-lieu of detention is a code requirement, Village staff does not have the authority to grant a variance to code. Administrative exception to a code requirement can only be granted by the Village Board.

Petitioner Response: The petitioner acknowledges the fee reflected in this letter and is requesting a variation from the fee-in-lieu of detention from the Village Board.

14. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

Petitioner Response: The petitioner acknowledges and accepts this understanding.

Preliminary Plat of Subdivision:

15. The plat was reviewed against the attached Preliminary Plat of Subdivision Checklist. Items #1, 2, 4-6, and 8-10 are complete. Use the checklist to complete the rest of the items.

a) Item 7, dimension Mueller St on the plat.
b) Item 11, provide a 5 ft public utility and drainage easement along the east, west, and rear property line.
c) Item 12, provide the side yard and rear yard building setback lines.
d) Item 13, provide the names and last known addresses of the owners of the land immediately adjoining the land proposed to be subdivided (consolidated).

Petitioner Response: The petitioner provided both the Preliminary and Final Plat of subdivision checklists items to our surveyor who revised the plat. Please see the plat revisions.

16. For the Final Plat of Subdivision, use the attached Final Plat of Subdivision Checklist. The elementary school district is Consolidated Community School District #25, Township High School District #214, Harper Community College District #512. Add the utility signature blocks

Petitioner Response: The petitioner communicated the requirements with the surveyor who created the plat. Please see the plat revisions.

Police Department Comments:

1. **Character of use:**
   The character of use is consistent with the area and is not a concern.

   Petitioner Response: The petitioner acknowledges the comment.

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.

   Petitioner Response: The petitioner acknowledges the comments related to adequate lighting.

3. **Present traffic problems?**
   There are no traffic problems at this location.

   Petitioner Response: The petitioner acknowledges the lack of traffic problems at this location.

4. **Traffic accidents at particular location?**
   This is not a problem area in relation to traffic accidents.

   Petitioner Response: The petitioner acknowledges that the property 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.

   Petitioner Response: The petitioner acknowledges the development should not create any additional traffic problems.

6. **General comments:**

   –Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information must be provided to the Arlington Heights Police Department during all construction phases. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

   Petitioner Response: The petitioner will submit an emergency information/contact card to be on file with the Arlington Heights Police Department.

   --Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

   Petitioner Response: The petitioner acknowledges the comments with respect to the landscaping.

Planning & Community Development Department Review Comments:

7. The following approvals are required:

    a. **Preliminary & Final Plat of Subdivision to subdivide two lots into one lot.**
    b. **Variation from Chapter 29, Section 29-501f, to waive the requirement for a fee-in-lieu of onsite detention.**

Petitioner Response: The petitioner acknowledges the need for the above listed approvals.

8. Please note that the Final Plat, as approved by the Engineering Dept., must be printed on mylar and submitted to the Village, with signatures obtained from all parties except those to be coordinated by the Village, ***no less than one week*** prior to the tentative June 8th Plan Commission hearing date.

Petitioner Response: The petitioner acknowledges the deadlines with respect to the final plat.

9. Please note that payment of all applicable engineering fees and the provision of all applicable surety bonds, public improvement deposits, and maintenance guarantees must be provided ***one week prior*** to appearing before the Village Board for Final Plat approval.

Petitioner Response: The petitioner acknowledges the requirement to pay all necessary fees one week prior to appearing before the Village Board for Final Plat approval.

10. The Wheeling Township Assessor's office is in the process of compiling a list of all PIN #'s of property within 250' of the subject property. This list will be provided to you under separate cover and you must use the method as described by the township office to look up the property owner information for each of the PIN's on the list. Please note that the public notification letter must go to the **taxpayer of record of each PIN**, and not to the actual property address of the PIN. Please provide a draft of the notification letter to me at your convenience (see zoning application for a template to follow for said letter).

Petitioner Response: The petitioner acknowledges the notification requirements as stated above.

11. Please ensure that the revised Plat of Subdivision includes a revision date.

Petitioner Response: The petitioner provided this requirement to our surveyor for inclusion. Please see the plat revisions.

12. All revised and resubmitted documents must be provided in paper format and electronic format.

Petitioner Response: The petitioner is working with Sam Hubbard to ensure all the documents are in the required format.

Final Plat of Subdivision:

13. Please revise the title of the Plat to read:

FILPI CONSOLIDATION

A Final Plat of Subdivision of

Petitioner Response: The petitioner provided this requirement to our surveyor for inclusion. Please see the plat revisions.

14. It is assumed that you are proceeding with both Preliminary and Final Plat of Subdivision as one process. Please confirm this to be accurate. Under this assumption, the language "Preliminary not for recording" shall be removed from the Plat. Please note that a $100 filing fee is required if the project is proceeding with Preliminary and Final Plat of Subdivision as two separate processes.

Petitioner Response: The petitioner wishes to proceed with both the Preliminary and Final Plat of subdivision as one process.

15. Per Section 29-201b and 29-209d of Chapter 29, the width of the Mueller Street ROW shall be added to the Plat.

Petitioners Response: The petitioner provided this requirement to our surveyor for inclusion. Please see the plat revisions.

16. Section 29-201b.12 requires the side (7.5') and rear yard (30') setbacks be shown on the Plat.

Petitioner Response: The petitioner provided this requirement to our surveyor for inclusion. Please see the plat revisions.

17. Section 29-201b.13 requires the names and addresses of certain owners of land be added to the plat.

Petitioner Response: The petitioner provided this requirement to our surveyor for inclusion. Please see the plat revisions.

18. Section 29-309 requires a 5' public utility easement along the rear of the property and along the sides of the property. Please incorporate on the plat document and add the signature certificates for all utility companies.

Petitioner Response: The petitioner provided this requirement to our surveyor for inclusion. Please see the plat revisions.

19. Per Section 29-209l., the County Clerk Certificate must be added to the Plat.

Petitioner Response: The petitioner provided this requirement to our surveyor for inclusion. Please see the plat revisions.

20. The Land Owner Certificate shall be retitled "Deed of Dedication", and shall mirror the language found in Section 29-209n. The 2nd and 3rd paragraphs can be omitted since there are no covenants proposed. The Deed of Dedication can include the statement on school districts, as required by Section 29-209q.

Petitioner Response: The petitioner provided this requirement to our surveyor for inclusion. Please see the plat revisions.

21. The Village Collector and Village Engineer certificates shall appear below, and as a part of, the Village of Arlington Heights certificate.

Petitioner Response: The petitioner provided this requirement to our surveyor for inclusion. Please see the plat revisions.

Per Section 29-209t., a block directing where the tax bill is to be sent shall be added to the Plat of Subdivision.

Petitioner Response: The petitioner provided this requirement to our surveyor for inclusion. Please see the plat revisions.

PLAN COMMISSION PC #22-003
318 W Mueller Street Lot Consolidation
318 W Mueller Street
Round 2 – Final Plat

17. The petitioner's response to Comment Nos. 11, 14, and 15 are acceptable.

18. The petitioner's response to Comment No. 12 and 13 is noted. A ruling has not yet been made on the requested variance to waive the fee-in-lieu of detention. The Engineering Division is not in favor of granting the requested variance. The area is tributary to a combined sewer system, and the fee-in-lieu would apply to future system improvements.

19. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

5/20/22

Michael L. Pagones, P.E. Date
Village Engineer

Planning & Community Development Dept. Review

May 24, 2022

REVIEW ROUND 2

Project: 318 W. Mueller St.
Proposed Subdivision to Consolidate

Case Number: PC 21-007

General:

23. The responses to the following comments are acceptable: #7 and #11 - #22.

24. The response to comment #8 is noted. The Planning Department and the Engineering Division have no further comments on the Final Plat and it is now ready to be printed on mylar and signatures obtained. Please refer to the Contacts for Plat Signatures document provided as part of the Round 1 review comments for contacts at the various utility companies. The Village will obtain all signatures within the Village of Arlington Heights Certificate and the County Clerk Certificate after all other signatures have been obtained and the signed mylar is submitted to the Village. All other signatures are your responsibility to obtain. Please be aware that the signed mylar must be submitted no later than June 15th to be eligible for the June 22nd Plan Commission meeting. Finally, please note that some of the utility company contacts may have changed since the Round 1 comments were provided and you can try these alternative contacts if the individuals on the Contacts for Plat Signatures document are no longer with their respective utility companies:

    Nicor
    Matthew Erickson
    Supervisor Land Management
    Office: 630-388-2969
    Cell: 224-242-2340
    Email: mericks@southernco.com

    Or: Rebecca Luginbill at x2rlugin@southerncom.com

    WOW
    Alonzo Escatel
    Email: alonzo.escatel@astound.com

25. The response to comment #9 is noted. The Engineering Division will prepare a letter outlining the required fees that must be received no later than one week prior to Village Board consideration of the Final Plat. This letter will be provided to you by June 1st.

26. The response to comment #10 is noted. Please be aware that the signage must be installed and the letters to neighboring property owners must be sent no later than June 7th. Per previous correspondence, please provide a draft of the signage and letter to me no later than May 30th.

Prepared by: _____

PLAN COMMISSION PC #22-003
318 W Mueller Street Lot Consolidation
318 W Mueller Street
Round 2 – Petitioner Responses

Engineering Department Comments:

18. The petitioner's response to Comment No. 12 and 13 is noted. A ruling has not yet been made on the requested variance to waive the fee-in-lieu of detention. The Engineering Division is not in favor of granting the requested variance. The area is tributary to a combined sewer system, and the fee-in-lieu would apply to future system improvements.

Petitioner Response: The petitioner acknowledges that the Engineering division is not in favor of the requested variance, which can only be granted by the Village Board. However, the petitioner maintains that consolidation of the two lots will not place additional strain on the sewer system, so whether the lots are located near a combined sewer tributary is immaterial. The petitioner wishes to continue to pursue the variance from the fee-in-lieu of detention from the Village Board.

19. The Final Plat of Subdivision must be reviewed and approved by Engineering prior to final Plan Commission approval. The original signed mylar Final Plat of Subdivision, containing all non-Village signatures, shall be submitted one week before the scheduled date of the final Plan Commission meeting. Village Code Section 29-209 also requires a digital copy of the plat to be provided on disk to the Village. The petitioner shall acknowledge that they accept this understanding.

Petitioner Response: The petitioner acknowledges and accepts this understanding.

PLAN COMMISSION PC #22-003
318 W Mueller Street Lot Consolidation
318 W Mueller Street
Round 2 – Petitioner Responses

Planning & Community Development Department Review Comments:

23. The response to comment #8 is noted. The Planning Department and the Engineering Division have no further comments on the Final Plat and it is now ready to be printed on mylar and signatures obtained. Please refer to the Contacts for Plat Signatures document provided as part of the Round 1 review comments for contacts at the various utility companies. The Village will obtain all signatures within the Village of Arlington Heights Certificate and the County Clerk Certificate after all other signatures have been obtained and the signed mylar is submitted to the Village. All other signatures are your responsibility to obtain. Please be aware that the signed mylar must be submitted no later than June 15th to be eligible for the June 22nd Plan Commission meeting. Finally, please note that some of the utility company contacts may have changed since the Round 1 comments were provided and you can try these alternative contacts if the individuals on the Contacts for Plat Signatures document are no longer with their respective utility companies:

    Nicor

    Matthew Erickson

    Supervisor Land Management

    Office: 630-388-2969

    Cell: 224-242-2340

    Email: mericks@southernco.com

    Or: Rebecca Luginbill at x2rlugin@southerncom.com

    WOW

    Alonzo Escatel

    Email: alonzo.escatel@astound.com

Petitioner Response: The petitioner acknowledges the approval to print the plat onto the mylar and for the need for the signatures of the utility contacts.

23. The response to comment #9 is noted. The Engineering Division will prepare a letter outlining the required fees that must be received no later than one week prior to Village Board consideration of the Final Plat. This letter will be provided to you by June 1st.

Petitioner Response: The petitioner acknowledges that there are required fees and received the letter outlining the fees on May 31st. The fees will be submitted as instructed in the letter.

24. The response to comment #10 is noted. Please be aware that the signage must be installed and the letters to neighboring property owners must be sent no later than June 7th. Per previous correspondence, please provide a draft of the signage and letter to me no later than May 30th.

Petitioner Response: The petitioner acknowledges the need for the signage and letters, and provided drafts on May 26th.

PLAN COMMISSION PROJECT TIMELINE

Project Name: 318 W Mueller St Lot Consolidation
PC Number: 22-003
Location: 318 W. Mueller St.

Requested Action:

1. Preliminary and Final Plat of Subdivision to consolidate two lots into one lot.
2. A Variation from Chapter 29, Section 29-501f, to waive the (fee-in-lieu of) onsite stormwater detention requirement.

	Date	# of Business Days
Petitioner Provides Plans needed for CPRC	02/21/22	
Conceptual Plan Review Meeting (CPRC)	03/09/22	12
Awaiting Petitioner PC Application	04/06/22	20
PC Application Submittal Date	04/06/22	-
1st Round Department Comments	04/21/22	10
Petitioner's Response – 1st Round	05/13/22	17
2nd Round Department Comments	05/24/22	7
Petitioner's Response – 2nd Round	06/01/22	5
PC Hearing	06/22/22	54 days from application date
Village Board	07/05/22	8
Potential Village Board Resolution Adoption	07/18/22	9

Village Board
7/5/2022

Item: St. Anne Home Shelter for Girls - 800 N. Fernandez Ave. - PC#22-004

Department: Planning & Community Development

Requested Action

Special Use Permit to allow a "Sheltered Care Home" on the subject property.

Variations Required

1. Variation from Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement for a traffic and parking study.

Recommendation

A public hearing was held by the Plan Commission on June 22, 2022 where Commissioner Jensen moved and Commissioner Warskow seconded:

A motion to recommend to the Village Board of Trustees, approval of PC#22-004, a Special Use Permit to allow a "Sheltered Care" home on the subject property, and the following variation:

1. A variation from Chapter 28, Section 6.12-1.3, to waive the requirement for a traffic and parking study.

This recommendation is subject to the following conditions:

1. All Maryville staff shall complete the two-week training prior to working at the facility as outlined by the petitioner in their response to the Round 1 Departmental comments. Additionally, staff shall complete frequent refresher training throughout the year to ensure that they remain knowledgeable on all topics taught during the initial two-week training.

2. An appropriate number of staff must be present on the subject property at all times, 24 hours a day, 365 days a year, so adequate supervision of the residents can be provided.

3. The petitioner must establish and follow internal screening procedures for identification and acceptance of the most appropriate candidates for residency on the subject property.

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

Roll Call Vote: Commissioners Jensen, Warskow, Ennes, Green, Sigalos, and Chair Dawson voted in favor. Motion carried.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
PC Minutes 6/22/22 - DRAFT	Minutes
Aerial	Exhibits
Project Narrative	Correspondence
Plat of Survey	Exhibits
Neighborhood Meeting Summary	Exhibits
Justification for Special Use and Variation	Exhibits
Impact to Property Values - Appraiser Analysis	Exhibits
Site Plan	Exhibits
Floor Plans	Exhibits
Department Comments - Round 1	Exhibits
Department Comments - Round 1 - Petitioner Response	Exhibits
Department Comments - Round 2	Exhibits
Department Comments - Round 2 - Petitioner Response	Exhibits
PC Timeline Tracker	Exhibits
Public Comments	Correspondence

VILLAGE OF ARLINGTON HEIGHTS

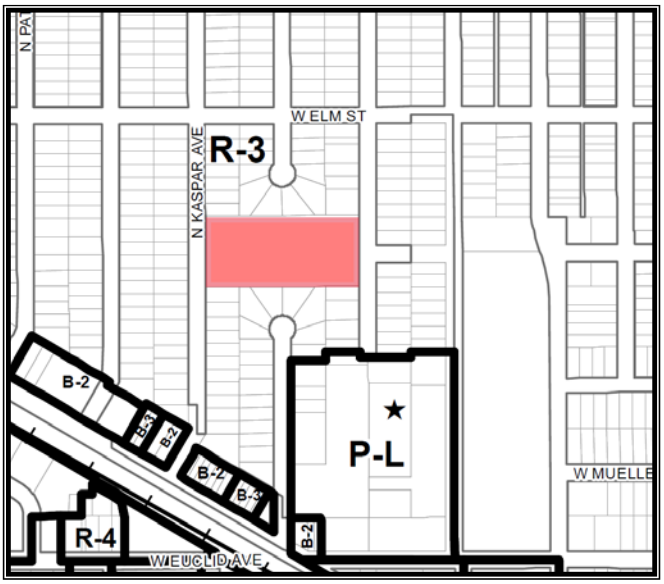
STAFF DEVELOPMENT COMMITTEE REPORT

***Project Number**: PC 22-004*
***Project Title**: St. Anne Home (Maryville)*
***Location**: 800 N. Fernandez Avenue*
***PIN**: 03-17-301-009*

***To**: Plan Commission*
***Prepared By**: Sam Hubbard, Development Planner*
***Meeting Date**: June 22, 2022*
***Date Prepared**: June 17, 2022*

***Petitioner**: Maryville Academy*
***Address**: 1150 N. River Road*
Des Plaines, IL 60016

***Existing Zoning**: R-3: One-Family Dwelling District*
***Comprehensive Plan**: Institutional*



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3: One-Family Dwelling District	Single-Family Homes	Single-Family Detached
South	R-3: One-Family Dwelling District	Single-Family Homes	Single-Family Detached
East	R-3: One-Family Dwelling District	Single-Family Homes	Single-Family Detached
West	R-3: One-Family Dwelling District	Single-Family Homes	Single-Family Detached

Requested Action:

1. Special Use Permit to allow a "Sheltered Care Home" on the subject property.

Variations Required:

1. Variation from Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement for a traffic and parking study.

Project Background:

The subject property is approximately 3.76 acres in size and bounded by Fernandez Avenue to the east and Kaspar Avenue to the west. The site is owned and occupied by Sisters of the Living Word, a religious institution whose mission is to spread the word of God through ministry. The eastern half of the subject property includes an approximately 28,725 square foot two-story building with a partial basement, as well as 52 surface parking stalls dispersed primarily around the sides and rear of the building. The western half of the site consists of an open field and a small fenced/mulched area formerly used as a children's playground. The Village is aware that Sisters of the Living Word is no longer running at full capacity and staffing has been reduced. Additionally, a portion of the building was previously leased to the Northwest Suburban Montessori School, but they have since vacated and are no longer tenants.

Maryville, a social service agency that provides a range of programs including residential care, mental health services, healthcare services, family support services, educational offerings and youth development programs through-out the Chicagoland area, has the subject property under contract. They are proposing reuse of the entire building as the St. Anne Program, a sheltered home for girls aged 12-17 who are in the United States as unaccompanied children under the care of the Administration of Children and Families and Office of Refugee Resettlement until they are 18 years old.

The St. Anne Program would have space for up to ten teenage girls and up to six teenage girls who are either pregnant or parenting, all of whom would live at the facility and attend local schools. Maryville would provide shelter and care for these individuals, as well as assistance in identifying family members in the United States who may be able to provide a permanent home and care for the girls. The facility would be staffed 24-hours a day, seven days a week. During daytime business hours the site would have no less than 3-6 staff members assisting with services and providing care for the residents. During the evening shift there would be no less than 2-3 employees awake and onsite throughout the entire night. In addition, case managers, clinicians, and a nurse would be onsite during the day to meet with the children for scheduled appointments. At peak times there could be as many as 15 individuals at the home providing care for the residents.

Program Attributes

As stated above, the St. Anne home will provide a residence and services to 16 girls between 12-17 years of age that are in the United States as unaccompanied minors without parents or guardians. This unique program will provide care for these individuals until they turn 18 years old, at which point they would be transferred to a suitable group home for young adult women. A summary of the primary attributes of this program is included below:

- Prior to arrival at the home, each girl is screened by the Office of Refugee Resettlement (ORR). If deemed suitable for the program, the ORR will refer the child to Maryville, who will review case files, medical reports, clinical reports, education reports, and history of any significant incidents. If the child is determined to be a good candidate, Maryville will conduct an interview with the girl prior to formal acceptance into the St. Anne Program. Maryville has the right to decline placement if a child does not appear to be a good fit.

- All girls will receive supportive services while staying at the home, which may include vocational support, language support, counselling/therapy, leadership and life skills classes, educational supports, etc. Transportation and meals will be provided by Maryville staff. Two vans will be stored on the property.

- All residents will be required to follow the house rules, which include attending local schools, completing homework, participating in meal preparation, keeping a clean room, attending in-house meetings and learning groups, washing their clothes, etc.

- While providing services to each girl, Maryville staff also work to identify family members to serve as sponsors for the girls and to assume their care.

- Each girl will have their own room while living at St. Anne home. Childcare will be provided onsite for any of the six girls who may have infants while those girls attend school and participate in required activities.

- Recreational opportunities will be provided to the residents, including cultural outings (museum trips, theater trips, park outings, etc.). In addition, girls can participate on local sports teams and partake in religious services of the denomination of their choice. Summer recreational opportunities will be available through the Arlington Heights Park District and other local sources. The home will also include a music and art room, a computer/homework room, and a lounge area.

- Residents will not own cars and will not be allowed to leave the property on their own. Any visitors must be pre-approved and supervision is provided when visitors are present.

- Girls that are unable to follow house rules will be required to meet with staff and a contract with clear goals will be drafted, by which the individual must abide. Extra oversite is provided in these instances, and if a girl cannot follow the contract, an alternative placement may be sought.

- All staff must complete a full two-week training program prior to working with the children. Additionally, staff is required to complete frequent refresher courses through-out the year. Staff will be skilled in a variety of areas, such as trauma-informed care, adolescent development, CPR and first aid, cultural competency, non-violent conflict intervention, etc.

- The building will include controlled entry and exit doors, video monitoring in the common areas, kitchen, and exterior areas of the building, and daily logs on resident presence and locations outside of the facility. Staff must be awake at all times and are responsible for conducting line-of-site observations and bedroom checks.

Zoning and Comprehensive Plan

The subject property is zoned R-3, One-Family Dwelling District, which allows single-family homes and religious institutions as permitted uses. The proposed St. Anne Program falls under a "Sheltered Care" use classification, which requires a special use permit in the R-3 District. The petitioner has provided a written response to the three criteria necessary for Special Use Permit approval and this response has been attached to the packet provided to the Plan Commission. For reference, the standards for special use permit are included below:

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

The Comprehensive Plan designates the subject property as "Institutional", which corresponds to the current religious institution usage, as well as the prior use of the property. The proposed facility is institutional in nature and appropriate for the Institutional classification as designated in the Comprehensive Plan (Sheltered Care homes are only allowed in residential districts and the institutional district via special use permit issuance).

Relative to the Special Use Permit criteria, the Staff Development Committee concurs with the petitioner that the necessary criteria for approval have been met. In addition, staff notes the following:

- The proposed use, with 16 residents and a peak staff of 15 employees, is a low intensity use for a 28,725 square foot building on a 3.76 acre site. Over the last two years, staff has reviewed redevelopment concepts for this property, one of which included a 13-lot single-family residential subdivision. With average household sizes in Arlington Heights at around 2.42 persons per household, this would have translated to an expected population of at least 31 new residents. By way of comparison, 16 girls with a typical daytime staff of 3-6 employees (and a typical overnight staff of 2-3 employees) is a less intense use of the property.
- The proposed use is compatible with the character of the area. Previous uses on the property included a District 25 public school (Ridge School), and more recently a daycare coupled with the Sisters of the Living Word convent. The former uses of this property have been institutional or have involved providing supervision and care for children. The proposed use is in harmony with the historical usage of this property.
- Given the age of the individuals that would reside at the home, the household rule prohibiting car ownership by residents, and the low number of peak staff, the proposed sheltered care home will not generate a significant amount of traffic. A 13-lot residential subdivision on the subject property would have a more substantial traffic impact than the proposed facility.
- The Comprehensive Plan designates the site as appropriate for "Institutional" uses and the proposed use is therefore compatible with the Village's long-term vision for use of the subject property.
- Maryville staff undergo substantial training to be able to provide residents with the necessary services to be successful in the community. Additionally, prior to acceptance into the program, prospective residents undergo screening to determine if they are a good fit for the St. Anne home. The program is not designed to be a home for girls with extensive behavioral or mental health needs.
- The petitioner has provided an analysis from a certified appraiser that has evaluated home values in the proximity of a similar facility operated by Maryville located in Chicago, which was approved for a Special Use Permit in October of 2019. The analysis concluded that the Chicago facility did not have an adverse impact upon the value of other properties within the vicinity. A copy of the report is included in the packet provide to the Plan Commission.

Conceptual Plan Review Committee:

The petitioner appeared before the Conceptual Plan Review Committee on March 9, 2022, for a preliminary review of their proposed re-use of the site. Discussion at the meeting centered around the rules and procedures for the program, the previous use of the property (which was most recently used by Sisters of the Living Word as a convent and for their administrative offices), and the recommendation for a neighborhood meeting. The Conceptual Plan Review Committee was generally positive towards the proposed re-use of the building but asked for additional information as part of the more formal Plan Commission review process.

Neighborhood Meeting:

On April 5, 2022, Maryville held a community meeting for nearby residents who were interested in providing feedback on the proposal and learning more about what the St. Anne Program would entail. Invitations were sent out to all property owners within 500 feet of the subject property. Additionally, on December 6, 2021, Maryville held a similar meeting where a smaller number of immediate neighbors were invited via door to door canvasing by the petitioner. Notes on the discussion that occurred at the April 5th neighborhood meeting, as prepared by the petitioner, have been included in the packet to the Plan Commission.

Building, Site, and Landscaping:

Given that the building was most recently used as a convent for Sisters of the Living Word, the interior of the structure is well suited for residential occupancy. Many of the existing spaces within the building require no alterations and can be simply repurposed for the newly proposed use. No significant alterations to the interior layout are necessary to accommodate for the St. Anne Home, however, certain life safety upgrades will be necessary to upgrade the facility to be incompliance with current Building Code requirements (new emergency egress exits, fire alarm system, fire suppression system, smoke detectors, etc.). The petitioner is not proposing any exterior changes to the building or site at this time, although the existing wall sign on the east side of the building will be removed. New wall signage may be proposed, however, it should be noted that wall signage in residential districts is restricted to a maximum of 45 square feet or 25% of the signable area (whichever is less), so any future sign will be relatively modest in size. As part of the permits necessary for the life safety upgrades, the petitioner will need to provide a plan for enhancing some of the onsite landscaping, where the perimeter landscape screen (arborvitae) has thinned over the years and certain parking lot landscape island shade trees are missing.

Parking & Traffic:

Per code, a traffic and parking study is required for any special use permit proposed on land that does not abut a major or secondary arterial. Fernandez Avenue and Kaspar Avenue are both classified as local streets and therefore the petitioner is required to provide a detailed traffic and parking study from a Certified Traffic Engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, and parking. In lieu of this requirement, the petitioner has requested the following variation:

- **Variation from Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement for a traffic and parking study.**

The petitioner has provided a written response to the four hardship criteria necessary for variation approval, which criteria has been summarized below:

- **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.**

The Staff Development Committee believes that the variation request conforms to the criteria necessary to waive the traffic and parking study requirement. The proposed facility will not generate a substantial amount of traffic and onsite parking conforms to code requirements and is sufficient to accommodate for expected demand.

Relative to parking, sheltered care homes do not have a line item within the table of parking requirements, and as such, staff must apply the requirements for the most similar use listed in the table. Accordingly, the most similar use is a "Dormitory", which requires two spaces per three residents and one space for each staff member. At a maximum capacity of 16 girls, 11 spaces would be required for the residents and 15 spaces for the peak onsite employee population, totaling 26 spaces required. As outlined above, the subject property contains 52 parking stalls, however, some of these stalls are located within the required fire lanes and must be eliminated. The site would have approximately 43 parking spaces as a result, which exceeds code requirements for St. Anne Home. The two vans, which will be used for resident transportation, will be stored onsite and parked towards the rear of the property. The vans will not contain any advertising.

The proposed change in use from a convent/administrative offices for Sisters of the Living Word to a sheltered care home does not result in an increase in the required amount of vehicular parking stalls. Therefore, no bike parking spaces are required at this time.

RECOMMENDATION

The Staff Development Committee reviewed the Special Use Permit to allow a "Sheltered Care" home on the subject property, as well as the Variation from Chapter 28, Section 6.12-1.3, to waive the requirement for a traffic and parking study, and recommends **APPROVAL** of the application subject to the following:

1. All Maryville staff shall complete the two-week training prior to working at the facility as outlined by the petitioner in their response to the Round 1 Departmental comments. Additionally, staff shall complete frequent refresher training throughout the year to ensure that they remain knowledgeable on all topics taught during the initial two-week training.
2. An appropriate number of staff must be present on the subject property at all times, 24 hours a day, 365 days a year, so adequate supervision of the residents can be provided.
3. The petitioner must establish and follow internal screening procedures for identification and acceptance of the most appropriate candidates for residency on the subject property.
4. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

_____ June 17, 2022

Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads

PLAN

COMMISSION

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

RE: ST. ANNE HOME SHELTER FOR GIRLS - 800 NORTH FERNANDEZ - PC #22-004
SPECIAL USE PERMIT FOR SHELTERED CARE HOME, VARIATION

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Plan Commission Meeting taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 3rd Floor Board Room, Arlington Heights, Illinois on the 22nd day of June, 2022 at the hour of 8:08 p.m.

MEMBERS PRESENT:

SUSAN DAWSON, Chairperson
LYNN JENSEN
MARY JO WARSKOW
BRUCE GREEN
TERRY ENNES
JOHN SIGALOS

ALSO PRESENT:

SAM HUBBARD, Development Planner

DRAFT

CHAIRPERSON DAWSON: All right, now what everyone has been waiting for, what a great night you had to come with all this big audience. Usually it would just be you talking to us.

All right, so the next item on the agenda is the St. Anne Home Shelter for Girls. How many people do I have speaking tonight? No, no, I'm sorry, not public commentary. No, no, you're good.

MS. DUNCAN: I'll stay?

CHAIRPERSON DAWSON: You're like this -- let's just clarify. You're presenting, right?

MS. DUNCAN: Yes.

CHAIRPERSON DAWSON: Is there anyone else presenting with you as part of the St. Anne's petition that I should be swearing in all at once?

MS. DUNCAN: Yes, Madam Chairman. Shall I just have them stand up?

CHAIRPERSON DAWSON: Yes, have them come in. I'm just going to, I'll swear everybody in.

While you're doing that, while they're coming up, Sam, have all public notices been given?

MR. HUBBARD: They have.

CHAIRPERSON DAWSON: Okay, great.

So, everyone who might be giving testimony tonight, I need you to answer.

(Witnesses sworn.)

CHAIRPERSON DAWSON: All right, terrific. So, go ahead with your presentation please.

MS. DUNCAN: Okay, thank you.

Good evening, Madam Chairman and members of the Plan Commission. My name is Kate Duncan, I'm an attorney with Akerman, LLP in Chicago. I'm appearing this evening on behalf of Maryville Academy in connection with the proposal for the property located at 800 North Fernandez in Arlington Heights here.

The Applicant is before you this evening to discuss plans for a proposed sheltered care home on the subject property. A special use is required for the proposed sheltered care home as it's located in an R-3 One-Family Dwelling Unit District.

So, here with me this evening, I'll introduce our team. I have Sister Cathy Ryan who is the Executive Director of Maryville Academy. I have Nina Aliprandi who is the Associate Executive Director at Maryville. We have Anita Alvarez who is the General Counsel for Maryville. We have Mary McCann Sanchez who is going to be the Program Director for the proposed St. Anne Program on the property. We have Jim Lear who is an architect from MKB Architects.

Okay, so the building at 800 North Fernandez has been in use for many years. Most recently, the property was occupied by the Sisters of the Living Word with room for up to 14 nuns to live on the property. Concurrently on the property was the Montessori School that was serving between 80 and 100 children on a daily basis. The Montessori School closed during COVID and the sisters also decided to sell their property during that time, and so Maryville is now the contract purchaser for the subject property. Prior to the Sisters of the Living Word occupying the property and the Montessori School, it's our understanding that the building

was a public elementary school which had approximately 250 children in attendance.

So, Maryville is proposing to use the existing building as a sheltered care home to be named the St. Anne Program. In collaboration with the Federal Office of Refugee Resettlement, Maryville will operate a program at the property which will allow them to care for up to 10 teenage girls ages 12 to 17, plus an additional six teenage girls who may be pregnant or parenting. These girls arrive in the United States unaccompanied by an adult family member and they are now in the care of the Office of the Administration of Children and Family Services until they reach the age of 18.

So, Maryville will then step in to provide care, housing, meals and family reunification services for the girls. The girls will attend school in the local community here and learn to interact in the local community as our goal. The property will be staffed 24 hours per day, seven days per week. At peak times there could be as many as 15 individuals at the home providing care for the girls and the babies. During the day shift, there will be a minimum of three to six staff members taking care of the girls, and during the evening shift, there could be a minimum of two to three employees awake and onsite through the entire night.

Maryville is not proposing to make any changes to the exterior of the building but will be remodeling the interior space somewhat to add two bedrooms for the girls, as well as installing a sprinkler system within the facility to conform with all Fire Protection requirements, among other minor interior renovations.

There are 52 parking spaces located on the site, though we understand through Staff review that they believe several of these spaces may need to be removed in order to accommodate fire lanes which would leave us with 43 parking spaces. We believe that that 43 parking spaces is far more parking than we'll ever need to operate this facility on the property.

So, we are also actually seeking a variation from the requirements to provide a traffic and parking study. Expected traffic generation from the proposed use of the property will be minimal and there are far more parking spaces than are required or than will ever be cars on the site. The girls occupying the site will not be allowed to have cars. Prior uses of the property were far more intense in terms of traffic and parking, and so we do not see the proposed use of the property as having any adverse impact on the traffic or parking in the neighborhood.

At this point, I'd like to go through a very short slideshow. I think Sam is controlling it.

MR. HUBBARD: Just let me know if you want me to go faster.

MS. DUNCAN: Okay, so we just have several views. This is a view looking from Fernandez at the front of the building, and so we're standing looking west. So, this is just over towards the side of the building and looking northwest, you can see it's sort of the north view of the building. Then this is coming in from the southwest, you can see it's sort of the southern view of the building. Then this is on the back of the property along the other street that you are looking east, so you're kind of looking at the backyard property from there. Again, this is another view looking to the northeast, and then a view looking southeast.

So, this is the site plan for the property. You can see the entrance and exit that are along Fernandez. There is an ingress and an egress. The parking spaces are mostly along the sides and the rear of the property. I'm going to actually now invite Sister Cathy to come up and talk with you a little bit. She'll go through the floor plan and also the proposed decorations of the property. So, Sister Cathy, if you could come up?

SISTER RYAN: Good evening. Thank you very much for taking the time to review our request, and I'm grateful to the Planning Department for the very excellent summary they did of our program. I'd like to use that summary in some of our future work.

I'm Sister Catherine Ryan. I have the privilege of serving as Director of Maryville Academy. I do just want to make one clarification as I just said to Kate. The children that I will just describe in a moment are not in the custody of the Department of Children and Family Services. They're in the legal custody of the Office of Refugee Resettlement. So, the Department of Children and Family Services is not involved with these children except that they have to license the facility because children will be in the facility. So, I want to just make that clarification.

So, if I can just go through the floor plans? I know it's real small print up there, but your eyes may be better than mine. I think you all are younger than me, so that's a possibility here.

COMMISSIONER ENNES: Don't bet on it.

SISTER RYAN: Pardon?

COMMISSIONER ENNES: Don't bet on it.

SISTER RYAN: Okay, what you see is the floor plan for the first floor, and then the insert on the lower left for the second floor. So, if I start on the first floor coming in from my right which would be the east of the building, you'll see what we saw. I just have to say when the Sisters of the Living Word showed us through their real estate agent this building, we immediately fell in love with it as a wonderful place for our young ladies to be. There is very little, as Kate just said, that we need to do with this building because the sisters took such great care of it.

So, we come in, on the right is a dining room, and behind it a kitchen. The girls' meals will all be fixed/prepared at the home. The staff prepare the meals, although we also use it as a learning opportunity for our young ladies; because they are teens, they're going to need to be prepared for their independence. Sometimes they come with the cooking skill, but we want to make sure it's a teaching opportunity for them and it's a wonderful kitchen there.

Then as you move further toward the west, you'll see that we have -- not too far, please. There is a staff office, that would be the administrative assistant who would be there. Next to it is an office for the visiting attorney. A part of the Office of Refugee Resettlement program is a requirement that we provide access for attorneys for the young ladies because they have immigration cases. So, this would be a private office for a young lady to meet with her attorney, and it's near the front of the building which we find very favorable.

Then as we move further west, there are some community rooms, the lounge, and the meeting room there. Then when we go further, you'll see that there are the bedrooms. There are already 14 bedrooms, set up nice, and we just need to add two so that we can serve 16 young ladies. That's the number that the Office of Refugee Resettlement asked us to provide at our facility.

Then if I go to the second floor, so here, you'll see it's pretty much a mirror image of the first floor, that section, and these are the rest of the bedrooms that are available. Next to them, so in the second floor area where the sisters have their offices and for their provincial offices, and we're happy with the offices right there, they would serve our staff because we will have some case managers, we'll have supervisors, we'll have a recreation coordinator, we'll have some clinicians and a vocational coordinator. So, they'll need office space and it's already right there.

Then if we could move now, Sam, over? Great. This is back in the first floor. This is the area where the Montessori School was. So, we find that this will be wonderful for our young ladies for some of the programming that they need. You'll see that there is a homework and computer room, obviously computers have to be when they're doing homework given our situation today. Across from that, a room for art use and opportunities for them to be able to explore their talents and the wonderful experience of the arts. Then below that, there's a vocational, what we've identified as a vocational room, so a lot of the girls will be sewing, weaving and other kinds of activities that will be beneficial.

Across from there, we did want one room for the babies or toddlers to be in, that they have their own dedicated space. So, that's right there. Below is where we placed the nurse's office so the nurse is available, especially for little ones having medical issues, somebody is available right away. There's a room for bathrooms right there as well, and then a break room for staff right there in the corner.

So, that's our thought for the building. I appreciate the opportunity to say this to you because I've heard some people think that we wouldn't use all the space for the program, that we're going to bring another program in. Absolutely not the case. Our plan is that this building is well suited for 16 teens. Those of you who've had teenage children know you need space, and we'll need some space. If they've got babies, we'll need a little more space. So, we're delighted with the space that's here. There is no secret plan to bring in another program besides the St. Anne Home, the St. Anne Program, so I want to assure you of that.

If I may just add a little more information? Kate said, and I want to emphasize, when we looked at this building, really almost as it is we can use it except we need two more bedrooms. So, that's our plan, two more bedrooms. Now, the Village has helped us see that we need to put in a sprinkler system and some other life safety installations. So, we will do that, but we weren't even thinking of that. We're not trying to do all kinds of changes to the building except what needs to be done to make it safe for them and for the two extra bedrooms.

Maryville's policy in all of our programs with teens is that each teen has his or her own bedroom. We don't put two teens together in the same bedroom. So, that's why we need two more bedrooms, we don't want them sharing bedrooms. They can have their baby there, but no other teen there.

I'd like to just say a few words about the intake just so you can know. Our young ladies, when they come to this country seeking refuge from the violence in their countries, there is a first stop for them if you will with the Office of Refugee Resettlement. Those are in the nature of shelters, and we already provide four such shelters, two for girls and two for boys. This is for young people who while they're in the shelter a family member was not identified in the United States to become their sponsor. So, now the Office of Refugee Resettlement and we don't want the children to stay in a shelter for the next two or three or four years until they turn 18.

So, the plan is that this is developed for them to be a longer time, but it's time limited. It can only go until they're up to 17. When they turn 18, they are no longer with the Office of Refugee Resettlement and they're no longer with Maryville. We hope, however, that we're going to find them family members sooner than that because that's even better for them, but that's part of what our case managers will be working on.

We have a program, I know you have it in your materials so I won't take you through that. If you have any questions about it, but you see and I hope you know, we believe education is very important for our young ladies. That's why of course there's a significant

time for school but also time for homework and some other activities.

There were some questions about our staff. I just want to mention we hire bilingual staff for the program. Our young ladies come, for the most part they're coming from south of the border and so they're speaking Spanish. So, we hire bilingual staff to work in the program because it's very important that we know what they're saying and that they can talk to someone who knows what they're saying. So, our staff are bilingual, and a good number of them are bicultural.

At the same time, we have an intensive training program for our staff. For all of the staff who come to work at Maryville, we have an orientation that's about seven to eight days, depending on what their role is going to be. Then for our staff who are going to work in this type of program, there's another, at least one week, maybe two, for our staff to learn the particular concerns of the Office of Refugee Resettlement and the issues for children seeking refuge. So, the first part, the orientation, we're working with staff on child welfare wherever they may be at Maryville, ethics, boundaries, rules of course preventing child abuse, rules about proper workforce behaviors, but then there's the additional training.

Then, in Maryville, we have annual training. I, myself, just finished my eight hours that I needed to keep up with, but there is more that comes through the year, and any of the staff, all of the staff who work on this program will have that ongoing training as well. So, I want to assure you that our staff are very professional about knowing what the state of the art is, best practices in working with these young ladies.

I think, finally, I want to emphasize, and then for any questions you may have of course, our staff will be there 24-7. These are awake staff, it's not like staff coming to sleep at the residence, no. These are shifts that our staff come and spend the time with the girls and help with the guidance and the program, but they are awake staff and there we have staff 24-7.

You see the report, I think we gave you the schedule of, I believe approximately when they'll be there and how many different staff will be there with the young ladies. That will be currently followed. Of course we don't ever have the young ladies without the staff with them in the home. Staff will take them to school, take them to activities, and of course we'll assist them with the things that teenage girls need to learn while they're in the stage of development and preparing for adulthood, and in some cases preparing to be mothers.

So, I thank you very much for your attention tonight and your consideration of our St. Anne Home and of course I'm available for any questions. Thank you.

MS. DUNCAN: I just wanted to run through quickly, we have provided a very thorough written response to all the special use and variation criteria, but I just wanted to run through quickly the special use ones just at a higher level. I know you all have it in your package.

So, the requirements for a special use are that, the first one is the special use is necessary for the public convenience at this location. So, there is an ongoing need for this type of social outreach community service in this Northwest Chicago land community area. Maryville has been an established provider of these types of services for more than 125 years. The proposed facility will provide a necessary social service to these girls, and staff is very well trained to take care of these girls.

Further, Maryville selected this location because the property has been an established institutional and residential use for many years, previously being used as both a convent and a daycare/pre-school, and before that as a public elementary school. Also, in the interest of public convenience is the fact that the proposed use of the building is far less

intense than the prior uses that have been on the site in the past, the Montessori School coupled with the convent, and before that an elementary school for 250 children. The use of this building for up to 16 teenage girls and possibly babies for six of these girls and the needed staff to care for these girls is a less intense programmatic use than any of the prior uses on the property.

The second criteria is that the special use will not be detrimental to health, safety, morals or welfare of persons residing or working in the vicinity. The proposed use will be located in an existing building that once served as a residential group living use for an order of nuns. Other prior uses were the Montessori School and the public elementary school as detailed in our application documents and as stated by Sister Cathy tonight.

The facility will be very well staffed. Maryville staff is well trained and they'll institute rules and regulations for the girls to follow that ensure the program is running at a high degree of care. Maryville has a very high level of commitment and care dedicated to the girls it will serve. As a result, the special use will in no way be detrimental to the public health, safety, welfare or morals of anyone in the community.

Then, finally, the proposed special use will comply with the regulations and conditions specified in the ordinance for such use and with any conditions that are made a part of the special use. So, Maryville has reviewed the proposed conditions recommended by the Staff for this matter and will absolutely agree to abide by these conditions including the training referenced along with the frequent refresher training, having appropriate staff on site 365 days a year, 24 hours a day, establishing a screening procedure in identifying the most appropriate candidates for residency at the home, and of course compliance with all laws, regulations, ordinances, et cetera.

So, with that, we are here to answer any questions you may have tonight and we respectfully request your favorable approval of this matter. Thank you very much for your time. I also want to thank Sam very much for all the time he has spent working and preparing this case to come tonight.

CHAIRPERSON DAWSON: Thank you for your presentation. Having read through the Staff report, do you agree with the conditions that are proposed?

MS. DUNCAN: Yes, Madam Chairman, we do.

CHAIRPERSON DAWSON: Great, thank you.

All right, Sam?

MR. HUBBARD: Thank you, Madam Chair Dawson.

So, as you heard, the subject property is at 800 North Fernandez Avenue, the former home of the Sisters of the Living Word. The existing zoning on the site is R-1 which is a One-Family Dwelling District. It does allow for several uses outside of the classic single-family home use, one of those being sheltered care facilities; however, only through the issuance of a special use permit. So, that's the reason the Petitioner is before you this evening. They are requesting approval of the special use permit that will allow them to establish the proposed sheltered care home on the subject property.

The site is also categorized as institutional on our Comprehensive Plan. That's our vision for how the we see this property being used in the future. This proposed use is compatible with that future vision for this property.

Additionally, the Petitioner has requested one variation, to waive the requirement for a traffic and parking study. That's a standard requirement for all special uses that are not located along major arterials or secondary arterials. Because this is located on a local neighborhood street, it does kick in the requirement for a traffic and parking study because of the

special use, and they have requested a variation to waive that requirement.

The Petitioner has undertaken several actions to get them to the point that they're at this evening. Back on December 6th of last year, they held a neighborhood meeting at the Memorial Library. They had gone door to door and knocked on several of the neighboring single-family homes in advertising for their neighborhood meeting and wanting to provide further details on what they were proposing.

Then on March 9th of this year, they appeared before the Conceptual Plan Review Committee. The discussion that evening was generally positive. There were some questions on what the rules of the house would be and what the future plans would be for usage of the facility. The Conceptual Plan Review Committee encouraged the Petitioner to hold a full neighborhood meeting. Traditionally, we recommend that petitioners send a letter out to all neighboring property owners within 250 feet of the subject property. So, after that March 9th meeting with the Conceptual Plan Review Committee, they actually sent out letters to all property owners within 500 feet of this property, and they held a neighborhood meeting on April 5th. The minutes from that meeting as prepared by the Petitioner are included in the packet provided to the Plan Commission.

So, here's an aerial of the site. You can see the property bounded in red. On the east side is Fernandez Avenue, west side is Kaspar, and then the cul de sac is for Salem Avenue on the north and south. You can see the building is not located directly on the property lines. There is a natural buffer with the drive aisles on both sides of the site. Additionally, towards the rear of the site is a fairly extensive open space green area that provides a great buffer to the west. Then there's a front yard setback and parking area on the east of the site which provides somewhat of a buffer on that side as well.

Again, here is the site plan. As you've heard, they're not really proposing any significant changes to the site or to the building. They are adding in some egress stairs to the back and I believe they are adding in egress stairs in this area of the site. But otherwise, the site is going to remain unchanged. There is an existing playground that was used by the Montessori School that was previously occupying the southern wing of the building. That area is mostly mulch now and the St. Anne Program is not anticipating reuse of that area as a playground. I think they have expressed that they would like to use it as a grass or a more landscaped area.

So, again, here's the floor plan. A few items to note although it's somewhat of a repeat. Each girl would get their own room. The residential areas would be on the first floor towards the rear of the building, and then on the second floor towards the rear of the building again. The kitchen would be located where the kitchen currently exists, and then south of that in the southern wing would be some of those recreation and multipurpose rooms proposed in the program.

Any special use requested in the Village of Arlington Heights has to conform to three criteria. You've heard Ms. Duncan outline how the Petitioner believes they conform to the criteria for approval. Staff had reviewed this application and does concur with the Petitioner. We do believe that the necessary approval criteria for a special use have been met.

In addition to some of the points raised by the Petitioner, I would like to add that we think this is a very low intensity use, especially when you take into consideration that the building is about 28,000 square feet. The site is about three and three-quarters acres. So, given the size of the building and the size of the site, this is a significantly low intensity use with 16 residents, six of which may have children, and then a peak employee load anticipated at

15 employees.

Over the last year or two, we have entertained a redevelopment proposal for this site. It was for a single-family subdivision that went to the Conceptual Plan Review Committee twice for review. Originally, they had proposed a 20-lot single-family home subdivision. None of the lots met our minimum lot size requirements, and so they went back to the drawing board and came up with a 13-lot single-family subdivision proposed there. Household sizes, the average household sizes in Arlington Heights are around 2.42 persons per household, so that would translate to an expected population of 31 new residents. By way of comparison, 16 girls and a typical daytime staff of three to six employees is a much less intense use of this property. That developer did not end up moving forward with that proposal. I think the economics of the site didn't work out for them given the 13 lots that staff had recommended, which would have been much more compatible to the zoning requirements for the R-3 district.

Additionally, this use we believe is compatible with the character of the area. Again, previous uses on the site were a Montessori School and the convent for the Sisters of the Living Word with their administrative offices. Prior to that, it was used as a District 25 public school, the Ridge School. So, we believe that the former uses on the property are compatible and in harmony with what's currently proposed. The site has historically been used for institutional uses or uses that have provided supervision or care or education to children, and this proposed use is in harmony with those previous uses which have been successful on this site.

Given the age of the children that would live here and the rule that prohibits them from owning a car and in combination with the peak load of staff, we don't anticipate that this is going to have a substantial traffic impact at all. In fact, the 13-lot subdivision would have had more of a traffic impact than this proposed use. Again, noting that the Comprehensive Plan designates this site as appropriate for institutional uses, the proposed use is compatible with that long-term vision for use of this site.

You've heard about the substantial training that Maryville provides for their staff on top of the skills that they're already coming in with. There is a notable screening process that each prospective resident goes through prior to being accepted into the program. This is not a facility that's intended for girls that have extensive behavioral or mental health needs. This program is for individuals that are seeking citizenship in the country, again not with a significant mental or behavioral issue.

Then finally, the Petitioner does operate a similar facility in the city of Chicago, and they provided an analysis from an appraiser that looked at historical property values from the time that facility was established and what those properties are selling in the vicinity of that site. The study concluded that it did not have an adverse impact on property values, and a copy of that report was put online and provided to the Plan Commission. Staff asked that they provide some data on the number of police calls for service that were received from that facility. I believe the Petitioner had mentioned that over the last three or four years it was something along the lines of maybe three or four calls for service. So, nothing at all out of the ordinary or extensive. So, we believe that the necessary criteria for approval of this special use permit have been met.

Quickly, relative to traffic and parking, the site conforms to code requirements. We don't have a parking line item for a sheltered care home, so we applied the parking requirement for the closest use which is a dorm. In applying those parking requirements to this proposed facility, it would require a total of 26 parking spaces. That would assume that

some of the residents also have cars, which is not going to be the case. So, we anticipate the peak load to be less than what's required by code. Even considering the code-estimated parking demand to be true, there is still a 43-space parking lot on the site, which translates to a 17-space parking surplus relative to code requirements. So, we are not opposed to the variation to waive the code required traffic and parking study. We don't think that this is going to have any type of detrimental impact relative to traffic or parking.

So, to conclude, we are supportive of the application for special use and the variation subject to these four conditions listed here. That would conclude my presentation this evening.

COMMISSIONER WARSKOW: I make a motion to accept the Staff report into the record.

COMMISSIONER JENSEN: Second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: Great, we're quick today. Okay, so thank you, Sam.

Commissioners, let me start down on your end, Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes, I have a couple of questions. How does it affect our local School District 25 bringing in 16 girls who would either be going to, I'm assuming Patton school or Thomas Middle School or Hersey High School? Have they been notified of that? Because I think there's either a referendum coming up as far as for full-day kindergarten and some school additions. I just was curious if there's any comment from District 25.

MR. HUBBARD: No, we haven't received any comment from them. I mean, traditionally on a smaller project like this, we don't reach out to them. So, there has been no correspondence, but you know, no concern expressed on their end.

COMMISSIONER SIGALOS: No, I'm just concerned because all of sudden there would be 16 girls brought into the district, if they hadn't planned on it. Then I heard you say there was no really police incidents at the other Maryville facilities, is that correct?

MR. HUBBARD: Yes, the Petitioner wants to address that.

MS. DUNCAN: Right, so we will address your questions. We just want to make sure.

SISTER RYAN: I don't have the names of the persons from the school district that our staff contacted. But they did reach out to two of the different districts to talk with them about the students coming in if this is approved. The district persons that they spoke with were welcoming, and I apologize, I don't have the names here with me.

COMMISSIONER SIGALOS: I'm just glad to hear if they're welcoming, that there's not going to be an added burden to the individual schools.

SISTER RYAN: Our staff were told that they were welcomed.

COMMISSIONER SIGALOS: Great.

SISTER RYAN: Relative to the calls about the police, the program in Chicago that was referenced had three calls. They were not because any crimes were being committed. They were police calls to assist with one child needing to go to the hospital, they came with the ambulance I believe. We'll give that information to you, but none of it was about criminal behavior.

COMMISSIONER SIGALOS: Great, and I'm glad to hear that.

SISTER RYAN: Excuse me please. Oh, that's right, thank you. Someone tried to break in and that was one of the calls.

COMMISSIONER SIGALOS: Okay, thank you. My last question is, I mean, this is really a relatively large building for 16 girls. What would prohibit you from increasing that population in the future to 20 girls or 25 girls?

MS. DUNCAN: Commissioner, so we're here tonight with an application before you as the Plan Commission and that will go to the Village Board as well. We've represented to you that 16 girls is what we're going to have, and so I don't think we would be opposed to having a condition that says we're limited to the number of girls that we can have in the property.

COMMISSIONER SIGALOS: But you're saying that you could increase the population then?

MS. DUNCAN: No, we don't, no, we will not increase that population. I don't think there is anything in the law that requires us to restrict it, but we're telling you we will restrict it if you would like us to.

SISTER RYAN: Commissioner, if I may just add? There will only be 16 bedrooms, so there could only be 16 teen girls. We have no plans to increase that, and part of our, this will be one of the largest homes we have, I want to say to you. The one in Chicago is 25, that's the largest. We're trying to do a smaller group, so most of our homes are 10 children.

So, it would not serve the kind of programs we're trying to provide for our teens to make a bigger home than the 16. But we are so certain about that that we would be fine if there's any condition that says we can't have more than 16 because that is absolutely our intention and there would not be another bedroom unless we came back to you with a petition to add other bedrooms, but it doesn't fit the kind of program we're doing with the children. We don't want large settings for the children, we want smaller. 16 is quite few, but we want it not to get too large for the sake of the children.

COMMISSIONER SIGALOS: I have no other questions at this time. I'm anxious to hear the public comment from the audience.

CHAIRPERSON DAWSON: Okay, Commissioner Ennes?

COMMISSIONER ENNES: I have a couple of questions. Sam, the current zoning on the property, that includes institution which is how, institutional use, so that's how the former facilities had been able to exist there?

MR. HUBBARD: Yes. So, the R-3 Single-Family allows religious institutions as well, and schools are allowed via special use permits. Daycares as well.

COMMISSIONER ENNES: The young ladies who are going to be housed and living at this facility on and off over the years, whose legal responsibility are they? Is that the federal government?

SISTER RYAN: Yes, the Office of Refugee Resettlement. That's a subsection of the Department of Health and Human Services.

COMMISSIONER ENNES: Okay, I'm also interested in the funding for a program like this, and more of the impact that I think some neighbors may be concerned about this, too, the impact on the local community. I don't think there's anybody here that thinks that our property taxes are low, and education is obviously a big part of that. Do you know if the current facility is exempt from property taxes because of a religious use?

MS. DUNCAN: I don't know the answer to that.

COMMISSIONER ENNES: Okay, do you know if your existing facilities get

a religious exemption?

MS. DUNCAN: Yes.

COMMISSIONER ENNES: For charitable?

MS. DUNCAN: Yes.

COMMISSIONER ENNES: So, you would be requesting an exemption?

MS. DUNCAN: Correct, we would be requesting an exemption.

COMMISSIONER ENNES: So, you wouldn't be paying into the school fund.

MS. DUNCAN: Correct.

COMMISSIONER ENNES: Okay, is there any way that they do a fee in lieu of to cover that, that the federal government would cover part of that expense?

SISTER RYAN: Not to my knowledge. That is the difference between the Department of Children and Family Services which this is not. They will sometimes contribute because of -- but the federal government does not contribute to this as best I know.

COMMISSIONER ENNES: Okay, I also am concerned about the size of the building. It's 16 kids, 28,000 square feet and $1,700 per. Now, I realize that includes some classrooms and training rooms and offices and all of that, and I really wouldn't require a limit on you with your word that you're going to keep the facility that size, so that's all I have at this time. Thank you.

CHAIRPERSON DAWSON: Commissioner Jensen?

COMMISSIONER JENSEN: I don't have any questions.

CHAIRPERSON DAWSON: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes, this is for Sam. I read the letters that have been submitted by neighbors, residents. One of the concerns is that the use in the future could be converted from the use it is now into something different that could be more detrimental to the neighborhood, but as I understand it, this special use is just for this special use. If that special use were to change, that would require them to come back to the Plan Commission and the Village Board to get approval of that different use; am I correct?

MR. HUBBARD: The short answer is yes.

COMMISSIONER WARSKOW: That's all my questions.

CHAIRPERSON DAWSON: Commissioner Green?

COMMISSIONER GREEN: I have a question for Ms. Duncan.

MS. DUNCAN: Yes, sir.

COMMISSIONER GREEN: What is the legal status of these girls that are in your program?

MS. DUNCAN: Well, that's actually a better question for Sister Cathy. I'm a land use lawyer.

COMMISSIONER GREEN: Okay, okay.

SISTER RYAN: And Mary McCann can keep me honest on this, okay. These young ladies are in the legal custody of the Office of Refugee Resettlement. They have legal proceedings going on to determine if they will be allowed to stay in the country.

Correct, Mary?

MS. MCCANN SANCHEZ: Yes.

SISTER RYAN: So, we'll make sure that they get to participate at their court hearings and they'll have their lawyers working on that with them. At this point, they're hoping that they'll be allowed to stay in this country and have citizenship. Am I saying this correctly?

MS. MCCANN SANCHEZ: Yes, that's correct. Some of the children are

seeking asylum which is a legal status that a child and an adult could receive based on certain things that have happened to them in their past. All children who come into the country because of settlement, a legal settlement, the Flores Settlement, have protection rights until they're 18. So, those children are covered by that. They do have their attorneys who are working to see if they have a pathway to legal relief into citizenship.

COMMISSIONER GREEN: Okay, and the reason I ask that is that in the report, it says when they're 18 years old, if you have not found them family to sponsor them for their citizenship, then you release them from your program. I think it said that you don't really follow them when they're 18 years old and older.

So, my question is if they haven't reached legal citizenship by then, where do they go? What happens? Because it seems like it stops at their 18th birthday with you guys, but what happens after that?

SISTER RYAN: Well, it's not our choice of the way it should be, that's the way the law is. So, when the children are under 18, the Flores Settlement controls and the Office of Refugee Resettlement implements the Flores Settlement, making sure they're treated as children and not put in adult facilities. Please keep me honest here again.

MS. MCCANN SANCHEZ: Yes.

SISTER RYAN: When they turn 18, the Office of Refugee Resettlement no longer has custody. Now they're considered adults, and so it's Homeland Security that controls what happens next. So, even in our shelters, if we aren't able to find a family member, it's not too often but if we aren't able to find a family member to take over the sponsorship of the child by the time they turn 18, the Office of Refugee Resettlement no longer has custody and, therefore, we're not allowed to, and Homeland Security can take custody. However, the -- I'm sorry?

Yes, but the Viatorians actually who are here in Arlington Heights have opened a home for young men who reach 18 who are in need of such a place rather than detention and there are a coalition of religious communities of women who have opened such a home for women who turn 18 and are in need of such a place; am I correct?

MS. MCCAN SANCHEZ: That's correct.

SISTER RYAN: So, not everyone goes to Homeland Security. With Homeland Security's permission, sometimes they're able to go to the Viatorian House or to Bethany House, but we are just, we're no longer allowed to be engaged in the care of the children once they turn 18.

COMMISSIONER GREEN: Okay, are they classified as illegal aliens at that point? In other words, if they don't have status --

MS. MCCANN SANCHEZ: At that point, many of the children have received approval to be involved in an asylum case. They have access then to work authorization. They have access to a green card.

COMMISSIONER GREEN: It's a green card, okay, you can answer that with a green card.

MS. MCCANN SANCHEZ: Yes, it's case dependent, but that's one of the reasons why the Office of Refugee Resettlement provides legal counsel because the attorneys are looking at their case to determine what possibilities there are depending on that. So, as Sister Cathy mentioned, there's a process prior to when they're 18 to see where they will be released to. In addition to the post-18 homes, the Office of Refugee Resettlement sometimes has other recommendations of where they could go, or if the Department of Homeland Security releases them to individuals who might be friends, but they aren't family members and they don't

reach that bar, then the protective children agencies such as the Administration of Children and Family Services requires them. So, but yes, their case passes from Administration of Children and Family Services to the Department of Homeland Security.

COMMISSIONER GREEN: Okay, that's all for now, thank you. It's very confusing, very confusing. Thank you.

CHAIRPERSON DAWSON: Okay, so at this time we're going to open up for public commentary, so you can sit down.

SISTER RYAN: Thank you.

MS. DUNCAN: Thank you.

MR. HUBBARD: Chair Dawson, if I may?

CHAIRPERSON DAWSON: Yes?

MR. HUBBARD: I just want to put on the record that I did place before you several e-mails and one letter that was received after this project went online on Friday afternoon. These e-mails came in, many of them today, but I just wanted to point out that if you see those in front of you, that's what they are.

CHAIRPERSON DAWSON: Okay, so let me just go through how this is going to work because there's a lot of you here tonight. I'm going to try to go kind of systematically here. If you wish to speak, if I call, you know, your row or whatever, come on up and speak. We ask that you state your name and spell your last name. We also ask that you provide your address, it's helpful to us, it's not required, it's optional to you. State your comment. We may or may not address it right away. Just know that we're taking notes, we're listening, we will ask and get your questions answered, it's just with this large of an audience sometimes we can't directly engage.

Your questions should be directed to us, potentially to Staff, not directly to the Petitioner. Then just try to be cognizant of, if it's already been stated, you know, these can get rather long which is fine, it's what we're here for, but if it's already been said one or two times and you just want to stand up and reiterate the point, just keep that in mind.

So, I'm going to start on this side. I'm assuming this front row is all the Petitioner, no one is speaking for tonight? No, you do, okay, I was wrong, look at that. Okay, let's start, come on up.

MR. HUBBARD: Chair Dawson, we do typically try to limit public comment to three minutes per person.

CHAIRPERSON DAWSON: To three minutes, right. Thank you for that reminder, Sam.

QUESTIONS/COMMENTS FROM AUDIENCE

MS. McDONNELL: Hi, my name is Janet McDonnell, M-c-D-o-n-n-e-l-l. I live at 1322 North Vail Avenue. I've been a resident of Arlington Heights for over 30 years and I've passed this building many times and walked around the neighborhood. I live a few blocks from over there.

The Sisters of the Living Word and the Montessori School were such a positive presence in the neighborhood, and it seems to me that this proposed St. Anne Home is the perfect follow-up to that legacy. I believe this is a rare opportunity for us to live up to our values and our motto, City of Good Neighbors. This is a chance to take a step toward creating the kind of world that we want for our children, a world where the most vulnerable among us are

offered compassion and a safe harbor. By nurturing the potential in these girls and making them feel welcomed and valued, this home could have a profound impact on their lives.

It's only natural to feel protective of our great neighborhoods. We're blessed to live in a prosperous village. But our wealth is diminished if we only measure value with dollar signs, if we get into fear and hostility and turn inward instead of opening our hearts and minds to those in need. So, I sincerely hope you'll green light this project.

CHAIRPERSON DAWSON: Thank you.

Anyone else in this row? All right, how about the next row? Come on up.

MS. GRAHAM: Hi, I'm Heidi Graham, G-r-a-h-a-m. The previous speaker probably said it better than anybody who's going to say it here tonight.

The only thing really I have to add is that one of the things that we most need to protect currently, other than women and girls, would be our Mother Earth. This particular project is a reuse project, and so as our Village works to be more sustainable, and this is something we really need to be doing, this seems to me perfect. So, I very much hope that the Village approves this project for every reason already stated. Thank you.

CHAIRPERSON DAWSON: Okay, come on up.

SISTER MASS: My name is Sister Barbara Mass, M-a-s-s. I am a Sister of the Living Word, and I lived in that building for the last 20 years. Over the last year and a half, because we were selling the building, I had to move so right now I live in Chicago.

But I'd like to speak in the positive, this is a wonderful program. The Maryville people have worked on this very hard. They are protective of all the children to the questions that are being asked. I also would applaud the first speaker. That would be also our concerns as the Sisters of the Living Word, that fits into our mission as Sisters of the Living Word. So, thank you.

CHAIRPERSON DAWSON: Thank you.

MR. CULHANE: My name is Paul Culhane. I live at 400 North Carlisle Place. I have been a member for many years --

CHAIRPERSON DAWSON: Could you spell your last name? Could you spell your last name for the record?

MR. CULHANE: C-u-l-h-a-n-e. I have been a member for many years of the St. John 23rd, an Intentional Eucharistic Community that met for many years at the Sisters of the Living Word facility. I'm also a member of the St. James Earth Shepherds which Sister Barbara is also a member of. I'm very hopeful that the Village will allow the good works that have taken place at this facility to continue with Maryville's project.

MS. GABRIELSEN: Hi, I'm Carol Gabrielsen, G-a-b-r-i-e-l-s-e-n, 705 South Chestnut.

Many things have already been said about this. I am definitely in favor of it, but we are the City of Good Neighbors, that's what our seal says. I think the best way to be good neighbors is to open up our hearts and help everyone, especially these young women coming into town.

These women come in here with little or nothing to their name. I can't imagine being a teenager and not having a mother. I had my mother until I was almost 50, and that killed me. So, I can't imagine being that age without having a community and support behind us. This town does so many wonderful things, and this is something that can expand everybody's horizons.

Sister, I want you to know, I want to be the first woman on the list to mentor these ladies because I think they're going to need it. We have a lot of women in this community that are strong, powerful, wonderful, and I know they would give their time. I can't think of anything better than to have this in our community.

I've worked with Maryville in the past. I have two children I've adopted. They were special needs, they went to a special needs school. They were in school at Westford with all their classmates, you know us, right? All their classmates except my children were from Maryville, and they got to know these kids very well. Some of them they're still friends today. The Maryville staff was unbelievable with these children, absolutely unbelievable.

The other thing, my children have not been since, the Village knows this, the school knows this, but I tell you they never would have survived if I lived somewhere other than Arlington Heights. Our neighbors opened up their hearts to my children with all their needs and problems, they helped them. The kids in the neighborhood were helping my kids. Everybody got educated, and now I have one child out on the zone who never thought that would happen, and the other one moving out in the next couple of months. This I was told by DCFS to put them in a home when they were three.

So, I think love and support can go a long way to help people, and I think these girls deserve our Arlington Heights. So, I hope that you approve and everything goes through, and I'm happy to do anything you need. Thank you for your time and helping us.

CHAIRPERSON DAWSON: Thank you.

Anyone else in that row? How about the row behind that? Anyone want to come up and speak? Good luck following up Carol. Sorry.

BROTHER GOSCH: Good evening, my name is Brother Michael Gosch. I'm a member of the Clerics of St. Viator or the Viatorians. Our headquarters is at 1212 East Euclid. I live on the top floor of St. Viator High School at 1213 East Oakton.

I'm here to speak in favor of Maryville's plans to convert the Sisters of the Living Word residence into the St. Anne Home. As a co-founder and the Director of Viator House of Hospitality, a residence for young men seeking asylum in the United States, I can speak personally of the integrity and professionalism of Sister Catherine Ryan, Mary McCann Sanchez, and the incredible staff at Maryville. Over the past five years, the Viator House has welcomed the males from their program who aged out at age of 18, and we welcome them without incident because of the support they received at Maryville.

To the question the Commissioner raised about the status of these young people, as you know, enshrined in our federal law is the right for a person to come to our borders to seek asylum, to seek our protection. It is not an illegal act. They are not illegal aliens. In the meantime, while their case is being adjudicated by our judicial system based on the merits of their claims, our government depends on qualified, vetted and capable organizations such as Maryville to provide a safe home for these individuals, especially minors, as their cases run their way through immigration court.

I heartily support the St. Anne Home sponsored by Maryville Academy at this location. Thank you.

CHAIRPERSON DAWSON: Anyone else in that row coming up to speak?

MS. BEAVER: Hello, my name is Kerry Beaver, last name is spelled B-e-a-v-e-r, 647 North Kaspar Avenue. I'm a mere 15-second walk from where this location is.

I'd like to talk a little bit about the education. I went to Patton Elementary School and Thomas Middle School and graduated from John Hersey High School in

2019. I know that these girls will be learning more than just the stereotypical formal education, but I'd like to say that there is really nowhere better that these girls can go to get a public education than in Arlington Heights. I have been better prepared for my future than I ever could have hoped for just by going through Patton, Thomas and Hersey. They're all highly ranked and well-respected institutions.

I don't want to add anything else because it's already been said, but I really hope that you guys approve of this plan. Thank you for your time.

CHAIRPERSON DAWSON: Thank you.

Anyone else? How about the people in the next row?

MS. ECKERT: Hi, my name is Lisa Eckert, E-c-k-e-r-t. I don't really have anything more to add than these brilliant speakers have already said. I just wanted to go on the record that I fully support approval of the St. Anne House and what Maryville Academy can do with it. Thank you.

CHAIRPERSON DAWSON: Thank you.

Anyone else in that row?

MS. HONG: Hello, I'm Jennifer Hong, H-o-n-g. I live at 1408 East Kensington Road. Like Lisa just said, I don't personally have anything to add but I am fully in support of this program, especially what Ms. McDonnell said who took my breath away. Thank you.

CHAIRPERSON DAWSON: Anyone else in that row?

MS. BERGER: My name is Julia Berger; I live at 201 North Vail. I'm very much in favor of this program. I volunteer at Viator House of Hospitality and Bethany House of Hospitality for young people who are above the age of 18 who are residents seeking asylum. These children/young adults are very respectful. They're eager to get an education, to get work when they get a work permit, and to become useful citizens of this country.

CHAIRPERSON DAWSON: Anyone else in that row? Just a reminder, please spell your last name when you come up. I think I might have missed that in the last one, the spelling.

MR. SULLIVAN: Hello, my name is Jerry Sullivan. My wife Jane and I live at 615 West Vine Street at the corner of Vine and Fernandez, directly across from the full site that we're discussing this evening. Given that, you can imagine my surprise when I saw the photos earlier that makes it look like a very rural, pastoral community and we're anything but. We're very much suburban Arlington Heights.

Unlike many of the other speakers here, I'm not supporting this project right now. I want to be clear, I support the mission. Jane and I have 32 years of Catholic education between us and we think this is a wonderful value in places like the Maryville's campus, like the Viatorian campus, or at Allendale in Lake Villa where I worked for many years as a clinical psychologist. One of my concerns is that I think it's somewhat naive to think that we're going to be incorporating young women from war and trauma and they won't be struggling with behavioral health issues. They may not be upon admission, but that's likely to emerge especially as they make the transition into this country and into a different space.

I do feel, and again, I'm going to disagree with some of the other speakers, that this substantially changes the nature of the locality. I don't feel that a daycare center and a retirement home for sisters is equivalent to having a shelter in our community. I do feel that we want to make decisions from the data. I've attended each of the other two community meetings, and each time we asked the same questions, where is the data, where is

the data.

I appreciated having an opportunity to review the report around housing costs and housing impact. So, we read that carefully and saw that the findings were that for near homes, it improved selling rates by 2.89 percent, and for far homes, more distant from the site, it improved them by 2.85 percent. So, that sounded pretty good to me, but it didn't ring true.

So, we dug a little bit deeper and found that overall in the city of Chicago, the Illinois Realtors Association said housing costs went up 8.5 percent, WTTW said 12 percent, and Norada Real Estate Investment organization said 7.4 percent. So, we have a delta of somewhere between five and nine percent which is right smack dab where an independent study in the state of New York placed this same housing cost decreased by 7.1 percent after a similar home was put in their vicinity.

As a homeowner and a taxpayer in Arlington Heights, I've lived in this community, not just Arlington Heights but first on the cul de sac in Salem, second as I said right across the street from the home. So, I've been in this neighborhood, not just Arlington Heights, for 33 years now, and I see some of my neighbors from both our first and our subsequent home here tonight. For most of us, this is our single biggest investment. With an average housing cost of $399,000 in Arlington Heights, if we use the New York study, that accounts for each of us writing a check for $28,329. You do the math, if your home is more it's more, if your home is less it will be a little bit less. Either way, I feel like those are funds that are being taken out of my, at this point, retirement fund and investments, and I don't think that's a reasonable expectation to have us support the mission at that level.

Again, I'd like to emphasize that we need data to make our decisions. I do support having a traffic study because it sounds to me like we're going to see some increase in traffic, although I will agree with the fact that especially the Montessori School had a lot of traffic twice a day for drop-offs and pickups. We need more than anecdotal reports about crime and emergency services, and I'd like to see the studies. My wife and I are both scientists. Jane is on the faculty of the medical school of Northwestern and is a researcher there. She has laryngitis tonight, otherwise she'd be speaking here herself, but we can't just rely on anecdotal studies of might be two or three.

I'd really like to see the data, and that includes something that we've asked for now twice. That's an outcome study, and I know Sister Cathy shared that they don't follow these girls beyond 18, somebody is doing that somewhere. So, where is the outcome to say what happens to these girls? I think one of the people on the panel tonight asked that very question, what happens to them upon release?

So, I'm unhappy to have to disagree with some of the other people here tonight representing a different point of view. But while I would support this in Arlington Heights at another location, I mentioned I worked years ago as a training supervisor at Allendale, a big beautiful campus in Lake Villa on a lake, perfect setting for this kind of thing. The Maryville campus is a good setting. The St. Viator's Cleric House on Euclid is a good setting. I just don't think our neighborhood, our very residential neighborhood with owner-occupied homes is the place that this should be. Thank you.

CHAIRPERSON DAWSON: All right, anyone else in that row? All right, how about the back row, anyone there wanting to speak?

Spell your last name for us.

MS. KELLEN: Good evening, my name is Pat Kellen, K-e-l-l-e-n. I'm sorry,

I'm not a spontaneous speaker so I need to resort to notes.

I live here in Arlington Heights at 803 East Thorntree which is at the north end of town, so I do not come here with the same concerns that the neighbors may have. I have lived here for 40 years. From my perspective, this proposal seems to be a great opportunity for our community and for those, for the girls that would come here as well as for our community.

When I was five years old, my parents divorced, and because of child support we could only afford to live in subsidized housing in the city of Chicago. If any of you know where Diversey and Clybourn is, we lived in the Julia Lathrop Homes. We lived there for three years, we lived with cockroaches, with mice in the ceilings and in the walls, and having our heat turned off in the winter at 10:00 o'clock at night. But with the grace of God and the move of my aunt and uncle to Arizona, we went to live with my grandfather in the Austin neighborhood.

When he died, my mother was able to go to work. With her earnings as well as my father's child support, I was able to receive a Catholic education. I was able through scholarship moneys and with government loans to be able to complete four years of college, become a nurse and work at that profession for over 40 years. I was lucky because we had family and others who can support us. I don't know what these poor girls have, if their families are not, they came without their families and they have no one at this point in time to connect with.

Flash forward to 2006, our son attended Buffalo Grove High School. Not only did he make a wonderful academic career there, he also was able to expand his horizons. One of his best friends was from Japan. He met another young man who is Muslim. He would not have had that opportunity perhaps at some other schools. He was enriched by that experience.

I think that our community would be enriched by the experiences of having these girls coming from another country. They also can benefit from receiving from us the knowledge and our cultural experiences. My sense is that this would be a good opportunity for all involved.

CHAIRPERSON DAWSON: Thank you.

Anyone else in the back row coming up to speak?

MS. CIMO: Good evening, my name is Bonnie Cimo, the last name is C-i-m-o. I have nothing prepared but I hope that what I have to say may have some merit.

I live at 820 North Ridge Avenue. So, from our second-story bedroom window, I can see the Sisters of the Living Word facility, well, what was formerly the Sisters of the Living Word. I have lived in my home for 38 years and I lived in those apartments across Euclid for two years, so I've been in the neighborhood for 40 years.

My children attended the Montessori School. I know Sister Barbara Mass very well. I lead the St. James Earth Shepherds ministry, Sister Barbara is a member of the ministry and is an amazing person with more integrity than I've ever seen actually. I know that she would not entrust a place that she had, you know, been in charge of and lived in for all those years to anybody who was not going to treat it or the neighborhood well. The sisters took great care of that property. You know, they rented it for so many years to a wonderful school which, by the way, was very diverse.

I also live across the street from Christian Liberty Academy which is an extremely diverse population. So, you know, as far as the residents that will be in the St. Anne's Home, I don't really see this as that different from people who have been in the neighborhood for a very long time at the other facilities which do generate a lot of traffic. This one

is a very low density proposal which, for me, I'm very happy about. I was not thrilled thinking that a developer was going to come in and, you know, carve up that beautiful land, put streets through it and have, you know, giant homes because it seems like all the ones that are built now are very large.

So, I am for the proposal. I'm also a school, sorry, a substitute teacher in District 214. I know District 214 has a very welcoming way about it. You know, they welcome diversity also. I'm a former bilingual teachers so I know the struggles of people who come to this country and need a place like St. Anne's. Okay, thank you.

MS. CRUSIUS: Hello, my name is Christina Crusius, that's spelled C-r-u-s-i-u-s. I live at 204 North Patton, and I'm a lifelong resident.

I'm sharing my support for St. Anne's place for the many reasons stated. It's very well thought out. It is going to be a fantastic opportunity to weave into our model of City of Good Neighbors, as well as our commitments to diversity, equity and inclusion.

To me being a neighbor particularly means caring for the vulnerable in our midst. This certainly includes caring for refugee girls who are separated from their parents. Also, about five years ago, I attended a local march and rally protesting family separation. Over 700 people from Arlington Heights and the surrounding area marched from the Village Hall to North School Park. During the rally, I was at a table near the organizers and I remember seeing person after person asking how can we help.

At the time, we encouraged folks to donate supplies to Maryville and write cards of encouragement to the children; however, today we have the opportunity to do more. By approving St. Anne's place, we as a community can provide a home and belonging to these girls. I can't think of a few better ways to make a difference than being good neighbors. Thank you.

CHAIRPERSON DAWSON: Thank you.

Anyone else at that row want to speak? Or move on to the next side? Okay, how about the front row over here, who would like to speak?

MS. CAYER: Melissa Cayer, C-a-y-e-r. Don't increase my property tax bill to pay for this.

CHAIRPERSON DAWSON: All right, anyone else in that row? Here we are again.

MR. BARUCH: John Baruch, B-a-r-u-c-h. 43 years, basically the same house.

To the comment about schools, my kids graduated, well, all four went to Hersey. Maryville fed into Hersey. I don't know about deep, but without Hersey's education, some of those kids would not be alive today I'm sure. In particular, I remember one young man from Chicago, Michael Knight, who went to Maryville and got adopted by a family here, just kind of took care of him. He went on to college, he's very successful. I just think we're giving young women a chance, and I think as many people have said, we need to look at that and accept that as part of our mission in Arlington Heights.

CHAIRPERSON DAWSON: Thank you.

Anyone else in that row? All right, moving on to the next row, anyone wish to add to what's been said? Second row there? Okay.

MR. PHILIP: My name is Michael Philipp, P-h-i-l-i-p-p. I live at 2025 East Fremont Court, Arlington Heights. I've been a resident for 29 years. I have -- I'm thinking.

CHAIRPERSON DAWSON: It's okay, take your time.

MR. PHILIPP: I'm familiar with Maryville because I've volunteered there for the past six years. One year with residential and six years ago in the last, seven years actually, in the past six years with the Crisis Nursery which is in Chicago. I also have background in mental health and clinical psychologies, retired, for over 30 years in the public sector and public mental health.

I am in favor of the St. Anne Home. In my work with Maryville, I've both witnessed and participated in good works on both the campus in Des Plaines and the Crisis Nursery in Chicago. I'd like to say that Maryville Academy is a values-based, service-oriented institution. It works to make life better for the people who come through it and it treats each and every person as an individual and helps them find what's best within them.

So, I am in favor. Thank you.

MS. NOWELL-PHILIPP: Hello, I'm Claudette Nowell-Philipp, N-o-w-e-l-l - P-h-i-l-i-p-p. I live at 2025 East Fremont Court here in Arlington Heights, and am a happy and proud resident for 29 years and counting.

I strongly support this initiative. I think it speaks to the core of our entire community and why I'm so proud to be a resident of Arlington Heights. We are good neighbors, but more than that we become families.

I also want to address the thought of looking at this in a longer-term perspective. I've been an ESL tutor with the Arlington Heights Library since 2013, and I can say with absolute certainty we will get a return, that we will be given back. I have so happily and proudly worked with people coming to this country knowing very little about our language, our customs, and I am proud that some of these individuals who I worked with and am working with now are giving back to our community. I believe strongly that these young women, we will be proud of them in a few years. Thank you. I strongly support this initiative.

CHAIRPERSON DAWSON: Thank you.

Anyone else in that row?

MS. CAPARO: Hello, I'm Debbie Anne Caparo of 631 North Kaspar Avenue. I have been a resident of Arlington Heights roughly 10 years. I just recently learned of this proposed plan by seeing the sign. I was not one of the folks that were invited to the various different meetings, so I'm not as prepared as some of the others.

I do have concerns like the one gentleman on this side of the room had mentioned that I think that we need some more data and some more facts to support. I know there was some snickering and giggling to the commentary when someone was breaking in to the one downtown. I don't find that humorous, it concerns me. I'm very much not in favor of this plan from what I'm hearing so far.

I am on a portion of Kaspar that is close to Route 14, and I already had several homeless people that are defecating on our property, that are walking through. My concern is this is what is going to happen after these folks are no longer a part of the system or a part of this group once they turn 18. I feel that we need a lot more information to know where they're going to go. We don't have homeless areas like everywhere, I mean, unfortunately, these people need somewhere to go at that point in time and I know that them defecating in my yard is not my continued preference.

I also have concerns that again you have people breaking in potentially. There's, you know, there's going to be crime that could possibly come from this whether it be from the war area they're coming from or whether it's from some of the fathers that are wanting their children that are a part of this and, I mean, fathers of the babies that are a part

of this group. I have tremendous concerns for my children and for our neighborhoods without having some more facts. Thank you.

CHAIRPERSON DAWSON: Thank you.

Is that it for that row? How about the next one? Yes, come on up.

MR. ZALESKI: Good evening. My name is Mike Zaleski, Z-a-l-e-s-k-i, and I am at 944 North Fernandez Avenue which is the one block north of the proposed variation.

I'm the father of a four-year-old and a six-year-old. In our block, we have 10 homes with children under the age of six. So, in terms of local, I'm as local as it gets. I've lived in Arlington Heights my whole life and I chose the street based upon the fact that it had a school, it wasn't a through-street and it was generally a great neighborhood.

Now, I do echo the gentleman's comments earlier on this side which is we have women who are clearly in need of help, Maryville's cause is great. But to deny that they're not going to have some traumatic experience ripped from a county or a family I think is somewhat naive. You know, we have the most at stake here which is we're the people planted in this community for the next years. We intend to send our kids to Patton. We intend to send our kids to Thomas. We want to send our kids to Hersey. The people dealing with this are not the people on the north side of Arlington Heights or locally who are for the political agenda, but it's the people right there on that block and it's us. There's a lot of us.

You know, at the end of the day, you can always donate, you can always volunteer. I'm a big advocate of what Maryville does. They do a phenomenal job in my opinion. But the local constituents are the people like myself who are right there and some of the other people who are adjacent or within 500 feet of the property.

In terms of property values, at the, I think it was the April 5th or whatever meeting it was at the Arlington Ridge Center, the issue of the appraisal came up. I asked the question to Kate and I said can we get an independent appraisal? The response I had was we have someone we've used for years and years and they have a lot of letters after their name. In the appraisal business, you don't have to be independent, it's not an auditor. If you've been using someone for years and years and paying them, you're going to get the answers you want.

So, I would just strongly urge the Board, if you've been fed a report, an appraisal report, look at it a little harder. I called three appraisal valuation firms and nobody would touch this because they said that type of report, you can't issue it. They were curious to see like what it was.

So, from my standpoint, I think the homeowners locally, like most of the locals know that there could perhaps be an impact to their property values. It's not the people who's from miles and miles away, it's perhaps the people on the block and we've heard rumblings of it. You know, the agents have talked about it and that's what's going to really determine the property values. I mean, if you look at myself from the community, my brother sells homes and there's people in the neighborhood who talk about like, oh, that's a red flag, maybe you don't want to live there. You can't deny that it's going to impact property values.

So, I think my biggest concern is you're taking something and asking people like us to foot the bill with our home equity values and as well as the schools with the ESL or whatever it may be, extra security. The Arc, I mean, there's a beautiful park within the program, if you guys built right there, it's a phenomenal facility. We love it, we walk past it to school or it's proposed structure weekly. I just, I'm concerned with, you know, after age 18 and they leave, where are they going to hang out? Where do they go? The community centers and

stuff?

So, are we going to be footing the bills with equity values, security, English as a second language in schools? Like these are serious questions. I think the people with the most at stake here who want to be here and support this community need answers. So, I would just encourage better data, you know, better data on the 18-year-olds and what happens after then. Then look a little harder at the appraisal report and kick the tires a bit harder.

So, in general I'm not in favor of this until the community knows more. Thank you.

CHAIRPERSON DAWSON: Thank you. Anyone else in that row?

MR. GILMORE: Steve Gilmore, 724 North Kaspar. I would just echo the comments just made to not support this.

I want to kind of circle back; I'll make my comments brief. In short, the requirements for the special use permit are not met for this proposal. I'll read verbatim from the ordinance. No special use shall be recommended by the Plan Commission unless the Commission finds, in 8.5-1, that the special use is deemed necessary for the public convenience at this location. I haven't heard one thing tonight why this is necessary for the Village of Arlington Heights.

This is not our burden. Nobody disputes that the organization's heart is in the right place, but there's legitimate property value concerns, safety concerns, so that's where I'm at.

CHAIRPERSON DAWSON: Thank you.

Anyone else in that row?

MS. WENNERBERG: Good evening, my name is Wendy Wennerberg, W-e-n-n-e-r-b-e-r-g, and I'm at 816 Kaspar directly across from the that beautiful field pictured in the screen.

For me, this sounds like an ideal situation, right? However, I do strongly support the need for additional data for us as, you know, immediately adjacent neighbors to be able to feel secure that our property values are not going to drop significantly, because as the gentleman said before, it's a real risk, right, that we are all looking at.

The other thing I'm concerned about, because on our street we have 11 kindergartners going in first grade within a seven-house, 10-house kind of radius. My concern is for safety, number one. I know that the girls would not be leaving the home and wandering as they're saying, but just in my mind I think, okay, this is concerning, I don't really know exactly how it's going to manifest over the years when these individuals who have these great ideas about it are no longer there present, monitoring and making sure that it stays true to what its original mission was.

The other concern I have is most of these girls will be 12 to, well, 12 to 17 is what they'll be. I think Hersey could definitely accommodate, and I talked to several teachers and ESL teachers, that the need for the additional ESL support at high school level at Hersey, I think they can support that. But I don't understand, or I don't see any effort being made for communication directly with Thomas Middle School, and I don't believe that that school would be able to accommodate a large number of ESL students very easily without having some time to ramp and without having some funding available to them to either add teachers, add resources or add support.

I appreciate that they have reached out to District 25 and District 214, but my concern is that it's not enough to just reach out. I think that there actually needs to be a

plan because, and I've read through all the exhibits and it, you know, all sounds great but when you've got this large amount of students moving into a school system that's already looking to add more classes and increase taxes, meeting special resources is really important for these girls to have that available to them, and also that the students that are currently in the school system are not struggling as a result of adding additional students without the appropriate resources.

So, am I not in favor of it? No, I'm not certainly in favor of it at this moment based on the data that we've been provided.

CHAIRPERSON DAWSON: Thank you.

Yes?

MR. HENDERHAND: My name is Gene Henderhand; I live at 824 North Salem. So, I'm very close to the building.

First, I'd like to just commend the people from Maryville for opening up their hearts to people who surely need help. I think it's great, I think everyone in this room feels the same way, but I have a concern. I'm very worried about crime. I just worry that people might visit that are friends or relatives and they might be criminals. Crime is on the rise, I worry about it, and then I look around the neighborhood, it just worries me.

Other than that, I'm all for it. I think I would volunteer there, too, but I'm just afraid of crime. Thank you.

CHAIRPERSON DAWSON: Thank you.

Yes?

MS. HENDERHAND: Hi, my name is Maureen Henderhand and I am his wife. We are at 824 North Salem.

The concern I have is this school being used for overnight services and everything in a single-family neighborhood. Now, there's two locations in Chicago where it's not brought up. In Chicago, it's at one location, it's at 1600 West Grand which is very close to the United Center, not in a single-family neighborhood. There is also a nursery that is in the Dunning area which is, actually it used to be the Dunning Mental Health Center and it's a huge spread of land. There are all different buildings there and they have the nursery there. None of these other areas are single-family neighborhoods.

Maryville is located across the street from a convent and two cemeteries. It's not in the middle of a single-family neighborhood. We have a quiet and -- neighborhood, and now all of a sudden you're bringing, you know, a school with kids staying overnight with 16 girls? I don't know what the problems are going to be coming in, but it just doesn't seem to be the right fit for our quiet neighborhood.

Also, taxes are a big thing. We're getting reassessed in Ridge Park and being reassessed for our schools and everything. We end up footing the bill for all of this. Is that fair for all of us to do? Maryville doesn't pay any taxes because their taxes are exempt. So, yes, I guess I do have a problem with that. My husband is retired and, you know, these costs are huge for all of us. People that have children move here and buy $400,000 houses so they can have a good school system and then, you know, people come in and just kind of want to, you know, use everything that we have in place already.

So, I am personally not in favor of it and those are my concerns. Thank you very much.

CHAIRPERSON DAWSON: All right, anyone in the back row then? I believe we've exhausted that row.

MS. CATHY OSTENDORF: Hi, my name is Cathy Ostendorf, O-s-t-e-n-d-o-

r-f. I have lived in Arlington Heights for 49 years and I am very much in support of this program.

We are a community of good neighbors. I live one block away from a group home of challenged adults and all that, and I also live a block and a half away from a PAD site. PAD sites are in residential neighborhoods. I believe my property values have gone up a lot over the 50 years that we've almost lived here. So, I'm not concerned about property values going down at all with this kind of program.

Wouldn't it be wonderful for the people that live nearby to welcome these young girls into the community? What a difference they would make in their lives to make them feel welcome as we all should over here? So, thank you.

CHAIRPERSON DAWSON: Anyone else in that row? All right, anyone standing in the back? Come up, don't be shy.

All right, just spell your last name for us please.

MS. ZATORSKI-MOORE: Hello, this is Joanna Zatorska-Moore, Z-a-t-o-r-s-k-a - M-o-o-r-e. So, obviously I wasn't born here, I came here. Nobody who I see here like came from, was born like their parents, or their parents were born in the States. Everybody came here either on the boat or on the plane. So, I think those kids have a right to live here like we do. There is no difference. If you believe in God, then this is the obligation to help others, and if you don't believe in God, you just probably believe in karma which is fine. If you give someone good, it will come back this way or another. Thank you.

CHAIRPERSON DAWSON: Thank you.

MS. DILSNER: Hello, my name is Maryann Dilsner, D-i-l-s-n-e-r. I live at 1521 Westwoods Drive in Arlington Heights. I've lived in Arlington Heights for 25 years. My whole life I've worked in social services. I've worked at Misericordia with the disabled. I've done family care for children in foster care. Now I work on the campus of Maryville with young immigrant men who are 18 years old who have a legal case working towards their asylum.

Our young men, I just went to three of their graduations from high school. They're all signed up for vocational training. We have accessed services that they are more than eager to participate in with the Arlington Heights Library who have been more than generous with their time and service to us, with very, very generous tutors, mentors and volunteers that come to help us.

I've worked and I've spoken with Sister Cathy. I know the staff at Maryville. They are dedicated, they are professional, and they have hearts bigger than gold as they care for the children.

I can assure you that the acceptance of this St. Anne's Home in Arlington Heights will be a blessing for Arlington Heights. The girls that will be here will bring gifts and they will enrich our lives. I can assure you that you will have millions, I guess that's an exaggeration, but you'll have many, many people willing to volunteer their time to help these young girls as they transition to young women. They are eager to get an education, they are eager to move forward in their life, and they need our help. So, there is no reason why the general people of Arlington Heights cannot respond to this request.

The site of the Sisters of the Living Word, I've been there many times for social events. I've prayed there. I've visited people there. It is a wonderful site that those girls will benefit from.

Arlington Heights offers wonderful services. Arlington Heights has people that are more than generous. Arlington Heights will benefit greatly from the prospect of the St. Anne's Home. Thank you.

MS. SARA OSTENDORF: Hi, my name is Sara Ostendorf, 506 East Marshal. It's O-s-t-e-n-d-o-r-f. I grew up here and my whole family is here within a mile or in some cases just a few blocks of the proposed site.

I strongly urge the Board to approve the special use permit. This is an amazing opportunity for Arlington Heights to, at what seems to be little or no disturbance to the neighbors, provide a significant and necessary service to some of the vulnerable citizens in the entire world. This decision reflects the morals and the character of the Village. If we want to be, as so many others have referenced, the City of Good Neighbors, then we need to prioritize the needs of these vulnerable girls. They're not women, they're between 10 and 17, they are girls. They are growing, they are learning, as so many others have said, they are eager for education and opportunity, and we are perfectly positioned to provide that for them.

This project seems unlikely to cause more traffic. Teenagers who are not allowed to have cars, pregnant 12-year-olds are generally not bad citizens or bad drivers or huge disturbances. Six babies in the nursery is going to be less chaotic than then the seven kindergartens on Kaspar in terms of noise and all the space that they take up. So, I appreciate the concerns of others, but I think that ultimately, we are positioned to do so much good, and it would be so easy for us, and I think that all of the concerns or many of them could really be overlooked if we looked at these girls as what they are going to be, members of our community and neighbors. Instead of fearing them, if we helped them and welcomed them, we could overcome all of the concerns.

I urge the Board to approve this petition and to address the petition at hand, and not delay with more questions about the issue of immigration as a whole and/or questions about some unspecified future use that would have to be re-permitted anyway. Let's focus on the special use permit at hand, and I encourage the Board to not let xenophobia stand in the way of what we can do to help these girls. We can do better.

Please, please, please do the generous, kind and welcoming thing and approve this permit.

CHAIRPERSON DAWSON: All right, anybody who has not had a chance to speak? This is your last chance. Come on up.

MR. SCHULTZ: My name is Don Schultz, S-c-h-u-l-t-z. I live at 712 North Fernandez which is close enough to Ridge School. I had three kids who went to Ridge School. I've lived in Arlington Heights for 54 years.

I don't know which side of this to be on. I like the idea of educating young people, but I think we've all had teenagers thinking this is going to be easy. Teenagers are trouble at times. As you deliberate on this, just remember that.

CHAIRPERSON DAWSON: All right, anyone else?

(No response.)

CHAIRPERSON DAWSON: All right, we are closing the public commentary. What that means is that while the Commissioners still may have questions, we'll still be talking with the Petitioner, no questions will be addressed from the audience, no comments, anything like that. The public section is closed, okay.

So, Petitioner, you want to come back up? We may have more questions for you. I know I took notes from a lot of the comments and questions that were asked. Let me go through with the questions --

COMMISSIONER WARSKOW: Chairperson Dawson?

CHAIRPERSON DAWSON: Yes?

COMMISSIONER WARSKOW: We are approaching 10:00 o'clock. Do we need to make a motion to extend?

MR. HUBBARD: I believe it's 10:30.

COMMISSIONER WARSKOW: 10:30? Okay.

CHAIRPERSON DAWSON: 10:30, okay. We might, keep on that, thank you, because we might need that. Okay, I'm going to start over there.

Commissioner Warskow?

COMMISSIONER WARSKOW: I don't really have a question. I'm very supportive of this. I always try and look at issues from multiple sides, and I really do understand. Uncertainty makes people very nervous. I can understand the need for more data because that gives you a feeling of more certainty, but there is no certainty in life. There is not certainty that there isn't going to be crime from your neighbor's teenager, much less a teenager who is living in this home who is monitored by somebody, who can't even leave to go somewhere without being accompanied.

So, I see both sides, but I'm going to say I am in support of this petition.

CHAIRPERSON DAWSON: Commissioner Green?

COMMISSIONER GREEN: I, too, see both sides and I'm still undecided.

CHAIRPERSON DAWSON: Okay, any questions?

COMMISSIONER GREEN: No.

CHAIRPERSON DAWSON: Okay, Commissioner Ennes?

COMMISSIONER ENNES: It is difficult, I understand both sides' positions. As a Commissioner, within the last year we've heard other shelter projects that have come into the community and not that far from my house, six blocks. We've also had affordable housing come up. Again, that project is a quarter mile from my house. Both of these projects offer a lot of good, but they do concern homeowners.

One question I have for you is, is your appraiser here?

MS. DUNCAN: He isn't. Unfortunately, he was not able to be here tonight, he is out of town this week. But we can have him here for the Village Board meeting.

COMMISSIONER ENNES: That might not be a bad idea. I know him personally. I've known him reputationally for decades. He has a very high reputation, but I can understand where some people would have a question about his objectivity given the fact, and is he the appraiser that you've used over the years to work with?

MS. DUNCAN: I have worked with Mr. O'Brien for many years.

COMMISSIONER ENNES: Okay, and I believe he does a lot of work with the Catholic Church, but irrespective of that, he does have a very high reputation. There may be some questions that he can answer, although I know with that type of appraisal, the appraisers typically don't like to come in and be testifying about that unless they're on a retainer.

My background is valuation, and it's easy to think because you don't know that there's going to be an impact to the value of your property. Sometimes there could be, but my limited knowledge of what Maryville has done is that it hasn't negatively impacted the neighborhoods where these projects are. So, I do support the project. That's all I have.

COMMISSIONER SIGALOS: I just have one question. I'm really leaning towards supporting the project. I just want to learn a little bit more about what you do when a girl turns 18, she's let's say released and she's out of the home. At that point, are you then seeking another girl to come in, let's just say at a 12-year-old lower threshold of the residence so that they

have full six years advantage of being in your program and going to local schools and learning to be good citizens?

SISTER RYAN: The Office of Refugee Resettlement makes the referral to us, so we wouldn't be seeking a next person that come in the program of any particular age. They would make a referral, here's a child who needs us. We would then go through our review process of the child.

COMMISSIONER SIGALOS: You could get one that's 17 years old who would only be there for a few months.

SISTER RYAN: That's right.

COMMISSIONER SIGALOS: What benefit would that be then?

MS. MCCANN SANCHEZ: So, just to clarify, when the children are approaching the age of 18, when they're 17 and six months, our program with the guidance of the Office of Refugee Resettlement is actively working for placements either with another agency or institution such as the Viator Home that we heard about today, the Bethany Home, or other social service agencies that will take children who are 18. If there is no placement, the Department of Homeland Security comes, an officer would come and escort the girl to whatever they determine would be her next step. The children are never released, or just say goodbye, you're 18, and set out of the home.

So, that's just one piece that I got that I probably didn't clarify before. Then the second part of your question had to do with more --

SISTER RYAN: If they're 17.

MS. MCCANN SANCHEZ: If they come at 17? Yes, they would be with us for the period of time that corresponds to a licensed agency such as ours that works with children. But after that, they're released to another entity, or if there is no other entity, then they are the responsibility of the Department of Homeland Security because of their immigration status.

COMMISSIONER SIGALOS: Again, I'm just trying to clarify it. I mean, it seems like what you do is a tremendous service to these young girls. It would be, to me, more advantageous if the department that brings these girls to you brings them at a younger age so they could be with you for more years to learn and be a part of society, but --

SISTER RYAN: I agree with you.

COMMISSIONER SIGALOS: -- you have no control over it?

SISTER RYAN: We don't have control. We could make that known and encourage them that the next referral was somewhat younger who can have this benefit, but in the end, the referrals would come from the Office of Refugee Resettlement. We can turn it down, but they'll tell us who is the next child that's being presented.

COMMISSIONER SIGALOS: Thank you. I have nothing further.

CHAIRPERSON DAWSON: Okay, I just want to go through a couple of the comments from the audience. Thank you for clarifying about the age of 18. There seemed to be this impression that they were just like released into the wilds and just here's your stuff, go. It's not that they're adding to a homeless population. They're either relocated or someone goes with them, so you addressed that.

I think earlier you talked about the outcome study and that you do not have any contact. There was a question about whether or not the federal government does any type of tracking. Is anyone doing a type of outcome tracking that you're aware of in relation to, that could add more data to the residents that are concerned about it?

SISTER RYAN: We're not aware that there's any outcome tracking once the

young people turn 18 because they go to a different agency in federal government to be working with. I think where we have seen some information is at Bethany House and Viator House because they have experience with the young people as they're 18, 19, 20 and getting older. But as far as outcome studies, I'm not aware that the Department of Homeland Security is doing it.

CHAIRPERSON DAWSON: Okay.

MS. MCCANN SANCHEZ: What the Office of Refugee Resettlement has in place in terms of the safety of the child is when a child is released from a shelter situation or from a group home such as St. Anne, there is a process of communication over the next 30 days that involves conversations that our staff does with the child separate from the sponsor who has taken that child and has agreed to take the child. So, if there is the identification that there is some problem, then the child, then we would advise the Office of Refugee Resettlement that we have concerns about the placement, then the child could reenter into a system and be placed in a shelter or if the parent or a sponsor has a concern that he or she cannot take care of the child. But after that, it's considered a family matter and that it's that family who has signed documentation that they're going to care for the child, that they continue to care for the child in the way that they have agreed to with our government.

CHAIRPERSON DAWSON: There was another question that was asked, what about the fathers of the children that are pregnant? Again, they're refugees so I don't know that the fathers are entering with them but could you speak to any concerns? You know, this isn't a women's abuse shelter, right, where we have, you know, violent, significant others trying to track them down. Can you speak to that so it's not my voice?

SISTER RYAN: I just want to make sure. So, it's our understanding that the fathers of these babies, that will occur before they came into this country and they will be in another country. So, definitely to your other question, it's not like a domestic violence shelter. These will be young ladies who would be coming here, the fathers are not on the scene.

CHAIRPERSON DAWSON: Okay, and then there's concerns about the crime aspect. I don't know that you have any statistics in other shelters about crime, increase in crime. I mean, again, to point it out, these women aren't really allowed to even leave other than to go to the park without having someone with them.

SISTER RYAN: I can tell you about our own experience.

CHAIRPERSON DAWSON: Yes.

SISTER RYAN: Again, these are shelters that we have. We have two with young ladies, one in Chicago and one in Bartlett. There's been no commission of crimes by these young ladies.

CHAIRPERSON DAWSON: Okay, there is concern that they might bring a criminal element to them, but again they're not, this isn't, they're not escaping a bad situation local. They're coming from another country so there's no one tracking them. Again, not a domestic abuse situation or anything of that sort.

SISTER RYAN: That's correct.

CHAIRPERSON DAWSON: Okay, so I wanted to make sure we touched on those. The only other question, and I know you can't answer this, was in respect, because you said you don't have any, you don't know who you spoke with at the schools. There was a question about whether or not Thomas felt that they could take any of these children from an ESL perspective. So, I would just encourage you at the next stage to please bring that with you to address questions that anyone may have in the community about whether or not the school system can absorb this.

You know, in my opinion, we never know how many ESL children we're going to have, whether or not it's the 16 in your facility or people moving in from other areas to our school district. Where my kids went to elementary school, it was very heavy in ESL, and many, many children and families do not speak English. So, in my experience, our school district is prepared for it and they accommodate and adjust. I don't think 16 more girls in District 25 is going to make or break the district, but I don't speak for the district. So, that would be great for you to bring that.

Okay, I don't have any other questions other than making sure that we got everything addressed from the audience that I heard that I did not think had been addressed. The property valuation, I feel like you spoke to that and you can't provide any more information. For the record, we hear this all the time. There's really no way, I've asked repeatedly, Sam knows because I've repeatedly said to Sam, can't we come up with a solution to this, and it's just, there's no way to prove if it increases or decreases in our experience, but Arlington Heights property values seem to keep going up.

We have, as Commissioner Ennes pointed out, approved a number of affordable housing, shelter homes, and other, you know, over the years and years I've been on this Commission. Never heard anyone come back and yelled at us and say our property values went down, but maybe --

COMMISSIONER GREEN: I have a leg cramp.

CHAIRPERSON DAWSON: I assumed something was going on over there.

COMMISSIONER GREEN: I was at a meeting before this and had the cramp in the other leg. So, it's evening out now.

CHAIRPERSON DAWSON: Okay, so to that end, I am very in favor of this, which comes as no surprise to anyone. That's because I was like the most outspoken about the Shelter, Inc. program and that's a lot more controversial than this. To me, I would say I wish you could bring in more than 16 girls. I understand that you don't want to. I wish you could bring in more.

I always have concerns about people that are concerned about people with they might have trauma, they might have mental disabilities, because there are people in our community already that are surviving trauma and have mental conditions, and they live here already. They're already here. They're already your neighbors. They're already living here, and they don't have anywhere near the support or systems that are in place that these girls are going to get here. In fact, if you really paid attention to where people are, you know, what's going on in our community, you'd realize it's already here, but they don't have any support.

These young girls are going to have fabulous support, and you've got so much space I do hope you can bring the community here somehow. I'd love to have my daughter come and, she's 12, I think I'd love to have her exposed to and meet these girls and learn more about their experiences. So, I'm very much in favor of this.

So, any more discussion? Do we have a motion?

COMMISSIONER JENSEN: I'll make a motion.

A motion to recommend to the Village Board of Trustees <u>approval</u> of PC #22-004, a Special Use Permit to allow a "sheltered care home" on the subject property, and the following variation:

1. A variation from Chapter 28 of the Municipal Code, Section 6.12-1.3 to waive the

requirement for a traffic and parking study.

This recommendation is subject to the following conditions:

1. **All Maryville staff shall complete the two-week training prior to working at the facility as outlined by the Petitioner in their response to the round one departmental comments. Additionally, staff shall complete frequent refresher training throughout the year to ensure that they remain knowledgeable on all topics taught during the initial two-week training.**
2. **An appropriate number of staff must be present on the subject property at all times, 24 hours a day, 365 days a year so adequate supervision of the residents can be provided.**
3. **The Petitioner must establish and follow internal screening procedures for identification and acceptance of the most appropriate candidates for residency on the subject property.**
4. **The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.**

COMMISSIONER WARSKOW: I'll second.
CHAIRPERSON DAWSON: Any more discussion or do we bring it to the vote?
(No response.)
CHAIRPERSON DAWSON: Sam?
MR. HUBBARD: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. HUBBARD: Commissioner Warskow.
COMMISSIONER WARSKOW: Yes.
MR. HUBBARD: Commissioner Ennes.
COMMISSIONER ENNES: Yes.
MR. HUBBARD: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. HUBBARD: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. HUBBARD: Chair Warskow -- Chair Dawson.
CHAIRPERSON DAWSON: Yes.
I don't know where you're going with that, Sam, Chair Warskow.
COMMISSIONER WARSKOW: He got used to it last meeting.
CHAIRPERSON DAWSON: Oh, over the last, that's what it was, when I wasn't here.
Anyway, congratulations! Unanimous recommendation.
(Applause.)
CHAIRPERSON DAWSON: We're a recommending body, it goes forward to the Trustees. I always encourage that the questions that were asked, the information, this is a great opportunity to know what more you can bring to the next one because they have a much larger purview than we do or what we look at. So, but congratulations.
MS. DUNCAN: Thank you.

MR. HUBBARD: I think we're particularly targeting July 5th at the Village Board level but that's a tentative date. So, if you're interested, keep your eye out.

CHAIRPERSON DAWSON: All right, do we have anything else on the agenda? We're still having our meeting.

Sam, anything else on the agenda?

MR. HUBBARD: No.

COMMISSIONER WARSKOW: Excuse me, Sam? We did discuss in our recent training that at every Plan Commission hearing we should offer public commentary even if it doesn't have anything to do with the petitions at hand.

MR. HUBBARD: I mean, we can take it. I don't know if we need to offer it, because we have a public comment for each application, if somebody comes up and comments on something else, we can certainly accept that.

COMMISSIONER WARSKOW: Okay, it just wasn't listed separately on the agenda which was what I think was discussed.

MR. HUBBARD: Yes, the Village attorney did not reach out to make any changes on the agenda.

COMMISSIONER WARSKOW: Okay, I might just reach out to him to clarify what we discussed during the training.

CHAIRPERSON DAWSON: At that time if there's someone who wants to speak, so what do I do?

MR. HUBBARD: You would have to open up public comment again, but the public comment has already been --

CHAIRPERSON DAWSON: Oh, public commentary has already been open so we're not going to be reopening for public commentary at this time.

AUDIENCE MEMBER: Oh, I thought that was just for the particular agenda item, this is just something other than the agenda item --

COMMISSIONER WARSKOW: I think we still have to get clarification on how our legal representation wants us to handle this.

CHAIRPERSON DAWSON: To handle this, okay. So, Sam?

MR. HUBBARD: Yes, we'll communicate with Hart. If there is something that you'd like to ask, please feel free to ask me offline and then I'm happy to answer any questions you may have.

CHAIRPERSON DAWSON: And then we'll have this cleared up for the next meeting.

AUDIENCE MEMBER: Yes.

CHAIRPERSON DAWSON: Thank you.

All right, with that in mind, nothing else, right, Sam?

COMMISSIONER WARSKOW: I'll make a motion to adjourn.

COMMISSIONER GREEN: Second.

CHAIRPERSON DAWSON: All in favor?

(Chorus of ayes.)

CHAIRPERSON DAWSON: All right, have a good night.

(Whereupon, at 10:11 p.m., the public hearing on the above-mentioned petition was adjourned.)

DRAFT

GIS consortium MapOffice™

Aerial



Map created on **March 1, 2021.**

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NARRATIVE

Maryville Academy is seeking to operate the existing property at 800 N. Fernandez (the "Property") (formerly the home of the Sisters of the Living Word) as a shelter care home, to be named the St. Anne Program. In collaboration with the federal Office of Refugee Resettlement, Maryville will operate a program at the Property which will allow them to care for up to 10 teenage girls, ages 12-17, plus an additional 6 teenage girls who are pregnant or parenting. These girls arrive in the United States unaccompanied by adult family members and are now in the care/custody of the Administration of Children and Families and the federal Office of Refugee Resettlement, until they reach the age of 18. Maryville will provide care, housing, meals and family reunification services for the girls. The girls will attend school in the local community and learn to interact in the local community.

The property will be staffed 24 hours per day, 7 days per week. There will consistently be a supervisor on site, with 3 to 6 staff members on site during each day-time and evening shift as well as 2 to 3 care providers during overnight hours. Staff will escort the girls to school, worship services, and recreational and other activities. On a daily basis, 3-6 direct care staff work in close proximity to the girls. These staff are supervised by a daytime supervisor during daytime hours, an evening supervisor, and an overnight supervisor. Overnight staff are awake throughout their shift, attentive to the environment and responsive to emergencies. Case managers and clinicians meet with the children for scheduled appointments throughout the day. There are three case managers that will serve the 16 girls and each case manager will work 40 hours per week, spread over all seven days of the week. These case managers are employed by Maryville Academy. A nurse is present in the home on scheduled days. At peak times, there will be 15 employees/authorized individuals on site caring for the girls.

A daily Staffing Schedule is as follows:

Monday through Friday:

- 8 am to 5 pm: Program Director; one lead case manager; one lead clinician; one admin operations manager; one maintenance person

Sunday through Thursday:

- 2 case managers (one working 9 to 5; the other 1 to nine)
- 1 clinician (1 to 9)
- 3 care providers on 7 to 3 pm shift; 3 on 3 to 11 pm; 2 overnight
- 1 evening supervisor (3 to 11)
- 1 driver (hours may vary)
- 1 Recreational Coordinator

Tuesday through Saturday:

- 1 program manager (10 to 6 pm)
- 1 case managers (one working 9 to 5)
- 1 clinician (1 to 9)
- 3 care providers on 7 am to 3 pm shift; 3 care providers 3 to 11 pm; 2 overnight
- 1 overnight supervisor (11 pm to 7 am)
- 1 driver (hours may vary)
- 1 Nurse (9 am to 5 pm)

Weekends and some evenings:

- 1 vocational education coordinator

Other visitors to the home will include 1-2 attorneys from Heartland Alliance who are assisting with the girls' immigration cases. There are also 1-2 child advocates from the Young Center who visit on a bi-weekly or monthly basis.

The girls residing in the St Anne home will enjoy these services, provided by Maryville:

- Residential: home cooked meals, breakfast, lunch, dinner- prepared by our care provider staff; oversight and guidance

- Medical services: A nurse will be on-site at least 20 hours per week.

- Case management services: 3 case managers

- Counseling: 2 clinical staff provide individual and group sessions; parenting classes

- Vocational: 1 coordinator who leads activities on basic life skills and coordinates English classes

- Recreational services: Program provides opportunities for sports and other recreational activities

The girls will participate in the community in:

- Education at local schools

- Religious services at the denomination of their choice

- Summer recreational activities through the local park district and other sources

- Weekend cultural and recreational trips to museums, parks, theatre, etc.

Daily Schedule:

ST. ANNE GROUP HOME DAILY SCHEDULE (Monday – Friday)

Weekday programming schedule- Monday through Friday
6:00 am- Wake up/ Showers
7:00 am- Breakfast
8:00 am- Travel time to school
8:30 am – 2:45 pm: School
3:30 pm- Home arrival: Quiet time/ Homework, Meetings, Phone calls, etc.
5:00 pm- Recreation

6:00 pm- Dinner
7:00 pm- Quiet time/Chores/Laundry
9:00 pm- Lights out/ Bedtime

ST. ANNE GROUP HOME WEEKEND SCHEDULE (Saturday and Sunday)

Weekend programming schedule- Saturday and Sunday
9:00 am- Breakfast
10:00 am- Religious worship
11:00 am- Phone calls, Case management, Clinical
12:15 pm- Lunch
1:00 pm- Vocational Activity -TBD
3:00 pm- Recreation
4:00 pm- Chores
5:00 pm- Group Activity
6:00 pm- Dinner
7:00 pm- Showers/School Prep: Computer lab, reading, homework
9:00 pm- Lights out/ Bedtime

The Program Director or Program Manager will be the responsible party for making decisions related to whether a girl can leave the school campus. Permission to leave the campus during open lunch at the High School level will depend on the maturity and behavior of the girl.

The girls at this home do not have families in the area (possibly not in U.S.) available to visit. As explained above, there are Office of Refugee Resettlement staff and attorneys who visit at certain times. Visits by other persons require the approval of program leadership. Such visits, e.g. with classmates, would need approval with clear time frames for

the visits. Program Staff would be present during all visits to provide oversight. If a girl does not follow the rules, the Program Manager and Clinician meet with her and seek the reason for this behavior. Then they prepare a contract with clear goals and behaviors listed. The Program Manager monitors compliance with this contract.

The length of stay of each child is dependent on her unique situation. Maryville case workers work to identify family members to serve as sponsors to the girls and assume their care. Family reunification is explored for all girls. Maryville's case management team is physically present at the residential group home 7 days each week to communicate with potential family sponsors, vet those sponsors using federal standards, ensure a safe placement for the children, and arrange a safe transfer to a new home if possible. Placement is dependent on the circumstances of each case.

Girls who do not have family members will remain in care at St. Anne until they reach the age of 18 and can be transferred to a suitable group home for young adult women.

There are currently approximately 43 parking spaces on the Property (after required fire lane is installed) and this will accommodate parking for the employees who will be on site daily and any visitors to the Property. None of the girls will have a car. Only interior remodeling is anticipated at this time and the exterior of the Property will remain unchanged.

Please note that, for reasons of safety and the protection of minors, ORR directs agencies not to disclose the location of the site for children. In this instance, we must seek a special use so there must be disclosure of this program to the Village and the community surrounding the Property. However, Maryville will not generally advertise the location of the program.

Maryville successfully operates several other similar programs at various locations both in Chicago and the surrounding suburbs. Maryville has been a provider of social services since the 1880s and has an excellent reputation for serving the most vulnerable children.

ALTA/ACSM SURVEY

LOT 'A' IN RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (EXCEPT THE EAST 33 FEET THEREOF) OF THE NORTHEAST QUARTER AND SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66 FEET NORTHWESTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHTS OF WAY, IN COOK COUNTY, ILLINOIS.

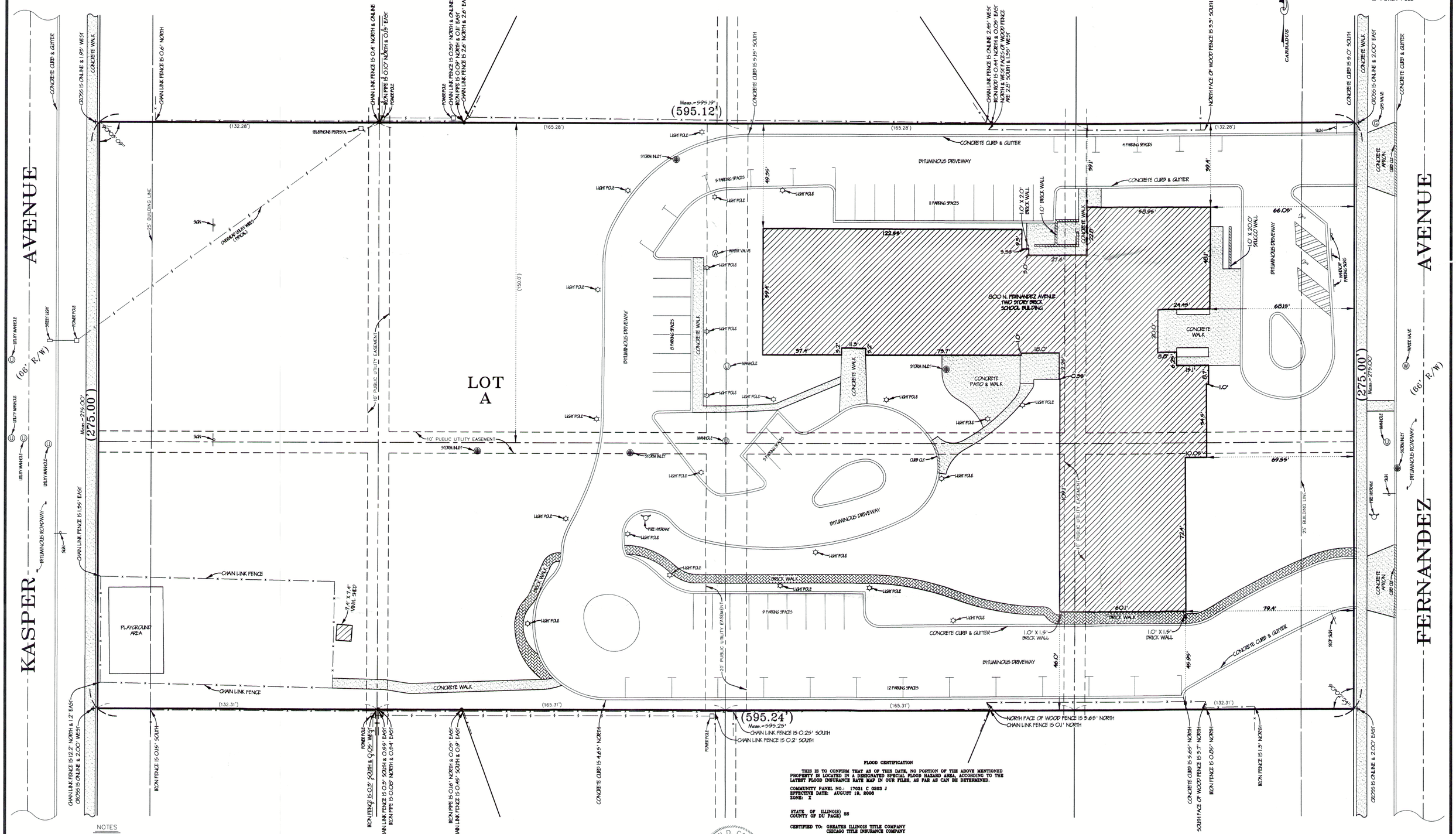
SURVEY LEGEND
- Monumentation Found
- Monumentation Set (IRLS 35-2551)
- (80') Record Dimension
- Fence Line

AREA OF SITE – 163,685 SQ. FT. (3.76 ACRES)
AREA OF BUILDING – 19,875 SQ. FT.

2 HANDI-CAP PARKING SPACES
52 REGULAR PARKING SPACES

SCALE: 1" = 20'

UTILITY LEGEND
- MANHOLE / CATCHBASIN
- CURB INLET
- FLARED END SECTION
- WATER VALVE VAULT
- FIRE HYDRANT
- UTILITY MANHOLE
- UTILITY STRUCTURE
- TRAFFIC SIGNAL
- SIGN
- POWER POLE



NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 40016233 DATED OCTOBER 23, 2014 WAS USED IN PREPARATION OF THIS PLAT.

Ordered By:
Klein, Daday, Aretos & O'Donoghu, LLC.
2550 W. Golf Road, Suite 200
Rolling Meadows, Illinois 60008
(847) 590-8700

FLOOD CERTIFICATION

THIS IS TO CONFIRM THAT AS OF THIS DATE, NO PORTION OF THE ABOVE MENTIONED PROPERTY IS LOCATED IN A DESIGNATED SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE LATEST FLOOD INSURANCE RATE MAP IN OUR FILES, AS FAR AS CAN BE DETERMINED.

COMMUNITY PANEL NO.: 17031 C 0803 J
EFFECTIVE DATE: AUGUST 19, 2008
ZONE: X

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

CERTIFIED TO: GREATER ILLINOIS TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1-4, 7(a), 7(b)(1), (2), 8, 9, 11(b) and 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12/05/14. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 9th DAY OF December, A.D. 2014.
BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2016.

ALLEN D. CARRADUS 35-2551 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WHEATON, ILLINOIS

Date Of Field Work:	12/05/14	Drawn By:	CMG
Scale:	1" = 20'	Checked By:	EAC
Fld Bk Pg:	333-13,331-63	Approved:	ADC

Date:	Revision:
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.	.
.	.

ALTA/ACSM SURVEY
800 N. FERNANDEZ AVENUE, ARLINGTON HEIGHTS
COOK COUNTY, ILLINOIS

Prepared For: KLEIN, DADAY, ARETOS & O'DONOGHUE LLC

Prepared By: ALLEN D. CARRADUS, LAND SURVEYOR
100 Bridge Street Suite 1, Wheaton, Illinois 60187
(630) 588-0416 (FAX) 653-7682

Sheet 1 of 1
Project # 26620-AL

Saint Anne Home Community Meeting
Arlington Ridge Center (ARC) – 660 N. Ridge Ave., Arlington Heights, IL
Tuesday April 5, 2022 | 7 to 8 p.m.

Number in attendance – 50
Number signed in – 45 (sign-in sheets attached)
Maryville Team present:

- Sister Catherine M. Ryan, O.S.F.
- Kate Duncan, Akerman LLP
- Nina Aliprandi
- Anita Alvarez
- Mary McCann Sanchez
- Megan Biasco
- Nelia Bernabe

Kate Duncan gave an overview of the zoning for the property and the need for a special use. Sister Cathy gave an overview of the program including number of girls – 16 girls, 12 to 17 and possibly six of them are teen moms with children.

Questions from Attendees & Answers provided –

1. Thank you for bringing this to our neighborhood. We would like to help if you decide to have a garden. Is this like Viator House?
    - In some ways it is similar, but Viator House is for boys ages 18 and over and this facility is for girls who are 12-17.

2. Can you provide data on similar types of facilities with respect to:
    - Traffic
        - Our other facilities do not have much traffic because the children living in the facilities do not have cars. Only staff drive to our facilities and this will be the same. We will have two vans to transport the girls to school and to activities and for grocery shopping, etc.
    - Crime Rates
        - Our other facilities are not in areas where there is high crime and we have no experienced any crime in our facilities.
    - Property Values
        - We have done some initial research with respect to property values near our existing similar facilities, particularly near our St. Rose of Lima home in Chicago and our research indicates that property values have gone up in that neighborhood since our program has been established. We have reached out to an MAI appraiser to assist us with this but we do not yet have a report to share.
    - Will there be big delivery trucks

- No, we will not have large food delivery or supply delivery trucks to this location. We will have the girls go with the staff to shop for food and other supplies as this is part of the life skills that we will teach.

3. On your other campuses, do you have any violations of zoning or changes of uses that you have done without changing the zoning?
   - No, we do not have any violations of zoning. We have not changed any uses on any of our other campuses that violate the zoning.

4. Do you have any plans to expand what you are proposing for this site?
   - No, we do not have any plans to do anything other than what we have explained.
   - We are looking for a harmonious and peaceful setting for the girls and we think this property and neighborhood offer that and we want to preserve.

5. Have you talked to District 25 about where the girls will go to school? Will they need ELL teachers?
   - No, we have not yet discussed this proposed facility with District 25 but we will do so and will make sure that we follow all guidelines from the school district.

6. There is a study out of New York saying that facilities like this decrease property values.
   - Please share this study with us. We believe that any study stating that property values decrease is not reflecting the type of facility we are proposing. As stated, we do not believe that this facility will decrease property values.

7. When happens when the girls turn 18? Do they leave? Where do they go?
   - The girls can be with us from the time when they are 12 to 17 and they have to absolutely leave on their 18th birthday. The Office of Refugee Resettlement controls this and they come in and take over at that point.

8. Do you have statistics on success rates? Is what you are doing helping these girls assimilate into society? Do you know it is working?
   - Maryville has success rates for other programs it runs but for this program, the ORR does not allow Maryville to have continued contact with the girls and so we do not have statistics for this program. Maryville has an extremely high success rate with its other programs and prides itself on helping children who are in need assimilate into society.

9. Centers like these might start innocently enough, and like this one, but then they transition into something else. Will this center transition into something else? Have you ever transitioned any of your other facilities from one thing to another?
   - First, the special use approval from the Village will not allow us to do anything other than what we are telling you tonight. The special use approval will contain specific language as to what we can do on the site. If we ever want to do something different that is in the special use approval we will need to go back to the Village for additional approvals.

- We only have plans for this facility to be what we have explained. We do not have any plans to do anything different or change what we are proposing.
- We have transitioned other facilities from one use to another, but we have always obtained any necessary zoning approvals and we always talk with our neighbors about proposed programs.

10. Would you be open to letting neighbors use green space on the site and the play lot?
- As long as this is done in a safe way and we can have coverage by our insurance we are open to this.

11. My kids play on the green space on the property now. What interaction will they have with the girls if they come to this site?
- First, this is private property and so we will need to make sure that having neighborhood children playing on the site is safe. But, if they do continue to play on the site and the girls are also on the property, I would not expect them to have any interaction at all since these are teenage girls and they will likely not be playing with 5, 6, 7 year old boys and girls.
-

12. Will these be troubled girls who create neighborhood problems?
- In terms of behavior of the girls, girls will not be sent to us if they are exhibiting serious behaviors and this is determined by ORR. This type of facility is not intended to care. and will not care for, girls who require greater levels of care and supervision. Those types of girls will not be eligible for this facility.

13. Would you consider having a community garden?
- Yes, we can consider this.

14. Are there going to constantly be new girls coming in and will you ever have more than 16?
- Average time in other programs is 45 days; this program will be longer. They will eventually leave and only when one girl leaves will another one come in.

15. In the future can you please provide more information and lead time for meetings. Can you provide a zoom option and can you please disseminate data on traffic, crime rates, and property values.
- We sent notice for this meeting out 10 days in advance.
- We have given you information on traffic, crime rates, and property values to our best knowledge and ability as stated before.

16. Will the girls go out on their own?
- No, they will be accompanied by staff.

17. Can a boyfriend come to visit a girl at the home?

- Maybe. Any visitors will be pre-approved by staff and the girls will be accompanied by staff during visits.

18. Why do you have to bring this program to this building?
- We found this building and it was a very good building that was already built to suit our needs. It is in immaculate condition and has the bedrooms we need, except we are adding 2 bedrooms, as well as the program space that we need to operate this program. And, it is in a peaceful and nice neighborhood, which we were also looking for.

19. Was there consideration to build in Des Plaines?
- We have no more room left. We no longer have 116 acres; the other side is Our Lady of Guadalupe. We use the west side for our programs for boys. We have separate living quarters for boys and girls and we ran out of room.

20. Are there offices in the building for staff?
- Yes.

21. Do you have a floor plan available for review?
- We do have a floor plan but we do not have copies to distribute.

22. What is your timeline?
- We need to complete the zoning process and then close on the building. After that we will be able to get the building ready and then move it. Hopefully open by fall 2022.

23. What do you do if a girl gets into trouble?
- If a girl does not follow the rules, the Program Manager and Clinician meet with her and seek the reason for this behavior. Then they prepare a contract with clear goals and behaviors listed. The Program Manager monitors compliance with this contract.

24. Comment from resident: We have these girls who have these cultural differences, history with them, it will be a wonderful experience for them coming to Arlington Heights but it will also be a chance for local students to get to know other cultures. It offers diversity and different perspectives and the opportunity to learn more in-depth in what other peoples lives are like. These girls will have this great opportunity to go to great schools that I went to. I see the whole program as an amazing opportunity for this neighborhood and I hope all of you can agree to that. These girls deserve better. This is an amazing opportunity.

25. Are you going to own the property or is the Archdiocese involved?
- We are going to own all of the property – the entire site – and the Archdiocese is not involved. The Archdiocese does not own the property now.

Sister Cathy thanked everyone and expressed her gratitude for their participation.

Meeting adjourned at (about) 8:30 p.m.

JUSTIFICATION FOR REQUESTED SPECIAL USE & VARIATION

Maryville Academy ("Maryville")
800 N. Fernandez, Arlington Heights (the "Property")

1. Special Use – to allow a Shelter Care facility within the R-3 Zoning District

a. *That said special use is deemed necessary for the public convenience at this location*.

Maryville will attest that there is an on-going need for this type of social outreach community service in the northwest Chicagoland community and for providing residential housing and counseling for children through the Federal Office of Refugee Resettlement (ORR) program. Maryville is an established provider of these types of services for more than 125 years, with the experience necessary for providing needed leadership and community services. The proposed facility is necessary for the public convenience at this location in that it will provide a necessary social service to the girls who will live there and be taken care of by Maryville. Staff is well trained to take care of children in this type of program and will address any and all needs of the girls in their care. This program will be run with the same level of excellence that Maryville runs other similar programs in the Chicagoland area. Maryville sees a need in the community to have this type of facility to serve these girls. The Narrative included with the special use application details the level of commitment and care that Maryville will dedicate to the girls.

The reason this particular location was selected by Maryville is that the Property has been established as an institutional/residential use for many years, previously used as a convent for the Sisters of the Living Word who lived and worked in the community for many years. The building encompasses bedrooms, a living area, a kitchen, as well as offices and a day care/preschool facility. The proposed use of the Property by Maryville will remain consistent with the prior residential group living nature of the Property.

Further, the Property was selected because it has been used as a residential use for group living in the past and so it has a floor plan and layout that are well suited to the proposed program Maryville hopes to implement at the Property.

Also in the interest of public convenience, the proposed use of the building is far less intense than prior uses of the building. In the past the Sisters of the Living Word occupied a portion of the building for living and working, but they also leased a portion of the building to a preschool that served approximately 80-100 children on a daily basis. And, before the Sisters of the Living Word owned the Property, the building was a public elementary school that could hold up to 250 children. The use of the building by Maryville is only for up to 16 teenage girls and possibly babies for 6 of these girls, along with staff needed to take care of the girls, which is far less intense programmatic activity than any prior use.

b. *That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.*

The proposed use of the Property by Maryville will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity. The proposed use will be located in an existing building that once served as residential group living for the Sisters of the Living Word and the residential nature of the Property will be retained. Other prior uses, including a Montessori school with 80-100 children and a public school for up to 250 children, were far more intense than the proposed use of the Property by Maryville. Maryville has an excellent reputation for providing care for the most vulnerable children and expects to provide that same level of care for the girls in this facility. Girls will be well-supervised at all times and the facility will be staffed 24 hours per day, 7 days per week, with 3-6 staff members during day time and evening shifts and another 2-3 staff members overnight. The Narrative included with the special use application details the level of commitment and care that Maryville will dedicate to the girls, which also demonstrates Maryville's dedication to the local neighborhood. It is Maryville's hope that the girls become part of the local community, attending school, worship services, and other recreational activities, which Maryville hopes will contribute to the vibrancy of the community and will in no way detrimentally impact the health, safety, morals or welfare of people in the neighborhood.

c. *That the proposed special use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees*.

Maryville agrees that it will comply with all application regulations, stipulations, and conditions made a part of any authorization granted by the Village Board of Trustees.

3. Variation to Section 6.12-1(2)b, to waive the requirement for a traffic and parking study by a certified traffic engineer.

a. *The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property*.

As set forth in the Narrative, expected traffic generation from the proposed use of the Property will be minimal and there is parking for at least 43 cars on site, which is far more parking spaces than there will ever be cars on site. The girls living on the Property will not have cars and will not be allowed to have cars. Further, the proposed use of the Property is far less intense, in terms of parking and traffic, than any prior use of the Property, which included a Montessori school for 80-100 children and also a public elementary school. As a result, Maryville does not believe the character of the locality will be altered in any way and the proposed use will be compatible with the existing uses and zoning of nearby properties.

b. *The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.*

The proposed use of the Property by Maryville is unique in that the girls who will be living on the Property will not have cares or be allowed to have cars, even if they are legally old enough to have a drivers license. There are 43 parking spaces on site that will only be used by staff coming to the Property and at peak times there will only be up to 15 staff/other authorized individuals such as therapists and case workers, on site at a time. Further, when considering prior uses of the Property, the proposed use of the Property is far less intense when it comes to traffic and parking. Therefore the request to waive the formal traffic study is one that is due to unique circumstances.

c. *The proposed variation is in harmony with the spirit and intent of this Chapter*.

The proposed variation – to waive the formal traffic study – is in harmony with the spirit and intent of the Chapter when considering the proposed unique use by Maryville and the amount of traffic and parking proposed to be associated with it.

d. *The variation requested is the minimum variation necessary to allow reasonable use of the property*.

A variation to waive the formal traffic study is the minimum variation that is possible since the proposed unique use of the Property by Maryville and the traffic and parking proposed are minimal for the size of the site and especially when compared with prior uses of the Property.

TERRENCE O'BRIEN / CONSULTANT

REAL ESTATE APPRAISER - CONSULTANT

145 REVERE DRIVE • NORTHBROOK, ILLINOIS 60062

TERRENCE M. OBRIEN. MAI (847) 729-1310

CONSULTING REPORT

FOR

800 NORTH FERNANDEZ AVENUE

ARLINGTON HEIGHTS, ILLINOIS

SPECIAL USE

TO

ESTABLISH A SHELTER CARE FACILITY IN AN EXISTING

1 AND PART 2± STORY BRICK INSTITUTIONAL STRUCTURE

WITH AN ADJOINING PAVED PARKING LOT

FOR

MARYVILLE ACADEMY

ATTENTION: MS. KATHLEEN DUNCAN

ATTORNEY AT LAW

TERRENCE O'BRIEN / CONSULTANT

PURPOSE OF REPORT

The purpose of this consulting report is to determine the impact a Shelter Care Facility has on property values.

SUBJECT PROPERTY

As of the date of my inspection, March 16, 2022, the subject property's eastern half was improved with a 1 and part 2± story brick institutional structure. The subject structure has been utilized for residential group living purposes (convent) as well as educational purposes. The western half of the subject is primarily vacant landscaped and a portion was formerly used as a children's play ground.

The subject site contains 3.76± acres. It has substantial frontage on both the west side of Fernandez Avenue and the east side of Kaspar Avenue. Vehicle ingress and egress is provided by two curb cuts on Fernandez Avenue at the northeast and southeast corners of the subject site.

ABUTTING PROPERTIES

Immediately east of the subject property is Fernandez Avenue, which is considered a secondary street in the subject area. It is paved with concrete curbs, gutters and sidewalks abutting same and travels two ways in a north/south direction. Located on the east side of Fernandez Avenue are single family residences of brick or frame construction. Immediately west of the subject property is Kaspar Avenue, which is also considered a secondary street in the subject area. It is paved with concrete curbs, gutters and sidewalks abutting same and travels two ways in a north/south direction. Located on the west side of Kaspar Avenue are single story brick and/or frame residential structures. Immediately north of the subject site are the rear and/or side yards of 6± single family 1 and 2± story brick and frame residential structures. Immediately south of the subject site are the rear and side yards of 6± single family residential structures of brick and/or frame construction.

The properties located immediately east, west, north and south of the subject are all zoned R-3, which is a One Family Dwelling District.

TERRENCE O'BRIEN / CONSULTANT

PROPOSED USE/SPECIAL USE

The Applicant, Maryville Academy, is requesting a Special Use to establish a Shelter Care Facility at the subject property for 16± refugee girls. Ten of the girls are ages 12-17 plus an additional 6± teenage girls who are pregnant or parenting. These girls arrived in the United States unaccompanied by adult family members and are now in the care of the Administration of Children and Families until they reach the age of 18. Maryville will provide care, housing, meals and family reunification purposes for the girls. The girls will attend school in the local community and learn to interact in the local community.

The property will be staffed 24 hours per day, 7 days per week. There will always be a Program Director or Manager on site with 3 to 6± staff members on site during each day time and evening shift as well as 2 to 3± care providers during overnight hours. Staff will escort the girls to school, worship services and recreational and public activities.

The length of stay each child is dependent on her unique situation. Maryville case workers work to identify family members to serve as sponsors to the girls and assume their care. Girls who do not have family members will remain in care at the facility until they reach the age of 18 and can be transferred to a suitable group home for young adult women.

It should be noted that Maryville operates several other similar programs and/or facilities at various locations both in Chicago and surrounding suburbs. Maryville has been a provider of social services since 1880's and has an excellent reputation serving the most vulnerable children.

SIMILAR MARYVILLE FACILITY

Maryville currently operates a similar facility in Chicago at 1456 W. Oakdale Avenue. This facility consists of a 3± story brick structure that was the former convent for the St. Alphonsus Parish.

In March, 2019, the City of Chicago approved the application for a Special Use for a "Transitional Residence Facility", which in my opinion, is similar to a "Shelter Care Facility". The Oakdale Avenue Facility can accommodate 25± teenage refuge girls and will provide the same services as those

SIMILAR MARYVILLE FACILITY (cont'd.)

proposed for the Arlingtons Heights facility. It should be noted that the Chicago facility distinction is that the average stay is 30 to 40± days. This allows enough time to identify/locate family members to serve as sponsors and assume the care of these girls.

The Chicago and proposed Arlington Heights facilities are similar. Therefore, in this report, I will analyze the impact the Chicago facility had on property values.

ZONING

The subject property is currently zoned R-3, which is a One Family Dwelling District.

Some of the permitted uses allowed under this zoning classification include non-commercial antennas, small and large community residence, day care homes and one family detached dwellings.

Shelter Care Homes (facilities) are considered a Special Use under the current zoning classification for the subject property.

NEAR/FAR SALES ANALYSIS

Most zoning ordinances require an Applicant for a Special Use to notify neighbors located within a minimum 250± feet or a maximum of 400± feet when there is intervening public thoroughfare such as an alley or street. Thus, a Near Property is one located within 400± feet while a Far Property is one located in excess of 400± feet.

For purposes of determining the impact the proposed Shelter Care Facility has on property values, I have prepared a Near/Far Sales Analysis (N/FSA) of the existing Shelter Care Facility located at 1456 West Oakdale Avenue in Chicago.

NEAR/FAR SALES ANALYSIS cont'd.

NEAR SALES

1) Location: 1419 W. Oakdale Avenue
Chicago, Illinois
14-29-121-016

Sales Price: $1,960,000 Date of Sale: October, 2021
Sales Price: $1,700,000 Date of Sale: April, 2018
Appreciation:$260,000 Time Span: 3.5± years

Comments: This residential property is located 260± feet southeast of the Maryville facility located at 1456 W. Oakdale Avenue. Over the 3.5± year time span, the property appreciated 15.3± percent and/or 4.37± percent annually.

2) Location: 1444 W. George Street
Chicago, Illinois
14-29-121-028

Sales Price: $950,000 Date of Sale: August, 2021
Sales Price: $712,500 Date of Sale: July, 2011
Appreciation:$237,500 Time Span: 10.1± years

Comments: This residential property is located 210± feet south of the Maryville facility located at 1456 W. Oakdale Avenue. Over the 10.1± years time span, the property appreciated 33.3± percent and/or 3.30± percent annually.

3) Location: 1512 W. Oakdale Avenue
Chicago, Illinois
14-29-116-041

Sales Price: $1,220,000 Date of Sale: May, 2021
Sales Price: $950,000 Date of Sale: February, 2008
Appreciation:$270,000 Time Span: 13.3± years

Comments: This residential property is located 200± feet west of the Maryville facility located at 1456 W. Oakdale Avenue. Over the 13.3± years time span, the property appreciated 33.3± percent and/or 28.4± percent and/or 2.14± percent annually.

NEAR/FAR SALES ANALYSIS cont'd.

NEAR SALES

4) Location: 1502 W. Oakdale Avenue
Chicago, Illinois
14-29-116-046

Sales Price: $1,750,000 Date of Sale: December, 2021
Sales Price: $1,512,500 Date of Sale: October, 2012
Appreciation: $237,500 Time Span: 9.2± years

Comments: This residential property is located 90± feet west of the Maryville facility located at 1456 W. Oakdale Avenue. Over the 9.2± year time span, the property appreciated 15.7± percent and/or 1.71± percent annually.

5) Location: 1526 W. George Street
Chicago, Illinois
14-29-120-035

Sales Price: $1,750,000 Date of Sale: October, 2021
Sales Price: $1,585,000 Date of Sale: October, 2013
Appreciation: $165,000 Time Span: 8.0± years

Comments: This residential property is located 400± feet southwest of the Maryville facility located at 1456 W. Oakdale Avenue. Over the 8.0± years time span, the property appreciated 10.4± percent and/or 1.3± percent annually.

6) Location: 1414 W. Wellington Avenue
Chicago, Illinois
14-29-113-010

Sales Price: $1,390,000 Date of Sale: August, 2021
Sales Price: $1,214,000 Date of Sale: June, 2018
Appreciation: $176,000 Time Span: 3.2± years

Comments: This residential property is located 260± feet north of the Maryville facility located at 1456 W. Oakdale Avenue. Over the 3.2± years time span, the property appreciated 14.5± percent and/or 4.53± percent annually.

NEAR/FAR SALES ANALYSIS cont'd.

NEAR SALES

The six Near Sales sited in this report are located 90± to 400± feet from 1456 W. Oakdale and the average distance is 237± feet. The appreciation rate for the six Near Sales range from 1.3± percent to 4.53± percent and average 2.89± percent annually.

FAR SALES

1) Location: 1240 W. George Street
Chicago, Illinois
14-29-123-059

Sales Price: $1,800,000 Date of Sale: August, 2019
Sales Price: $1,450,000 Date of Sale: April, 2001
Appreciation:$350,000 Time Span: 18.3± years

Comments: This residential property is located 1,400± feet southeast of 1456 W. Oakdale Avenue. Over the 18.3± year time span, the property appreciated 24.1± percent and/or 1.32 ± percent annually.

2) Location: 1541 W. Wolfram Street
Chicago, Illinois
14-29-128-007

Sales Price: $1,160,000 Date of Sale: August, 2021
Sales Price: $999,000 Date of Sale: Sept., 2014
Appreciation:$161,000 Time Span: 6.9± years

Comments: This residential property is located 880± feet southwest 1456 W. Oakdale Avenue. Over the 6.9± years time span, the property appreciated 16.1± percent and/or 2.33± percent annually.

NEAR/FAR SALES ANALYSIS cont'd.

FAR SALES

3) Location: 1429 W. Wolfram Street
Chicago, Illinois
14-29-129-013

Sales Price: $1,749,500 Date of Sale: October, 2020
Sales Price: $1,637,500 Date of Sale: June, 2017
Appreciation:$112,000 Time Span: 3.3± years

Comments: This residential property is located 720± feet south of the 1456 W. Oakdale Avenue. Over the 3.3± year time span, the property appreciated 6.8± percent and/or 2.07± percent annually.

4) Location: 1241 W. Nelson Street
Chicago, Illinois
14-29-115-007

Sales Price: $1,180,000 Date of Sale: May, 2020
Sales Price: $990,000 Date of Sale: July, 2016
Appreciation:$190,000 Time Span: 3.8± years

Comments: This residential property is located 1,500± feet northeast of 1456 W. Oakdale Avenue. Over the 3.8± years time span, the property appreciated 19.2± percent and/or 5.05± percent annually.

5) Location: 1226 W. Wellington Avenue
Chicago, Illinois
14-29-115-034

Sales Price: $1,665,000 Date of Sale: March, 2021
Sales Price: $1,365,000 Date of Sale: July, 2013
Appreciation:$300,000 Time Span: 7.7± years

Comments: This residential property is located 1,550± feet northeast of 1456 W. Oakdale Avenue. Over the 7.7± years time span, the property appreciated 22± percent and/or 2.86± percent annually.

NEAR/FAR SALES ANALYSIS cont'd.

FAR SALES

6) Location: 1255 W. Oakdale Avenue
Chicago, Illinois
14-29-123-048

Sales Price: $1,225,000 Date of Sale: December, 2021
Sales Price: $674,000 Date of Sale: February, 1998
Appreciation: $551,000 Time Span: 23.8± years

Comments: This residential property is located 1,250± feet east of 1456 W. Oakdale Avenue. Over the 23.8± year time span, the property appreciated 81.8± percent and/or 3.44± percent annually.

The six Far Sales sited in this report are located 720± to 1,550± feet from 1456 W. Oakdale and the average distance is 2,217± feet. The appreciation rate for the six Far Sales range from 1.32± percent to 5.05± percent and average 2.85± percent annually.

TERRENCE O'BRIEN / CONSULTANT

CONCLUSIONS/BENEFITS

The proposed Special Use, if granted, will:

1) put to a productive and highest and best use a property that is currently vacant and not used;

2) provide employment opportunities during construction and upon completion;

3) fulfill a need for the proposed Special Use; and

4) be harmonious and compatible with surrounding land uses and will have no adverse impact upon the value of other properties in the subject area.

Sincerely,

Terrence M O'Brien

TERRENCE M. O'BRIEN, MAI
GENERAL CERTIFIED APPRAISER
CERTIFICATE NUMBER 553-000100
(ILLINOIS LICENSE EXPIRES 9/30/23)

TERRENCE O'BRIEN / CONSULTANT

ASSUMPTIONS AND LIMITING CONDITIONS

The following assumptions and limiting conditions apply to this analysis and/or report unless noted elsewhere within this appraisal and/or preliminary study.

The legal description(s), if cited herein, is assumed to be correct, and no guarantee is made as to the accuracy of same.

No responsibility is assumed for matters legal in character, nor is any opinion rendered as to the title, which is assumed by the appraiser(s) to be good and marketable.

The property, if appraised, is assumed to be free and clear of mortgage indebtedness, assessments, or liens of any sort other than current real estate taxes.

If a survey(s) of the property has been furnished the appraiser(s), it is assumed to be correct, and no guarantee is made as to the accuracy of same.

The possibility exists that the final conclusion(s) as to value could be different in those instances where one or more approaches (*Cost, Sales Comparison* and *Income Capitalization*) are not utilized.

Any drawing, diagram and/or sketch included in this analysis and/or report is to serve only as a visual aid, and no guarantee is made as to the accuracy of same.

To the best of the appraiser's(s') knowledge and belief, the statements and opinions contained in this analysis and/or report are supportable. The factual data has been compiled by the appraiser(s) from sources deemed reliable, and no guarantee is made as to the accuracy of same.

Disclosure of the contents of this analysis and/or report is governed by the By-Laws and Regulations of the Appraisal Institute.

Neither all nor any part of the contents of this analysis and/or report (especially any conclusions as to value(s), the identity of the ap-

ASSUMPTIONS AND LIMITING CONDITIONS (cont'd)

praiser(s) or the firm with which he is connected, or any reference to the Appraisal Institute or to the MAI designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the undersigned.

The appraiser(s) is not required to give testimony and/or to appear in court by reason of this assignment without the prior written consent and approval of the undersigned.

The appraiser(s) has made a diligent effort to obtain the financing data on all comparable sales cited herein. Where such information was available, an explanation was included; where such information was unavailable, reliance on that particular sale was limited.

Any estimate(s) of value contained in this analysis and/or report is under the proposed or existing program of utilization described herein.

The appraiser(s) assumes that the property has no "wetlands", adverse soil conditions, and/or structural defects which would render it more or less valuable.

The appraiser(s) assumes that any/all mechanical equipment located on the property is operable and in good working condition.

The appraiser's(s') conclusion(s) in this analysis and/or report is based upon the assumption that no potentially hazardous and/or toxic materials are present, or were used, in the maintenance and/or construction of the property that would render it more or less valuable.

With regards to the Americans with Disabilities Act (ADA), we have not made nor have we been supplied a specific compliance survey and analysis of the property that is the subject of this appraisal to determine whether or not it is in conformity with the requirements of the ADA. Furthermore, we are not experts in this area; thus, we did not consider possible non-compliance with this requirement in rendering our opinion as to the *Market Value* of the subject property.

TERRENCE O'BRIEN / CONSULTANT

CERTIFICATE

1. Terrence M. O'Brien and the signatories have no present or contemplated future interest in the real estate that is the subject of this report.

2. Terrence M. O'Brien and the signatories have no personal interest or bias with respect to the subject matter of this report or to the parties involved.

3. To the best of Terrence M. O'Brien and the signatories' knowledge and belief, the statements of fact contained in this report, upon which the analyses, opinions and conclusions expressed herein are based, are true and correct.

4. This report sets forth all of the limiting conditions affecting the analyses, opinions and conclusions contained herein.

5. This report has been made in conformity with, and is subject to, the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, as well as the Uniform Standards of Professional Appraisal Practice.

6. No one other than those whose names appear have inspected the property, prepared the analyses, conclusions and opinions concerning real estate that are set forth in this report. *Terrence M. O'Brien* personally inspected the subject property.

7. Neither the employment to prepare this report, nor the compensation received, is contingent on the conclusions arrived at herein.

8. The use of this report is subject to the requirements of the Appraisal Institute and State of Illinois relating to review by their duly authorized representatives.

9. As of the date of this report, I, Terrence M. O'Brien, have completed the requirements under the continuing education program of the Appraisal Institute and the State of Illinois.

10. Within the preceding 3± years, Terrence M. O'Brien has not provided any appraisal or other services for the property which is the subject of this report.

Terrence M. O'Brien

Terrence M O'Brien

TERRENCE M. O'BRIEN, MAI
GENERAL CERTIFIED APPRAISER
CERTIFICATE NUMBER 553-000100
ILLINOIS LICENSE EXPIRES 9/30/23

TERRENCE O'BRIEN / CONSULTANT

QUALIFICATIONS OF

TERRENCE M. O'BRIEN, MAI

GENERAL EDUCATION

Mount Carmel High School, Chicago, Illinois
Marquette University, Milwaukee, Wisconsin
(Bachelor of Science in Business Administration)

PROFESSIONAL ORGANIZATIONS

MAI - Member of the Appraisal Institute
Certificate No. 5663
G.R.I. - Graduate Realtors Institute
C.P.M. - Certified Property Manager
General Certified Appraiser
by the State of Illinois - Certificate Number 553-000100
Illinois License Expires 9/30/23

Appointed by the Governor to the Illinois Real Estate Appraisal Committee; elected and served as Chairman of this committee for two years. Resigned in 1995 after 5 years service.

CONTINUING EDUCATION

The Appraisal Institute conducts a program of continuing professional education for its designated members. MAI members who meet the minimum standards of this program are awarded periodic educational credits.

As of the date of this report, I, Terrence M. O'Brien, have completed the requirements under the continuing education program of the Appraisal Institute and the State of Illinois.

EXPERIENCE

Appraised a large number of various types of real estate throughout Chicago and its metropolitan area with an aggregate value well in excess of one hundred billion dollars. Experience includes the appraisal of fee, leasehold and partial interest as well as equity investment analysis, feasibility, market and highest and best use studies. Qualified and extensively used as an expert witness in numerous courts of law as well as before several municipal zoning boards.

OFFICE LOCATION

NORTHBROOK - 145 Revere Drive
Northbrook, IL 60062
TELEPHONE - (847) 729-1310

TERRENCE O'BRIEN / CONSULTANT

QUALIFICATIONS OF TERRENCE M. O'BRIEN, MAI (cont'd)

REAL ESTATE TRAINING	COURSE	SPONSORING INSTITUTION
Basic Principles	I	Illinois Realtors Inst.
Principles	II	Illinois Realtors Inst.
Principles	III	Illinois Realtors Inst.
Practical Methods for Successful Property Management	I	Institute of Real Estate Management
Analysis and Management of Investment Property	II	Institute of Real Estate Management
Land Planning and Development	N/A	Chicago Real Estate Board

REAL ESTATE APPRAISING

Theories and Principles	I	Appraisal Institute
Appraisal Problems	II	Appraisal Institute
Condemnation	IV	Appraisal Institute
Investment Analysis	VI	Appraisal Institute
Industrial Properties	VII	Appraisal Institute
Standards of Professional Practice	A&B	Appraisal Institute

In addition to those cited above, I have taken numerous other courses offered and sponsored by the Appraisal Institute.

REPRESENTATIVE LIST OF TYPES OF PROPERTY APPRAISED

- Airports
- Apartments
- Automobile Showrooms
- Condominiums
- Co-operative Apartments
- Eleemosynary Property
- Funeral Homes
- Garages
- Hotels
- Hospitals
- Industrial Factories/ Light Manufacturing and Heavy Industrial
- Land
  - Farms
  - Commercial
  - Industrial
  - Residential
- Landfill Sites
- Loft Buildings
- Mobile Home Parks
- Motels
- Nursing Homes
- Office Buildings
- Office Complexes
- Outlet Malls
- Religious Institutions Churches, Housing and Educational Residences
- Restaurants
- Retail Stores
- Schools, Elementary, High School, University and Technical Colleges
- Service Stations
- Shopping/Discount Centers
- Special Purpose Property
- Storage Facilities
- Supermarts

TERRENCE O'BRIEN / CONSULTANT

QUALIFICATIONS OF TERRENCE M. O'BRIEN, MAI (cont'd)

REPRESENTATIVE LIST OF CLIENTS

GOVERNMENTAL BODIES

City of Highland Park
Chicago Board of Education
Chicago Dept. of Planning, City and Community Develop.
Chicago Park District
Chicago Public Building Com.
Cook County Forest Preserve District
Cook County Highway Department
DuPage Airport Authority
Glenview Park District
Illinois Department of Insurance
Illinois Department of Transportation
Illinois Medical Commission
Mount Prospect Park District
Northbrook Park District
Solid Waste Agency of Northern Cook County
Village of Glenview
Village of Hodgkins

FINANCIAL INSTITUTIONS

Amalgamated Trust & Savings
American National Bank & Trust Company of Chicago
Bell Federal Savings & Loan
Cole Taylor Bank
Continental Bank
Devon Bank
Exchange National Bank of Chicago
Forest Park National Bank
Glenview State Bank
Harris Bank
Home Savings Bank of Upstate New York, Albany, New York
Homewood Federal
Hyde Park Bank & Trust Company
Northern Trust Bank

REAL ESTATE ORGANIZATIONS

Balcor Company
Bradford Companies
Burnham Companies
Catellus Development Corp.
Continental Mortgage Investors
Fleetwood Realty Company
Golub & Company
Habitat Company
Hamilton Partners
Hines Interests Ltd. Partnership
Homart Development Company
Independence Mortgage Trust of California
Inland Real Estate Corporation
JMB Properties Urban Company
John Buck Company
LaSalle Partners
Lexington Development Companies
Lincoln Property Company
Miglin-Beitler Developments
Oxford Properties, Inc.
Pacific Realty Corporation
Piedmont Realty Advisers
Premisys Real Estate Services
Prudential Property Co. Inc.
Shuwa Management Corporation
Stein & Company
Tishman/Speyer Properties.
Tucker Development Co.
Walsh Higgins & Co.

QUALIFICATIONS OF TERRENCE M.O'BRIEN, MAI (cont'd)

REPRESENTATIVE LIST OF CLIENTS (cont'd)

BUSINESS, CORPORATE AND OTHERS

A.B. Dick Company
Allied Van Lines
Allis Chalmers, Inc.
Amoco Corporation
Amvets, Inc.
Anheuser-Busch, Inc.
Bally Manufacturing Corp./
Bally's Chicago Health Clubs
CPC International, Inc.
Catholic Archdiocese of Chicago
Chicago Motor Club
Chicago Title & Trust Co.
Ciba-Geigy Corporation
Colt Industries
Dominick's Food Stores
Eastman Kodak Corporation
Elek-Tek, Inc.
Embassy Suites
Federal Life Insurance Co.
Ford Motor Company
General Cinema Company
General Electric Corporation
General Motors Acceptance Corporation
General Telephone and Electric Company
Greyhound Corporation
Guest Quarters Hotels
Harcourt, Brace & Jovanovich, Inc.
Holiday Inns, Inc.
Home Depot
Hyatt Hotel Corporation
Inland/Ryerson Steel Co.
Jewel Food Stores
Keebler Company
Lutheran General Hospital
Maryland Cup Corporation
Matsushita Electric Corporation of America
Moody Bible Institute
Motel 6 Corporation
Northern Illinois Gas Company
Northwestern Mutual Life Insurance Company
Paddock Publications
Reliance Life Insurance Company
Rush-Presbyterian Hospital
Schering Plough
Sears Roebuck Corporation
Spiegel, Inc.
Standard Brands, Inc.
Target Stores
Teachers Insurance & Annuity
Tootsie Roll Industries
Union Carbide Corporation
United Insurance Company of America
University of Chicago
University of Illinois-Chicago
Vantage Companies
Walgreen's Inc.
Westin Hotels

MARYVILLE - ARLINGTON HEIGHTS

800 NORTH FERNANDEZ STREET, ARLINGTON HEIGHTS, ILLINOIS 60004

REVISED PRICING SET, FEBRUARY 22, 2022

CONTACT INFORMATION:

OWNER:
MARYVILLE ACADEMY
1150 NORTH RIVER ROAD
DES PLAINES, IL 60016
ATTN. MIKE WALLISH
PH. 847.294.1846

ARCHITECT:
MKB ARCHITECTS
1918 NORTH MENDELL STREET
SUITE 300
CHICAGO, IL 60642
ATTN. JIM LEAR
PH. 847.902.4865

MEFP ENGINEER:
BAILEY EDWARD
104 NORTHWEST HIGHWAY
FOX RIVER GROVE, IL 60021
ATTN. KENT LOCKE
PH. 847.660.6543

DRAWING INDEX:

ARCHITECTURAL

A000 TITLE SHEET / SITE PLAN

D101 FIRST FLOOR DEMOLITION PLAN
D102 SECOND FLOOR DEMOLITION PLAN
D201 FIRST FLOOR REFLECTED CEILNG DEMOLITION PLAN
D202 SECOND FLOOR REFLECTED CEILING DEMOLITION PLAN

A100 BASEMENT PLAN
A101 FIRST & SECOND FLOOR PLANS
A102 ENLARGED FIRST FLOOR PLAN
A103 ENLARGED SECOND FLOOR PLAN
A104 ROOF PLAN

A200 PARTIAL FIRST FLOOR REFLECTED CEILING PLAN
A201 SECOND FLOOR REFLECTED CEILING PLAN

A300 SCHEDULES, PARTITIONS, DOORS

A400 EXTERIOR ELEVATIONS

MECHANICAL

MD100 PARTIAL MECHANICAL DEMOLITION FIRST FLOOR PLAN
MD101 PARTIAL MECHANICAL DEMOLITION SECOND FLOOR PLAN
M100 PARTIAL MECHANICAL FIRST FLOOR PLAN
M101 PARTIAL MECHANICAL SECOND FLOOR PLAN

ELECTRICAL

ED100 PARTIAL ELECTRICAL DEMOLITION FIRST FLOOR PLAN
ED101 PARTIAL ELECTRICAL DEMOLITION SECOND FLOOR PLAN
E100 PARTIAL ELECTRICAL FIRST FLOOR PLAN
E101 PARTIAL ELECTRICAL SECOND FLOOR PLAN

FIRE PROTECTION

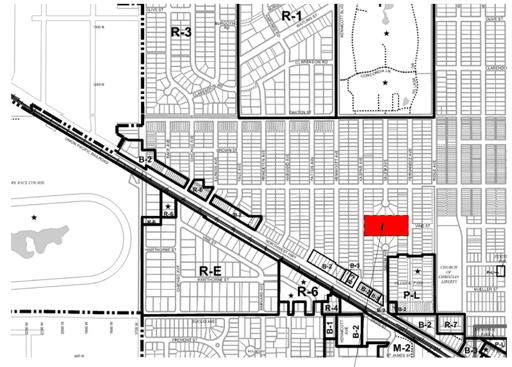
FP000 FIRE PROTECTION BASEMENT FLOOR PLAN
FP100 FIRE PROTECTION FIRST FLOOR PLAN
FP101 FIRE PROTECTION SECOND FLOOR PLAN

CODE REQUIREMENTS:

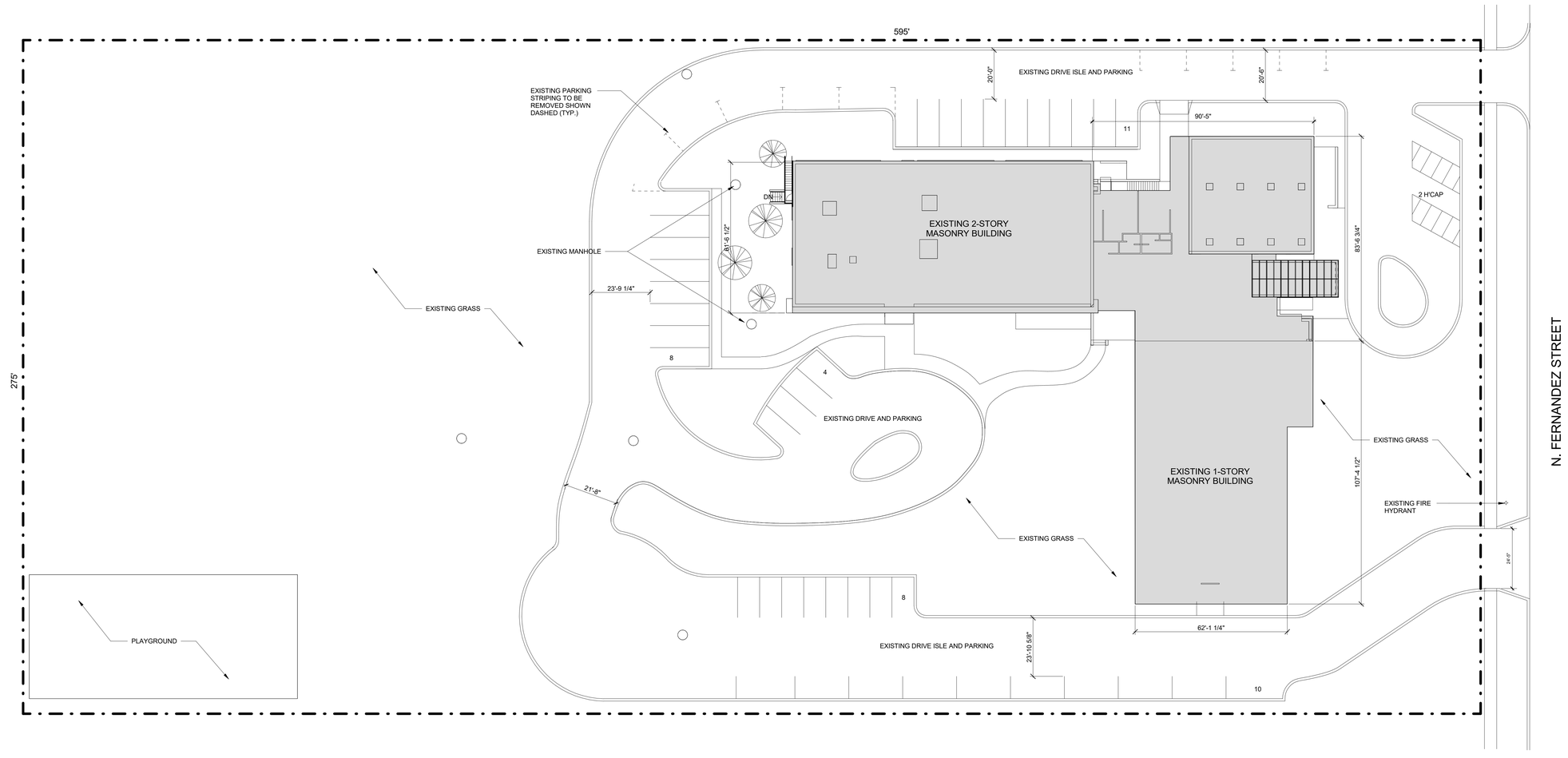
Codes:	*International Building Code, 2018* *International Residential Code, 2018* International Fire Code, 2018 International Existing Building Code, 2018 *International Mechanical Code*, 2018 *State of Illinois Plumbing Code*, 2014 *Illinois Accessibility Code* (IAC), 2018 *National Electrical Code*, 2017
Zoning:	R-3
Building Use:	Residential
Construction Type:	Type _____
Residential Requirements:	R304.1 Habitable rooms shall have a floor area of not less than 70 square feet. Exception: Kitchens
Height, Area and Volume Limitations:	R305.1 Minimum height. Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet. R304.3 Minimum dimensions. Habitable rooms shall not be less than 7 feet in any horizontal dimension.
Fire-Rated Construction:	Table R302.1 Exterior Walls
Natural Light & Ventilation	R303.1 Habitable Rooms: All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated.

ZONING MAP

SCALE: NTS



800 N. FERNANDEZ ST.



1 SITE PLAN
SCALE: 1" = 20'-0"

MKB Architects
1918 North Mendell Street
Suite 300
Chicago, Illinois 60642
mkbdesign.net
773.235.3800

REV	DATE	ISSUE
	4.2.22	ZONING REVIEW

800 N. FERNANDEZ STREET
ARLINGTON HEIGHTS, ILLINOIS
60004

Maryville
Caring for Children. Strengthening Families.

TITLE SHEET/ SITE PLAN

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS

EXP. DATE: _____ REGISTRATION NO. _____

NOT FOR CONSTRUCTION

DRAWN BY: JRL
CHECKED BY: GHK
APPROVED:
SCALE: As indicated

ⓒ 2021

JOB NO. 2123

000

MARYVILLE - ARLINGTON HEIGHTS

800 NORTH FERNANDEZ STREET, ARLINGTON HEIGHTS, ILLINOIS 60004

CONTACT INFORMATION:

OWNER:
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ED100 PARTIAL ELECTRICAL DEMOLITION FIRST FLOOR PLAN
ED101 PARTIAL ELECTRICAL DEMOLITION SECOND FLOOR PLAN
E100 PARTIAL ELECTRICAL FIRST FLOOR PLAN
E101 PARTIAL ELECTRICAL SECOND FLOOR PLAN

FIRE PROTECTION

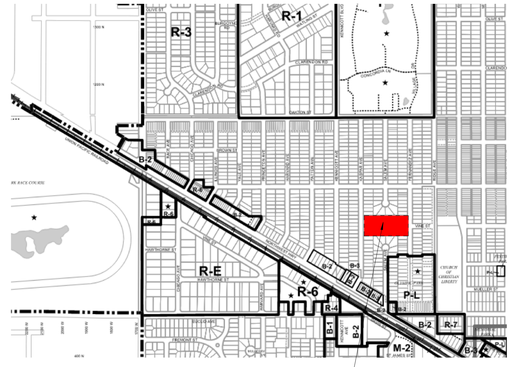
FP000 FIRE PROTECTION BASEMENT FLOOR PLAN
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FP101 FIRE PROTECTION SECOND FLOOR PLAN

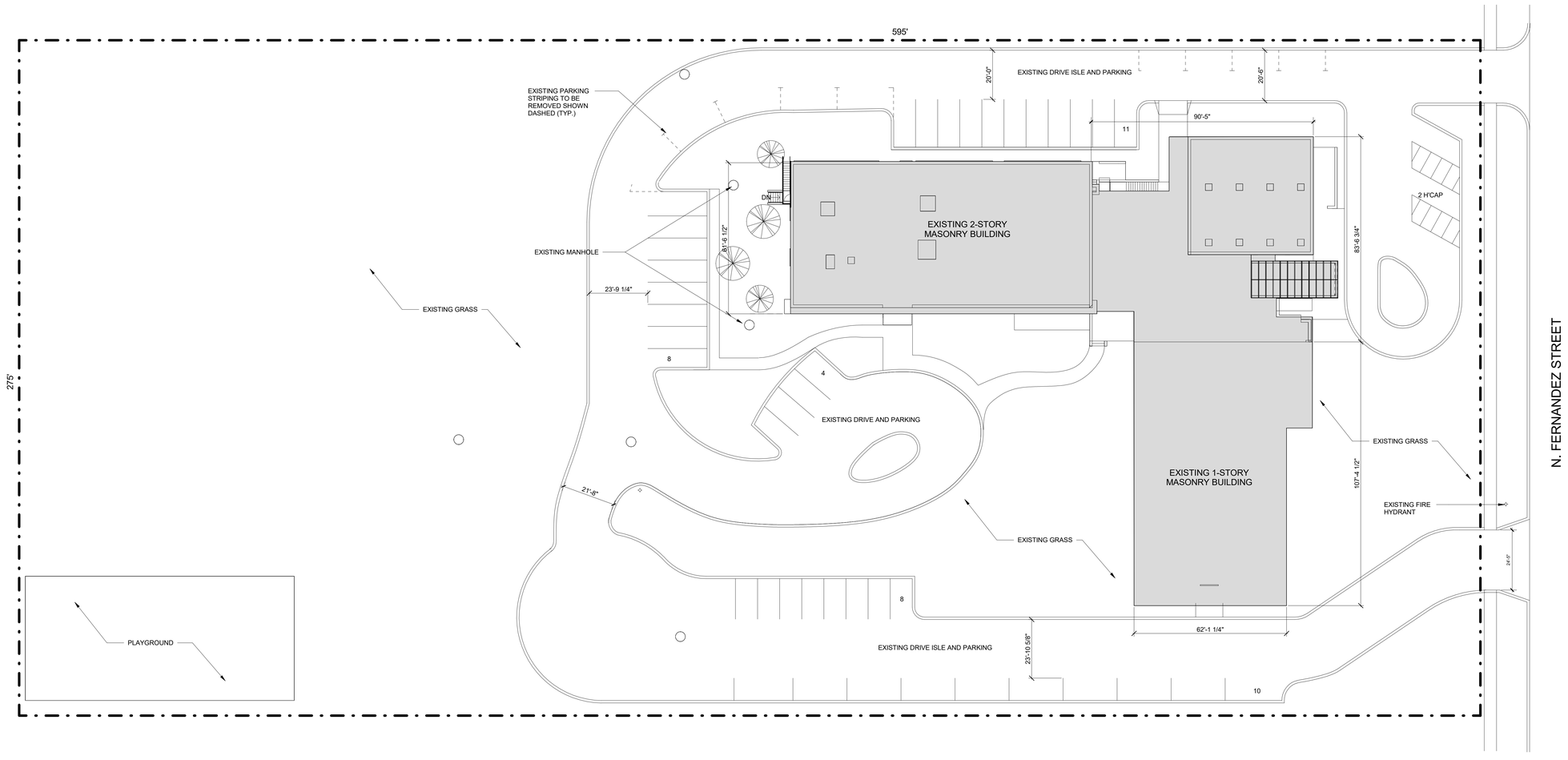
CODE REQUIREMENTS:

Codes:	*International Building Code, 2018* *International Residential Code, 2018* International Fire Code, 2018 International Existing Building Code, 2018 *International Mechanical Code*, 2018 *State of Illinois Plumbing Code*, 2014 *Illinois Accessibility Code* (IAC), 2018 *National Electrical Code*, 2017
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Construction Type:	Type _____
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ZONING MAP

SCALE: NTS





1 SITE PLAN
SCALE: 1" = 20'-0"

MKB
Architects
1918 North Mendell Street
Suite 300
Chicago, Illinois 60642
mkbdesign.net
773.235.3800

REV	DATE	ISSUE
	6.2.22	ROOM NAMES ADDED
	4.2.22	ZONING REVIEW

800 N. FERNANDEZ STREET
ARLINGTON HEIGHTS, ILLINOIS
60004

Maryville
Caring for Children. Strengthening Families.

TITLE SHEET/ SITE PLAN

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS

EXP. DATE: _____ REGISTRATION NO. _____

NOT FOR CONSTRUCTION

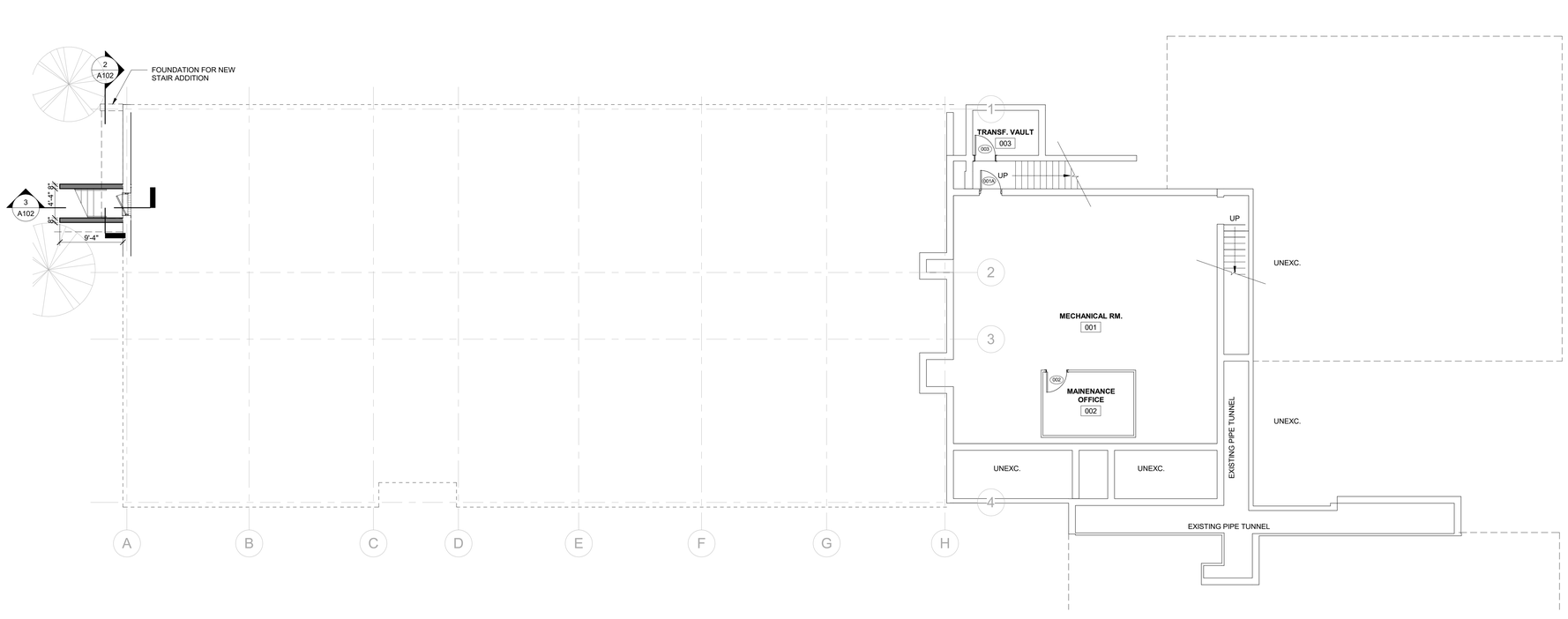
DRAWN BY: JRL
CHECKED BY: GHK
APPROVED:
SCALE: As indicated

ⓒ 2021

JOB NO. 2123

000

MKB
Architects
1918 North Mendell Street
Suite 300
Chicago, Illinois 60642
mkbdesign.net
773.235.3800



2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"
0' 2' 4' 10'

FLOOR PLAN LEGEND

- AREA OF NO WORK - NOT IN CONTRACT
- EXISTING PARTITION TO REMAIN
- NEW PARTITION

REV	DATE	ISSUE
	6.2.22	ROOM NAMES ADDED
		DESIGN REVISION

800 N. FERNANDEZ STREET
ARLINGTON HEIGHTS, ILLINOIS
60004

Maryville
Caring for Children. Strengthening Families.

BASEMENT PLAN

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS

EXP. DATE: _____ REGISTRATION NO. _____

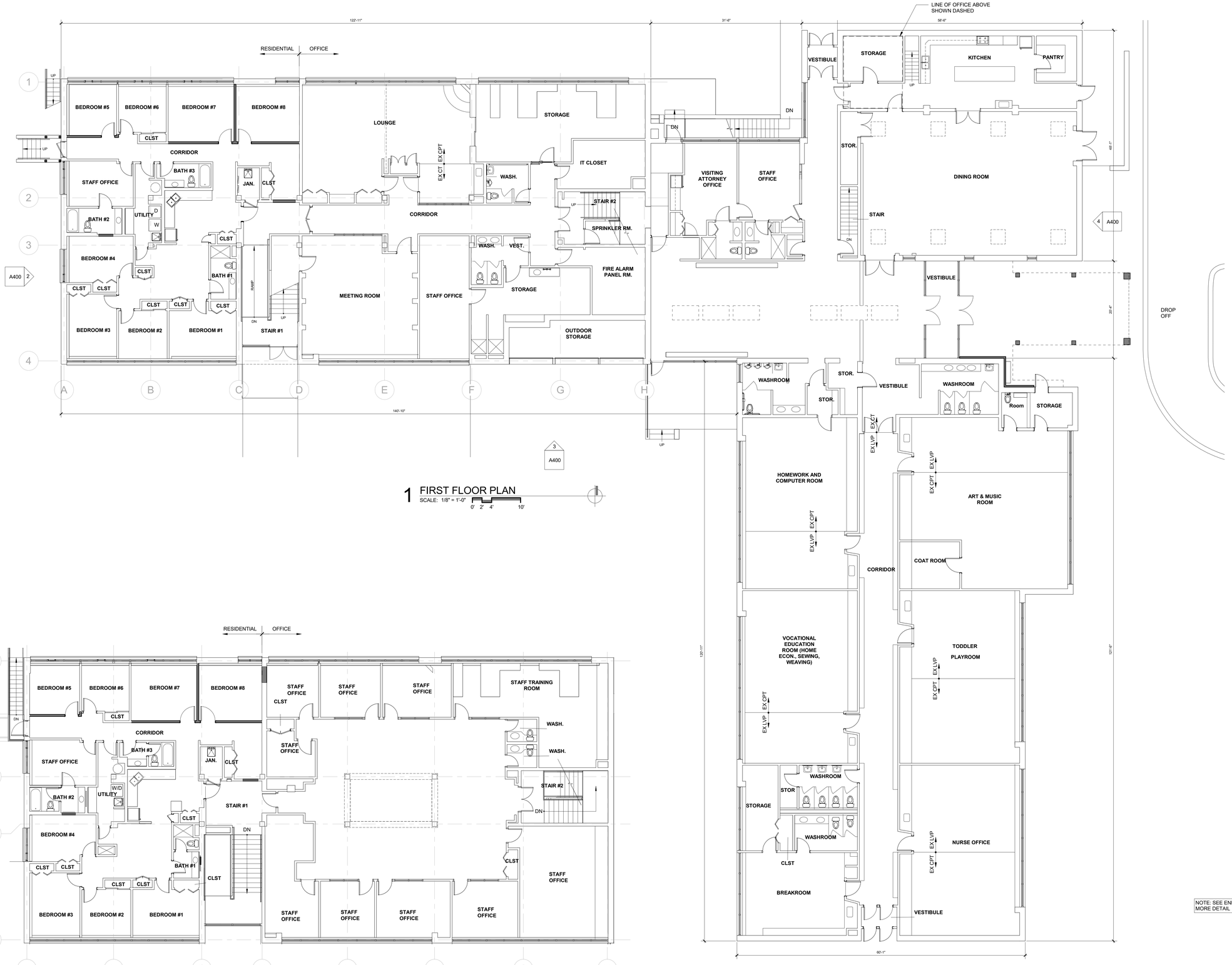
NOT FOR CONSTRUCTION

DRAWN BY: JRL
CHECKED BY: GHK
APPROVED:
SCALE: As indicated

© 2021

JOB NO. 2123

100



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
0' 2' 4' 10'

2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
0' 2' 4' 10'

NOTE: SEE ENLARGED PLANS FOR MORE DETAIL

FLOOR PLAN LEGEND

- AREA OF NO WORK - NOT IN CONTRACT
- EXISTING PARTITION TO REMAIN
- NEW PARTITION

MKB Architects
1918 North Mendell Street
Suite 300
Chicago, Illinois 60642
mkbdesign.net
773.235.3800

REV	DATE	ISSUE
	6.2.22	ROOM NAMES ADDED
	4.2.22	ZONING REVIEW

800 N. FERNANDEZ STREET
ARLINGTON HEIGHTS, ILLINOIS
60004

Maryville
Caring for Children. Strengthening Families.

FIRST & SECOND FLOOR PLANS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS

EXP. DATE: _____ REGISTRATION NO. _____

NOT FOR CONSTRUCTION

DRAWN BY:	JRL
CHECKED BY:	GHK
APPROVED:	
SCALE:	As indicated

© 2021

JOB NO. 2123

101

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 – Building & Fire Life Safety

Subject: 800 N Fernandez Ave – SUP for Sheltered Care Home, Variation to Waive Traffic and Parking Study

PC#: 22-004– Round 1

Date: May 10, 2022

RECEIVED
MAY 11 2022
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

General Comments:

The information provided is conceptual only and subject to a formal plan review.

1. This is considered a change of use from R to I-1, Condition 2, per the 2018 IBC Chapter 3, and will be reviewed under the currently adopted codes as follows:
    a. 2018 International Building Code with amendments
    b. 2018 International Existing Building Code with amendments
    c. 2018 International Fire Code with amendments
    d. 2018 International Fuel Gas Code with amendments
    e. 2018 International Mechanical Code with amendments
    f. 2018 Illinois Energy Conservation Code with state amendments
    g. 2017 National Electrical Code with amendments
    h. 2014 Illinois Plumbing Code with amendments
    i. 2018 Illinois Accessibility Code

2. A fire suppression system shall be provided if not existing. Separate permit is required for changes or a new system.

3. A fire alarm system shall be provided if not existing. Separate permit is required for changes or a new system.

4. Requirements of 2018 IBC 420 shall be reviewed for compliance for the I-1 use.

5. Smoke alarms are required in all sleeping rooms per 2018 IEBC 503.14 and shall be provided in accordance with 2018 IFC 1103.8.

6. Carbon monoxide alarms are required per 2018 IEBC 503.14 and shall be provided in accordance with 2018 IFC 1103.9.

7. Corridors shall have a minimum fire resistance rating of 1-hour with a sprinkler system per 2018 IBC Table 1020.1.

8. A Type I kitchen hood may be required for the kitchen if not existing.

Village of Arlington Heights
Public Works Department

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Director of Public Works
Date: May 9, 2022
Subject: 800 N Fernandez #22-004 Round 1

Public Works has no comments at this time

C. file

PLAN COMMISSION PC #22-004
St. Anne Home for Girls (Maryville)
800 N. Fernandez Ave
Round 1

11. The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.

12. Stairs are shown in the rear of the building, in the vicinity of the existing public utility easement and the Village water main. Modifications to the footprint of the stairs may be necessary to avoid conflict with the water main. This can be addressed at permit.

13. Staff concurs with the request to waive a traffic and parking study.

14. The Engineering Division has no further comments.

Michael L. Pagones, P.E. Date 5/6/22
Village Engineer

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number _____

Project Name _____

Project Location _____

Planning Department Contact _____

General Comments

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NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW

Date _____ Reviewed By: _____

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

St Anne Girls Home
800 N Fernandez Ave

Round 1 Review Comments 05/20/2022

1. **Character of use:**
   The character of use for the project is a group home. St Anne Girls home previously existed on another property in Des Plaines and is relocating to Arlington Heights under Maryville Academy. Existing group homes in Arlington Heights, on average, generate more calls for service than the average residential property. In the last five years, the property at 800 N Fernandez has generated two calls for police service; a nuisance complaint and a minor criminal damage to property.

   For this project, minimum staffing requirements should be maintained at all times. Supervision may need to be tailored at a later date to meet demands as this is a new type of sheltered care facility in that location. Additionally, staff should be adequately trained and/or licensed to handle the potential for residents in crisis whether related to mental health or behavioral issues. A prompt response to residents in crisis by appropriately licensed and trained staff will not only benefit the program, but reduce the reliance upon outside resources to handle minor incidents.

   I spoke with the Crime Prevention Officer with the Des Plaines Police Department reference this group home located in their town. Des Plaines has not seen the calls for service at their location increase the need for police resources. The call volume for calls for service at their location is average and does not have a substantial impact on their police resources.

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.

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 should 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.

- Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities- theft, trespassing, vandalism, underage drinking, drug use, etc.

- Access control should be considered a priority with this project given the services provided. Separation between 'staff only' areas from the rest of the residential facility should be clearly defined. The separation of uses, signage and landscape will ensure clear boundary definition and the distinction between staff and resident domain.

- Building/site proposal should include plans to restrict the access points to the building. Designated, specific entrances for access allows for easier monitoring and allows for secure screening of those entering and leaving the property.

- Special attention should be given to alarms, after hours management security systems, storage areas and signage.

- Partnership between the Police Department and St Anne Home for girls should focus on promoting safety not only for the proposed project, but for the surrounding neighborhood.

Approved by:

Alexandra Ovington, Crime Prevention Officer
Community Services Bureau

Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: policemail@vah.com.

Completed forms may also be printed and submitted in the following manner:

Print Form (To Mail)

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL. 60005
Attention: Police Administration

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes Phone number:

Alarm Company Name

HEALTH SERVICES DEPARTMENT

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 22-004
Petitioner: Maryville Academy
1150 N. River Rd.
DesPlaines, IL 60016
Owner: Sisters of the Living Word
800 N. Fernandez Ave.
Arlington Heights, IL 60004
Contact Person: John J. George/Kate Duncan
Address: 71 S. Wacker Dr., Suite 4700
Chicago, IL 60606
Phone #: 312-870-8024
Fax #:
E-Mail: kathleen.duncan@akerman.com

P.I.N.# 03-30-234-001-0000
Location: 800 N. Fernandez
Rezoning: _____ Current: _____ Proposed: _____
Subdivision: _____
# of Lots: _____ Current: _____ Proposed: _____
PUD: _____ For: _____
Special Use: ✔ For: Shelter Care Home
Land Use Variation: _____ For: _____

Land Use: _____ Current: _____
Proposed: _____
Site Gross Area: 3.76 acres
# of Units Total: N/A
1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

No comments from this Department

Jeff Bohner 4/28/22
Environmental Health Officer Date

James McCalister 4/28/22
Director Date

Planning & Community Development Dept. Review

May 9, 2022

REVIEW ROUND 1

Project: St. Anne Program Shelter for Girls (Maryville)
800 N. Fernandez Ave.

Case Number: PC 22-004

General:

7. The following approvals are required:
   a. **Special Use Permit to allow a "Shelter Care Home" on the subject property.**
   b. **Variation to Chapter 28 of the Municipal Code, Section 6.12-1(3), to waive the requirement for a traffic and parking study from a qualified professional engineer.**

St. Anne Program Information:

8. Is there a document that outlines the house rules/regulations that each resident must abide by? If so, please provide.

9. Please provide additional details on the supervision of the residents. Will the building doors include security features that would alert staff if they were opened during the night? What is the training and certifications required for each care provider?

10. For girls with infants/children, where would childcare be provided for the infants during the day if the mother is attending school?

11. Please confirm that all spaces within the building will be utilized by this program and that no spaces will be left vacant for a future tenant or use. In addition, please clarify the need for such a large building in comparison to the services that will be delivered for the residents. Given the description of services that will be provided onsite, it appears that certain portions of the building will be mostly unused/underutilized.

12. Please confirm that all employees working out of this facility will be devoted to the St. Anne Program. It should be noted that the property is zoned R-3, One-Family Dwelling District, and office related occupancy of the site that is not primarily related to the St. Anne Program would not be allowed under the existing zoning of the site.

13. What type of screening of the girls occurs prior to their acceptance into the program? Does the program director have the right to refuse girls, or would they be required to accept any individual referred to the program by the ORR if there is space available? If a girl is accepted but is not following the rules, what can be done and could the girl be removed from the program?

14. Maryville runs a similar program in the City of Chicago. How does this facility compare to St. Anne's Program (number of residents, age, length of stay, circumstances for arrival, etc.)? Does Maryville have any data on calls for police/emergency service from that facility?

15. The neighborhood meeting notes referenced a study that included data on property values surrounding a similar facility in Chicago. Is that data available? How does that facility compare to the proposed St. Anne Program?

16. A resident at the neighborhood meeting referenced a study on property values in the vicinity of similar facilities. Was a copy of that study provided? If so, please provide.

Building/Site:

17. Where will the two vans be stored on the property? Would the vans have any identification/signage? Will any other vehicles be stored on the property?

18. What is the plan for the existing sign on the eastern façade of the building? Will any new signage be proposed?

19. Please be aware that the former play area at the western side of the site is in a non-conforming location. Depending on what play equipment may be proposed there, certain variations may be required. What are the plans for this area?

20. The staffing description/attendance data needs additional clarify. Please re-organize the information in the following format for each day of the week:

Tuesday
1 Program Director (8am-5pm)
1 Lead Case Manager (8am-5pm)
1 Lead Clinicial (8am-5pm)
1 Admin Operation Manager (8am-5pm)
1 Maintenance Employee (8am-5pm)
2 Case Managers (one 9am- 5pm, one 1pm-9pm)
1 Clinician (1pm-9pm)
3 Care providers (three 7am-3pm, three 3pm-11pm, two 11pm-7am)
1 Evening supervisor (3pm-11pm)
1 Driver (hours will vary)
1 Recreational Coordinator (hours?)
1 Program Manager (10am-6pm)
1 Nurse (9am-5pm)

Prepared by: 

St. Anne Home for Girls
800 N. Fernandez Avenue
PC #22-004
May 10, 2022

Landscape Comments

1) Pursuant to Chapter 28, Section 6.15-1.2 a six foot high screen that provides year round opacity must be provided adjacent to all paved areas abutting the residential district. There are areas where the Arborvitae have thinned due to age. Please infill any areas where the Arborvitae are not providing an effective screen.

2) Per Chapter 28, Section 6.15-1.2, a 4" caliper shade tree is required at the end of each parking row. Please incorporate a shade tree in the existing islands where the tree is absent.

Kathleen A. Duncan

Akerman LLP
71 South Wacker Drive
47th Floor
Chicago, IL 60606

T: 312 634 5700
F: 312 424 1900

May 17, 2022

VIA EMAIL
Mr. Sam Hubbard
Village of Arlington Heights
Department of Planning and Community Development
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Re: Maryville Academy ("Applicant")
800 N. Fernandez ("Property")
PC# 22-004

Dear Mr. Hubbard:

In response to your enclosed letter regarding "Round 1 Departmental Review Comments" please see as follows:

Building & Life Safety Department

1. *This is considered a change of use from R to I-1, Condition 2, per the 2018 IBC Chapter 3, and will be reviewed under the currently adopted codes*.

- Applicant does not believe that its proposed use should be considered a change of use in accordance with the 2018 IBC; rather it believes that its use of the building will continue to be a Residential use as set forth in the 2018 IBC.

I-1, Condition 2 states "This occupancy condition shall include buildings in which there are any persons receiving custodial care who require limited verbal or physical assistance while responding to an emergency situation to complete building evacuation."

Custodial Care is defined in the 2018 IBC as "Assistance with day-to-day living tasks; such as assistance with cooking, taking medication, bathing, using toilet facilities and other tasks of daily living. Custodial care includes persons receiving care who have the ability to respond to emergency situations and evacuate at a slower rate and/or who have mental and psychiatric complications." The girls living in the facility will not require "Custodial Care" as defined in the 2018 IBC and accordingly, I-1, Condition 2 is not the proper classification for the building.

Rather, Applicant believes that R-2 is the proper classification under the 2018 IBC. In accordance with the 2018 IBC, R-2 occupancies contain sleeping units where the occupants are primarily permanent in nature including congregate living facilities (nontransient) with more than 16 occupants. "Congregate living facilities" is defined as a building or part thereof that contains sleeping units where residents share a bathroom or kitchen facilities, or both. A "sleeping unit" is a single unit that provides rooms or spaces for one or more persons, including permanent provisions for sleeping and can include provisions for living eating and kitchen facilities. This definition perfectly fits Applicant's proposed use of the property and as a result, Applicant firmly believes that the proposed use is a Residential and not Institutional use in accordance with the 2018 IBC.

2. *A fire suppression system shall be provided if not existing. Separate permit is required for changes or a new system.*

- Applicant will be providing a fire suppression system.

3. *A fire alarm system shall be provided if not existing. Separate permit is required for changes or a new system.*

- Applicant will be providing a fire alarm system.

4. *Requirements of 2018 IBC 420 shall be reviewed for compliance for the I-1 use.*

- Applicant does not agree with this comment. As stated above, Applicant believes that this is not a change of use and that the proposed use is an R use. Accordingly, the requirements of 2018 IBC 420 and compliance for an I-1 use are not applicable.

5. *Smoke alarms are required in all sleeping rooms per 2018 IEBC 503.14 and shall be provided in accordance with 2018 IFC 1103.8*.

- Applicant will be providing smoke alarms in all sleeping rooms as required.

6. *Carbon monoxide alarms are required per 2018 IEBC 503.14 and shall be provided in accordance with 2018 IFC 1103.9.*

- Applicant will be providing carbon monoxide alarms as required.

7. *Corridors shall have a minimum fire resistance rating of 1-hour with a sprinkler system per 2018 IBC Table 1020.1*.

- Applicant does not agree with this comment. As stated above, Applicant believes that this is not a change of use and that the proposed use is an R use. Accordingly, the requirements of 2018 IBC 1020.1 and compliance for an I-1 use are not applicable.

8. *A Type I kitchen hood may be required for the kitchen if not existing*.

- Applicant does not agree with this comment. As stated above, Applicant believes that this is not a change of use and that the proposed use is an R use. Accordingly, the requirements of and compliance for an I-1 use are not applicable.

Engineering Department

11. *The petitioner is notified that these comments are being provided to ensure that the project meets the requirements for submittal to the Plan Commission. Approval by the Plan Commission is not an endorsement or approval of these documents to obtain the required building permits, engineering approval, or permits required by other government or permitting agencies for construction. Detailed plan review with associated comments will be provided upon submittal of plans for a building permit. The petitioner shall acknowledge that they accept this understanding.*

- Applicant acknowledges the aforementioned comment.

12. *Stairs are shown in the rear of the building, in the vicinity of the existing public utility easement and the Village water main. Modifications to the footprint of the stairs may be necessary to avoid conflict with the water main. This can be addressed at permit.*

- Applicant acknowledges the aforementioned comment.

13. *Staff concurs with the request to waive a traffic and parking study.*

- Applicant acknowledges the aforementioned comment.

14. *The Engineering Division has no further comments.*

- Applicant acknowledges the aforementioned comment.

Planning & Community Development Department

7. *The following approvals are required:*

a. Special Use Permit to allow a "Shelter Care Home" on the subject property.

b. Variation to Chapter 28 of the Municipal Code, Section 6.12-1(3), to waive the requirement for a traffic and parking study from a qualified professional engineer.

- Acknowledged.

8. *Is there a document that outlines the house rules/regulations that each resident must abide by? If so please provide.*

- Youth at St. Anne's will:

- adhere to all program/house rules regarding health, hygiene and safety
- adhere to house schedules
- clean and organize their room
- participate in meal preparation
- participate in outdoor grounds care and gardening
- do their laundry and care for their clothing
- do homework
- attend in-house community meetings with staff
- attend learning groups about financial literacy and leadership/life skills
- meet with clinician weekly
- attend school on all scheduled school days
- abide by all school requirements and rules while on school grounds
- request permission for visits in the community

9. *Please provide additional details on the supervision of residents. Will the building doors include security features that would alert staff if they were opened during the night? What is the training and certifications required for each care provider?*

- Maryville meets the safety requirements maintained by State and/or local licensing entities. Security features include:

  - 24/7 staff who are awake and alert, including during evening hours and conducting line-of-sight observation and bedroom checks
  - Controlled entry and exit from the premises to ensure children remain within the facility perimeter and to prevent access by the public without proper authorization
  - Video monitoring in common and living areas
  - A communications system and alarm system for all areas of the residential structure
  - Effective video monitoring of the exterior of the building and surrounding premises, including the ability to permanently download footage when necessary
  - A system for physically counting the residents
  - A daily log on resident population movement (for example, arrivals and departures, room assignments)
  - A facility inspection checklist that includes the safety related components of all residential operations and program functions

- Maryville provides a full two-week training program to all staff prior to initiating work with the children, and frequent refreshers throughout the year. Additionally, nurses, therapists and managers engage in specialized training for their roles.

Training includes but is not limited to:

- CPR training and certification
- first aid training
- administration of medication management training
- food safety training
- trauma-informed care training
- adolescent development training
- training for emergencies (including active shooters);
- driving training (to supplement passing routine drivers' tests for license)
- policy and procedure training
- zero tolerance policies for all forms of sexual abuse, sexual harassment, and inappropriate sexual behavior
- cultural competency
- non-violent conflict intervention
- mandated reporter training and child protection training

10. *For girls with infants/children, where would childcare be provided for the infants during the day if the mother is attending school?*

- Program care provider staff will care for the children on-site.

11. *Please confirm that all spaces within the building will be utilized by this program and that no spaces will be left vacant for a future tenant or use. In addition, please clarify the need for such a large building in comparison to the services that will be delivered for the residents. Given the description of the services that will be provided onsite, it appears that certain portions of the building will be mostly unused / underutilized.*

- All spaces in the building will be utilized by this program. The building's size will allow Maryville to abide by its commitment that every child has her own room, spaces to study, spaces for dance, music and meditative yoga, spaces for personal or group worship, and sufficient office space. Just as a family can adapt its activities according to the size of its apartment, condominium or home, Maryville will plan the usage of the space to create an environment that is supportive to the individual and social development of the children and is pleasant and welcoming to the children.

The following services will be provided, and require office space: case management services, program management, program direction, administration, copy room, medical services, legal services by visiting attorney, recreation coordination and game rooms, vocational education services, computer learning services, food prep, art therapy with office and art room, childcare services and age-appropriate play area, and offices for residential staff. There will be a designated area for dance within the building. Items will be carefully stored in storage closets or rooms.

12. *Please confirm that all employees working out of this facility will be devoted to the St. Anne Program. It should be noted that the property is zoned R-3, One-Family Dwelling District, and office related occupancy of the site that is not primarily related to the St. Anne Program would not be allowed under the existing zoning of the site.*

- All employees working in this facility will be dedicated to the St. Anne Program. The children's attorneys and medical doctors will be allowed access for appointments.

13. *What type of screening of the girls occurs prior to their acceptance into the program? Does the program director have the right to refuse girls, or would they be required to accept any individual referred to the program by the ORR if there is space available? If a girl is accepted but is not following the rules, what can be done and could the girl be removed from the program?*

- Program Director, Program Manager, Lead Clinician, Lead Case Manager and Nurse review cases proposed to us by the Office of Refugee Resettlement. Acceptance of the child is also dependent on state licensing regulations and these criteria:

    - The child's ability and commitment to live in a family and community-based setting

- The child's age
- Whether the St. Anne Home can meet the child's needs

- Our program will develop safety plans and behavioral plans for/with a child who has difficulty with adjustment or following routines and rules. These plans are carefully monitored by staff. If program deems that an alternative placement is required, we coordinate with ORR's case coordinator to ensure the transfer.

14. *Maryville runs a similar program in the City of Chicago. How does this facility compare to St. Anne's program (number of residents, age, length of stay, circumstances for arrival, etc.)? Does Maryville have any data on calls for police/emergency service from that facility?*

- Maryville's girls' program in Chicago has a capacity for 25 residents, but the overall census has never exceeded 15. The girls are the same ages as those anticipated for St Anne: 12 to 17. The average length of stay is 65 days. These girls have left their home county due to war, violence and/or natural disasters. In our Chicago program over the course of three years, we called 911 three times: once when an intruder attempted unsuccessfully to enter the building; two times for health issues, once resulting in the child going to the emergency room for care.

15. *The neighborhood meeting notes referenced a study that included data on property values surrounding a similar facility in Chicago. Is that data available? How does that facility compare to the proposed St. Anne Program?*

- Applicant did obtain a Consulting Report from an MAI appraiser to determine the impact a Shelter Care Facility has on property values. The Consulting Report does a "Near/Far Sales Analysis" to determine the impact that the proposed Shelter Care Facility has on property values. The analysis was prepared of the existing facility that Maryville operated at 1456 W. Oakdale Ave. in Chicago. A copy of the Consulting Report is enclosed herewith.

16. *A resident at the neighborhood meeting referenced a study on property values in the vicinity of similar facilities. Was a copy of that study provided? If so, please provide*.

- No studies have been provided to Applicant by any residents or neighbors.

17. *Where will the two vans be stored on the property? Would the vans have any identification/signage? Will any other vehicles be stored on the property?*

- Program vans will be parked in the parking lot. They do not have signage. Employees will drive their personal vehicles to and from work daily but no other vehicles will be stored on the property.

18. *What is the plan for the existing sign on the eastern façade of the building? Will any new signage be proposed?*

- Applicant intends to remove the existing signage on the building. Applicant would like to install a new sign but has not yet designed any signage for the building.

19. *Please be aware that the former play area at the western side of the site is in a non-conforming location. Depending on what play equipment may be proposed there, certain variations may be required. What are the plans for this area?*

- Applicant does not intend to install new play equipment, but rather would like to have a grassy area and some landscaping in this area.

20. *The staffing description/attendance data needs additional clarify. Please re-organize the information in the following format for each day of the week.*

- Please see chart below:

Saint Anne Home: Staffing Plan

STAFFING ROLES	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Direct Care Days	3	3	3	3	3	3	3
Direct Care Evenings	3	3	3	3	3	3	3
Direct Care Overnights	2	2	2	2	2	2	2
Supervisors	Evening Supervisor	Program Director	Program Director	Program Director	Program Director	Program Director	Overnight Supervisor
		Program Manager	Program Manager	Program Manager	Program Manager	Program Manager	
		Evening Supervisor	Evening Supervisor	Evening Supervisor	Evening Supervisor	Evening Supervisor	
Case Managers	2	3	3	3	3	3	1
Clinicians	1	2	2	2	2	2	1
Driver	1	1	1	1	1	1	1
Administrative Operations Manager		1	1	1	1	1	
Maintenance and Environmental Services		1	1	1	1	1	
Vocational Education Coordinator (full time – weekends and various weekday evenings)	1	1 at times	1 at times	1 at times	1 at times	1 at times	1

Landscape Comments

1. *Pursuant to Chapter 28, Section 6.15-1.2 a six foot high screen that provides year round opacity must be provided adjacent to all paved areas abutting the residential district. There are areas where the Arborvitae have thinned due to age. Please infill any areas where the Arborvitae are not providing an effective screen.*

- Applicant will provide additional Arborvitae where the existing Arborvitae are not providing effective screening.

2. *Per Chapter 28, Section 6.15-1.2, a 4" caliper shade tree is required at the end of each parking row. Please incorporate a shade tree in the existing islands where the tree is absent.*

- Applicant agrees that it will provide a shade tree in the existing islands where a tree is absent, however, there are currently supply issues with 4" caliper shade trees and so Applicant will provide a 4" caliper shade tree only if it can obtain one.

Arlington Heights Fire Department

1. *Please provide an auto turn diagram showing our fire engine. The engineering department has the specs for our fire engine (pumper).*

- Per our Architect's telephone conversation with Lt. Mark Aleckson of the Arlington Heights Fire Department on May 16, 2022, an auto turn diagram is not needed. Lt. Aleckson is familiar with the property and he stated that Applicant will be required to maintain a 20 foot wide fire lane around the building at all times. Applicant will meet and maintain this requirement.

2. *The Fire Department will defer to the Building and Life Safety Department if the change of use will require the property to comply with current code.*

- Acknowledged.

3. *Please make sure the Knox Box keys are up to date.*

- Applicant will make sure the Knox Box keys are up to date.

4. *Please provide a full operational alarm panel or annunciator panel at the main front entrance.*

- There is an existing annunciator panel at the front entrance and Applicant will make sure this remains in operation.

We look forward to your review of this response. If we can answer any questions please do not hesitate to contact me.

Sincerely,

Kathleen Duncan

Kathleen A. Duncan

akerman

Kathleen A. Duncan

Akerman LLP
71 South Wacker Drive
47th Floor
Chicago, IL 60606

T: 312 634 5700
F: 312 424 1900

May 26, 2022

VIA EMAIL
Mr. Sam Hubbard
Village of Arlington Heights
Department of Planning and Community Development
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Re: Maryville Academy ("Applicant")
800 N. Fernandez ("Property")
PC# 22-004

Dear Mr. Hubbard:

In response to your enclosed letter regarding Round 1 Police Department Comments please see as follows:

1. **Character of Use.**

RESPONSE: First, please note that Applicant has its main campus in Des Plaines but the St. Anne home is a new program for this location and not a relocated program from the Des Plaines campus. Applicant's Des Plaines campus has generated minimal calls to the Des Plaines police department through the years. Applicant does operate a similar program in Chicago and since the Chicago program opened approximately 3 years ago, they have called 911 three times: once when an intruder attempted unsuccessfully to enter the building; two times for health issues, once resulting in the child going to the emergency room for care.

Applicant's staffing program is as follows:

Saint Anne Home: Staffing Plan

STAFFING ROLES	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Direct Care Days	3	3	3	3	3	3	3
Direct Care	3	3	3	3	3	3	3

akerman

STAFFING ROLES	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Evenings							
Direct Care Overnights	2	2	2	2	2	2	2
Supervisors	Evening Supervisor	Program Director	Program Director	Program Director	Program Director	Program Director	Overnight Supervisor
		Program Manager	Program Manager	Program Manager	Program Manager	Program Manager	
		Evening Supervisor	Evening Supervisor	Evening Supervisor	Evening Supervisor	Evening Supervisor	
Case Managers	2	3	3	3	3	3	1
Clinicians	1	2	2	2	2	2	1
Driver	1	1	1	1	1	1	1
Administrative Operations Manager		1	1	1	1	1	
Maintenance and Environmental Services		1	1	1	1	1	
Vocational Education Coordinator (full time – weekends and various weekday evenings)	1	1 at times	1 at times	1 at times	1 at times	1 at times	1

Maryville provides a full two-week training program to all staff prior to initiating work with the children, and frequent refreshers throughout the year. Additionally, nurses, therapists and managers engage in specialized training for their roles.
Training includes but is not limited to:

- CPR training and certification
- first aid training
- administration of medication management training
- food safety training
- trauma-informed care training
- adolescent development training
- training for emergencies (including active shooters);
- driving training (to supplement passing routine drivers' tests for license)
- policy and procedure training

- zero tolerance policies for all forms of sexual abuse, sexual harassment, and inappropriate sexual behavior
- cultural competency
- non-violent conflict intervention
- mandated reporter training and child protection training

2. **Are lighting requirements adequate?**

RESPONSE: Applicant shall provide exterior lighting in accordance with the Village of Arlington Heights Code to ensure proper illumination 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?**

RESPONSE: Applicant acknowledges that there are no traffic problems at this location.

4. **Traffic accidents at particular location?**

RESPONSE: Applicant acknowledges that traffic accidents are not a problem in the area.

5. **Traffic problems that may be created by the development?**

RESPONSE: Applicant agrees that the proposal should not create traffic problems.

6. **General Comments:**

- *Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department and that it is up-to-date. Agent contact information should 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.*

RESPONSE: Please note that Applicant does not yet own the property and so until Applicant owns the property the Police Department should continue using their existing emergency contact for the property. Upon acquisition of the property Applicant will submit the emergency information/contact card to the Police Department.

- *Landscaping should provide open sightlines to increase natural surveillance and avoid creating ambush locations and havens for illegal activities – theft, trespassing, vandalism, underage drinking, drug use, etc.*

RESPONSE: With all proposed landscaping Applicant shall ensure that open sightlines are provided to increase natural surveillance and avoid creating ambush locations and havens for illegal activity.

- *Access control should be considered a priority with this project given the services provided. Separation between "staff only" areas from the rest of the residential facility should be clearly defined. The separation of uses, signage and landscape will ensure clear boundary definition and the distinction between staff and resident domain.*

RESPONSE: Applicant will ensure that all staff offices, conference room space and storage supply areas will be labelled with clear door signage. Office doors will remain shut and locked when not occupied. Rooms such as the former classrooms which will be used for multi-use purposes by the program will remain closed and locked when not in use.

- S*pecial attention should be given to alarms, after hours management security systems, storage areas and signage.*

RESPONSE: Staff are awake during all shifts of the day and so no security alarms or security systems are proposed to be installed, other than the required fire alarms/smoke detectors. Storage areas will be properly labelled as such and will remain locked other than when in use by staff. Further, Management and residential staff receive training regarding all security protocol for the building as well as in emergency response. Evacuation routes will be defined by signage located in strategic points throughout the building. Staff carry two-way radios (walkie-talkies) for communication. Emergency numbers are posted, as are supervisor and nurse contact information.

- *Partnership between the Police Department and St. Anne Home for girls should focus on promoting safety not only for the proposed project, but for the surrounding neighborhood.*

RESPONSE: In partnership with the Police Department Applicant shall promote safety not only for the proposed project but also for the surrounding neighborhood.

We look forward to your review of this response. If we can answer any questions please do not hesitate to contact me.

Sincerely,

Kathleen Duncan

Kathleen A. Duncan

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 – Building & Fire Life Safety

Subject: 800 N Fernandez Ave – SUP for Sheltered Care Home, Variation to Waive Traffic and Parking Study

PC#: 22-004– Round 2

Date: May 10, 2022

General Comments:

The information provided is conceptual only and subject to a formal plan review.

Sam…

I have no additional comments, and agree with their response that this will not be a change of use, and all other comments are in compliance.

RECEIVED
MAY 2 4 2022
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAN COMMISSION PC #22-004
St. Anne Home for Girls (Maryville)
800 N. Fernandez Ave
Round 2

15. The petitioner's response to comments 11-14 are acceptable.

16. The Engineering Division has no further comments.

5/31/22

Michael L. Pagones, P.E. Date
Village Engineer

Arlington Heights Fire Department
Plan Review Sheet

P. C. Number _____

Project Name _____

Project Location _____

Planning Department Contact _____

General Comments

_____

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NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW

Date _____ Reviewed By: _____

Planning & Community Development Dept. Review

May 26, 2022

REVIEW ROUND 2

Project: St. Anne Program Shelter for Girls (Maryville)
800 N. Fernandez Ave.

Case Number: PC 22-004

General:

7. The response to the following comments is acceptable: #7, #9, #10, #12, #14, #16, #19, and #20.

8. The response to comment #8 is noted. Is there a document that outlines the program/house rules?

9. The response to comment #10 is noted. The floorplan appears to label many of the rooms according to their previous use (e.g. classrooms from the previous daycare operating on the subject property). Please revise the floorplan to show the proposed room usage by the St. Anne Program. Additionally, please provide a floorplan for the basement, which was not provided as part of the Plan Commission application.

10. The response to comment #13 is noted. The response states that the Maryville team "reviews cases" prior to acceptance into the program. Please provide further depth into what is reviewed. Please confirm that Maryville has the ability to refuse acceptance into the program upon review of each case.

11. The response to comment #15 is noted.

12. The response to comment #17 is noted. Program vans should be stored behind the rear of the building and should not be parked in front of the facility unless for loading/unloading.

13. The response to comment #18 is noted. Please be aware that a sign permit would be required for all signage proposed on the property. Due to the location of the subject property within a residential zoning district, minimal signage is permitted.

Prepared by: 

St. Anne Home for Girls
800 N. Fernandez Avenue
PC #22-004
May 25, 2022

Landscape Comments

1) At time of permit, please provide a plan that identifies the code required trees. In addition, please address the screening and infill any areas where the Arborvitae are not providing an effective screen adjacent to the residential district.

akerman

Kathleen A. Duncan

Akerman LLP
71 South Wacker Drive
47th Floor
Chicago, IL 60606

T: 312 634 5700
F: 312 424 1900

June 3, 2022

VIA EMAIL
Mr. Sam Hubbard
Village of Arlington Heights
Department of Planning and Community Development
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Re: Maryville Academy ("Applicant")
800 N. Fernandez ("Property")
PC# 22-004

Dear Mr. Hubbard:

In response to your enclosed letter regarding Round 2 Comments please see as follows:

Fire Department

1. *My packet did not contain any plan drawings. A reminder that the Fire Department Connection shall be located at the main front entrance. It shall be fully visible, accessible, and within 100 feet of the nearest visible and accessible fire hydrant capable of delivering the required flow.*

- Applicant confirms that the Fire Department Connection is located at the main front entrance and is fully visible, accessible. The front door of the existing building is approximately 125 feet from the existing fire hydrant. Applicant had a discussion with Lieutenant Mark Akelson from the Arlington Heights Fire Department about the fact that this is an existing building and an existing fire hydrant. The attached survey shows that the existing fire hydrant is approximately 125 feet from the fire department connection at the main entrance.

Planning and Community Development Dept.

8. *The response to comment #8 is noted. Is there a document that outlines the program/house rules?*

- Applicant is in the process of preparing the Program Manual, which will include the following rules, regulations, and expectations:

Minors will be informed of the following rules and expectations upon intake into program.

Youth at St. Anne's will:

- adhere to all program/house rules regarding health, hygiene and safety
- adhere to house schedules
- attend school on all scheduled school days
- abide by all school requirements and rules while on school grounds
- do homework
- participate in meal preparation
- clean and organize their room
- participate in outdoor grounds care and gardening
- do their laundry and care for their clothing
- attend in-house community meetings with staff
- attend learning groups about financial literacy and leadership/life skills
- meet with clinician weekly
- request permission for visits in the community

Youth who are parents will:

- attend all parenting sessions
- meet with nurse regarding her health and the health of child
- provide care for the child
- coordinate childcare with program manager when parent is at school and while at approved activities

9. *The response to comment #10 is noted. the floorplan appears to label many of the rooms according to their previous use (e.g. classrooms from the previous daycare operating on the subject property). Please revise the floorplan to show the proposed room usage by the St. Anne program. Additionally, please provide a floorplan for the basement, which was not provided as part of the Plan Commission Application*.

- Please see enclosed floorplans labelling rooms and labelling the basement.

10. *The response to comment #13 is noted. The response states that the Maryville team "reviews cases" prior to acceptance into the program. Please provide further depth into what is reviewed. Please confirm that Maryville has the ability to refuse acceptance into the program upon review of each case.*

- The Office of Refugee Resettlement (ORR)* conducts an initial screening. Children who are deemed suitable for a program such as St. Anne are then referred to that program. (*Note: ORR is part of Health and Human Services Administration of Family and Children).

Maryville will receive documentation from ORR on the child's previous placement. This documentation consists of:

- Case file
- Medical reports
- Clinical reports
- Education reports
- Significant incident reports

Maryville's professional team reviews the above documentation and interviews the child. Maryville will also consult the case manager and members of the care team of the referring agency.

Maryville has the right to decline a placement.

12. *The response to comment #17 is noted. Program vans should be stored behind the rear of the building and should not be parked in front of the facility unless for loading/unloading.*

- Applicant understands and acknowledges this comment. Program vans will be stored in the rear of the building and will not be parked in front of the facility unless for temporary loading and unloading purposes.

13. *The response to comment #18 is noted. Please be aware that a sign permit would be required for all signage proposed on the property Due to the location of the subject property within a residential zoning district, minimal signage is permitted.*

- Applicant understands and acknowledges that a sign permit will be required for any proposed signage. Should Applicant seek signage it will provide documents for sign permit review to the Village.

Landscape Comments

1. *At time of permit, please provide a plan that identifies the code required trees. In addition, please address the screening and infill any areas where the Arborvitae are not providing an effective screen adjacent to the residential district.*

- Applicant understands and acknowledges that a plan identifying the required trees will be required at the time of permit. In addition, said plan will show any new Arborvitae needed to infill areas and provide an effective screen adjacent to the neighborhood.

We look forward to your review of this response. If we can answer any questions please do not hesitate to contact me.

Sincerely,

Kathleen Duncan

Kathleen A. Duncan

PLAN COMMISSION PROJECT TIMELINE

Project Name: St. Anne Program (Maryville)
PC Number: 22-004
Location: 800 N. Fernandez Avenue

Requested Action:

1. Preliminary and Special Use Permit to allow a "Sheltered Care Home" on the subject property.
2. Variation from Chapter 28 of the Municipal Code, Section 6.12-1.3, to waive the requirement for a traffic and parking study.

	Date	# of Business Days
Petitioner Provides Plans needed for CPRC	01/26/22	
Conceptual Plan Review Meeting (CPRC)	03/09/22	30
Awaiting Petitioner PC Application	04/26/22	34
PC Application Submittal Date	04/26/22	-
1st Round Department Comments	05/11/22	11
Petitioner's Response – 1st Round	05/19/22	11
2nd Round Department Comments	05/27/22	6
Petitioner's Response – 2nd Round	06/03/22	4
PC Hearing	06/22/22	40 days from application date
Village Board	07/05/22	8
Potential Village Board Resolution Adoption	07/18/22	9

From: [redacted]
To: Planning
Cc: [redacted]
Subject: Support for St Anne Home Shelter for Girls
Date: Wednesday, June 22, 2022 2:30:06 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Planning Commission,

I support having a shelter for young women at the former Sisters of the Living Word property at 800 N Fernandez. I have attended many events there, and my daughter attended the Montessori school that used to be adjacent to the SLW building.

Such a building, in a quiet setting, on a dead-end street, would be an ideal place for young women who have experienced difficulties or abuse. It is a secure building. There is beautiful landscaping, there is adequate parking. I liked the dining area and kitchen, a pleasant gathering space where the young women and staff can gather for meals, community and support.

This is an opportunity for our community to show support and inclusion for all people, including and especially young women faced with difficult life circumstances. A shelter like St Anne's would help young mothers and victims of abuse get established and prepare them for adult life.

You may read this letter at your meeting.

Allison Anderson
First United Methodist Church of AH
Faith in Action team
1804 N Mitchell Ave
Arlington Heights, IL 60004
[redacted]

From: [redacted]
To: Planning
Subject: Property at 800 North Fernandez
Date: Wednesday, June 22, 2022 8:57:13 AM

> You don't often get email from [redacted]. Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

To Whom it May Concern:

I urge you to approve the request by Maryville Academy to be allowed to purchase this property so it can provide much needed services to unaccompanied girls and their children.

Thank you for your consideration.

Sincerely,
Christopher Melby

110 South Evergreen Avenue
Arlington Heights, IL 60005

From: [redacted]
To: Hubbard, Sam
Subject: Written comment for Plan Commission 6/22/22 re: Maryville Academy
Date: Wednesday, June 22, 2022 12:51:28 AM

You don't often get email from [redacted]. Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear shubbard@vah.com,
I would like to submit a written comment in support of Maryville Academy's proposal for the Plan Commission meeting Wednesday, June 22. My comment is as follows:

My name is Daniel Crusius and I am a lifelong resident of Arlington Heights. I am asking the Plan Commission to approve the Maryville Academy's request to create a shelter for 16 teenage girls who came as unaccompanied minors. I believe in the power of love and this shelter would be a great source of hope and mentorship for these young women who have great promise for this community and nation. Belonging, welcome, and care is who we are as residents of Arlington Heights and Arlington Heights has a lot to offer to these young women. By approving this, you will help change the world for the better and will positively impact the lives of these young women. I want us to be the City of Good Neighbors and we would truly be doing so. This also would fulfill our commitments to diversity, equity, and inclusion. Let us choose love, welcome, and belonging. Let us be Arlington Heights. Please approve this project.

-Daniel Crusius
204 N. Patton Ave
Arlington Heights, IL
60005
he/him/his

Sent from my iPhone

From: Eric Hendrickson [redacted]
Sent: Wednesday, June 22, 2022 1:26 PM
To: Hubbard, Sam <shubbard@vah.com>
Subject: Maryville hearing tonight

> You don't often get email from [redacted]. Learn why this is important

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Hello Sam

I'm writing this to you as I will not be able to attend the hearing tonight, 6/22, due to having covid.

I, and all the neighbors in our community that I've spoken to, are firmly against the proposal and

zoning change on the property. Three areas of main concern that cannot be overcome:

1. Negative impact to property values
2. Public safety
3. Future use of the site

The proposal is very different from a school for young children. It will negatively impact home values surrounding the property. We were happy living next to the school and considered sending our children there before it went under. The proposal is not something I would want to live next to, or those would want to move into our community.

Maryville has a terrible track record of public safety. Their Des Plaines site has had hundreds of police calls in its time and not something I want in my community. I understand the use at the site will be different, but that isn't permanent and it's still the same company running it. There are many young families and young children that go to preschool and elementary school in the area. Anything that could affect their safety should never be allowed to happen. I'm appalled the city has let it get this far.

I haven't seen anything from the city that would prevent future changes to the site or use. Once Maryville gets in, we are concerned what else the property will be used for that could be even worse for the city. We need to stop this before it even gets to this point.

I understand the rationale and motive behind reviewing this opportunity. However, I am deeply against it in this location and the organization running it. The proposal for residential, single-family homes made much more sense to the surrounding community.

Please ensure this letter is shared with the board. I would expect them and the planning team to do much more outreach with the community than has been done. It feels like Maryville has more say in this than the residents and taxpayers. Let's please fix that.

Eric Hendrickson
Kaspar Ave

From: [redacted]
To: Planning
Subject: Agenda item for tonight"s meeting
Date: Wednesday, June 22, 2022 3:26:58 PM

You don't often get email from [redacted]. Learn why this is important

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Dear members of the Arlington Heights Planning Committee,

I am pleased that you have on your agenda this evening a shelter for young women to help them in their life's journey. They may have experienced neglect and abuse and need compassionate, professional care to help them overcome difficulties they have experienced.

The home that is proposed is in a peaceful, nurturing setting. I understand that it is the former Sisters of Living Word property at 800 N. Fernandez. I am sure the Sisters would have approved of such a legacy for their former property.

Please approve this measure to help these vulnerable young women become productive members of society. It falls within the AH Village Board's promised goal of Diversity, Equity and Inclusion.

Sincerly,
Jean M. Wood
1346 Village Drive
Arlington Heights, IL 60004
[redacted]

June 25, 2022

Dear Trustees,

We write this email as neighbors who live in very close proximity to the proposed sheltered home at 800 N. Fernandez Ave. We have a 32-year history in the neighborhood, having lived on the 800 N Salem Ave cul de sac and now at Vine and Fernandez, across the street from the property. We have attended the 2 neighborhood meetings (December 21 and April 22) and the VAH Plan Committee meeting (June 22) and have read all supporting documents. In addition, we have reviewed additional materials on supportive housing, property values, crime rates, etc.

After very serious consideration of all the factors, while we applaud the mission of Maryville to provide services and shelter to refugee minors, we cannot support the location of the proposed facility on Fernandez Avenue. The reasons behind our decision are outlined below:

1. There were numerous individuals who attended the Plan Committee meeting on 6/22. Generally, they comprised two groups:
    a. Near neighbors of the proposed facility who expressed concerns about crime, traffic, property values, and changes to the character of the neighborhood, and
    b. Others – including those who lived in VAH but not in the immediate neighborhood and those who did not state their residence. Generally, these individuals expressed support of the mission of Maryville, prior positive association with Maryville programs, and agreement with the mission of refugee support programs. The 6/22 meeting appeared to be heavily comprised of individuals whew re there at the request of the petitioner (Maryville)

2. We do not believe the petitioner has sufficiently established that the proposed facility meets the VAH standard for special use
    a. "That said special use is necessary for public convenience at this location"
    b. "That such case will not, under the circumstances of the particular use, be detrimental to the health, safety, morals, or general welfare or persons residing or working in the vicinity" [1]
    c. "the property will not alter the essential character of the locality"

property - in that it is "institutional", religious in nature (like the convent of the Sisters of the Living Word), educational (like the former Ridge and NW Suburban Montessori Schools) and provides childcare (like NW Montessori School). We agree that the proposed facility would be institutional, religious, and educational in nature. We strongly disagree that a daytime-only childcare facility for pre-schoolers is equivalent to a 24-hour residential shelter for refugee minors. We join other near neighbors with concerns about potential detrimental effects on traffic and crime.

3. We are concerned about the negative effect the proposed facility will have on property values. We do not believe that the appraiser's report submitted by the petitioner provides sufficient grounds to allay these concerns. The report was prepared by an assessor known to, and frequently engaged by, the petitioner. The assessor selected 12 homes (6 near and 6 further from a supported housing facility) on the north side of Chicago. For each home, comparisons of 2 sale prices are provided. The assessor calculated a mean annual value increase of 2.89 (near) and 2.85 (far) of the properties. What the assessor failed to note was that the mean value of homes in the Chicagoland area rose considerably more during the same period (7-12%).[2-5] Thus, it could be concluded that these select properties may actually have sold for less than they might have, had they not been in proximity to a sheltered home.

   A 2019 report from the Independent Budget Office of New York support sthis conclusion stating "A residence situated within 500 feet of a congregate shelter for adults sold for an estimated 7.1% less than a similar residence sold at a comparable time located 500 feet to 1,000 feet from a shelter for adults." [6]

   In closing ,at the conclusion of the Plan Commission meeting on 6/24, the Commissioners acknowledged the neighbors concern about property values, but seemed to dismiss the data presented saying "real estate values in Arlington Heights always go up." It would appear that the individual on the commission who made this statement either failed to acknowledge, or perhaps failed to understand, the data we referenced. Her off the record statement to her colleagues that "you all knew how I was going to vote" further underscored that her decision was not based on the arguments, facts and concerns presented but grew out of a pre-existing bias for this type of shelter. Again, we are not opposed to the concept but simply to it being realized in this particular location at this time.

   Our hope is that the full board of Trustees will examine all the data in the context of

Sincerely,

Jane E. Sullivan, PT, MS, DHS
Professor
Northwestern Unviversity
Feinberg School of Medicine

Jerry Sullivan, PsyD
Licensed Clinical Psychologist

---

1. Village of Arlington Heights. Criteria for a Special Use Permit.
2. https://learn.roofstock.com/blog/chicago-real-estate-market
3. https://www.noradarealestate.com/blog/chicago-real-estate-market/
4. https://www.realtor.com/realestateandhomes-search/Chicago_IL/overview
5. https://news.wttw.com/2022/01/03/chicago-area-housing-market-soared-2021-may-slow-2022
6. Independent Budget Office of New York. Does Proximity to a Shelter Affect Residential Property Values in Manhattan. 2019

From: [redacted]
To: Planning
Subject: St. Anne Home Shelter for Girls
Date: Tuesday, June 21, 2022 8:07:15 PM

You don't often get email from [redacted]. Learn why this is important

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To Charles Perkins, Director, Arlington Hts. Planning and Community Development

Dear Mr. Perkins,

Regretably, the Sisters of the Living Word, a wonderful asset to the Village of Arlington Heights, have re-located from their property at 800 N. Fernandez. I've been a 30 year resident of A.H. and I believe that the vacant facility would be an excellent venue for the St. Anne Home Shelter. The grounds are spacious with parking places for employees, and the property has been well maintained over the years that the sisters had their convent on the property. The site seems like a natural for the shelter. Demolition of this facility in the interest of private developers for other projects would not be in keeping with the goals of the Village.

Arlington Heights has always been a community that helps others, and this is a perfect opportunity for our Village to demonstrate that in this era of fear and xenophobia, that it is a welcoming community that not only provides for the well-being and safety of its homeowners and residents, but also recognizes the need for outreach to those who are needing a little extra help during these troubled times.

Please consider granting the special use permit and waiving the traffic and parking study.

Sincerely,
Kathy Ponce
[redacted]

From: [redacted]
To: Planning
Subject: Maryville Proposal
Date: Tuesday, June 21, 2022 9:34:34 PM

You don't often get email from [redacted]. Learn why this is important

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Greetings Commission Members
You have a marvelous opportunity to improve the lives of unaccompanied minor girls and their children by approving Maryville's request to purchase the property at 800 N. Fernandez.
I urge you to approve this request and forward it to the Board for approval. Arlington Heights would show how it welcomes all by approving this request.
Thank you for your service.
Elizabeth R. McKay

From: [redacted]
To: Planning
Subject: Purchase property at 800 Fernandez for unaccompanied minors
Date: Wednesday, June 22, 2022 7:58:33 AM

You don't often get email from [redacted] Learn why this is important

[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Housing Commission,
I urge you to accept the proposal of Maryville Academy to purchase the land at 800 Fernandez for unaccompanied minors. For years this property was the home of a Montessori school with children and parents arriving in cars each day for arrival and pickup. There will be far less traffic with young women with a few children than a whole school of children as was formerly the case. This is another opportunity to reach out to those who need our help and from a faith perspective to show God's love.
Linda Waycie
Member of Southminster Church AH

From: morris girtz <[redacted]
Sent: Sunday, June 12, 2022 7:04 PM
To: Hayes, Thomas [redacted]
Subject: Maryville

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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We have been residents of Arlington Heights for 30+ years. My husband and myself have enjoyed the village over the years. We also value a great school system, police department, fire department and etc etc.

We currently are living in Ridge Park, after many years on Campbell Street. Our cul de sac is quiet and quite frankly idyllic. It was brought to our attention 4 to 5 months ago that Maryville was interested in taking over the property at 800 N. Fernandez to bring a 24 hour a day Shelter Care Home. The Home will serve 16 girls and 6 of them will have babies. I do not feel Ridge Park is an area for a Shelter Care Home for 16 females and babies. Already they are looking to waive the parking and traffic requirements for our neighborhood, because obviously many workers will be in and out of the facility everyday and parking will be required on Fernandez Street. This is a single family neighborhood, without apartment buildings and businesses. It is designed for single family residents. I feel that bringing this type of sheltered care to Ridge Park impacts our neighborhood negatively.

We are feeling like there is a hidden agenda that we are not being told about and we would like to know the truth. Where are these 16 females coming from? Maryville has some very tough kids living on their campus in DesPlaines. It is an area that is surrounded by a lot of land, cemeteries and businesses. Not a single family residential neighborhood is close. Will police and fire department be used more, because of physical health or mental health issues? Many questions needs to be answered for all of the honest, hard working, tax paying citizens that pay the bills for our Village. We think it is only fair to be told the complete and honest truth, without exception. We have all worked hard to buy and maintain our homes in AH and to have this pushed down our throats is WRONG.

Are we opening Pandora's box by not knowing the extent of what will happen in the future? What happens if this doesn't work out? Can Maryville be asked to leave?

Please let us know, because will be putting the FOR SALE SIGN UP and leaving Arlington Heights, as will many neighbors.

WE WOULD APPRECIATE A REPLY.

Jean and Maureen Hanrahan
[redacted]

From: [redacted]
To: Planning
Subject: 800 N.Fernandez
Date: Wednesday, June 22, 2022 11:18:14 AM

> You don't often get email from [redacted]. Learn why this is important

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Dear Planning Commission,

I am writing to strongly support Maryville Academy's purchase of 800 N. Fernandez for use for a home for immigrant girls and children. I am very familiar with the excellent reputation that Maryville has with youth, and this seems like an ideal location and use for this project.

Please support this,

Mary Kay Walsh
39 S. Kaspar Avenue
Arlington Heights, [redacted]

ILLINOIS HOUSE OF REPRESENTATIVES

CAPITOL OFFICE:
200-8S STRATTON OFFICE BUILDING
SPRINGFIELD, IL 62706
(217) 782-3739

DISTRICT OFFICE:
171 W. WING STREET
SUITE 202
ARLINGTON HEIGHTS, IL 60005
(847) 749-1137

COMMITTEES:
FINANCIAL INSTITUTIONS – CHAIRPERSON
ECONOMIC OPPORTUNITY & EQUITY
INSURANCE
REVENUE & FINANCE
INTERNATIONAL TRADE &
COMMERCE - VICE CHAIR

MARK L. WALKER
STATE REPRESENTATIVE · 53RD DISTRICT

June 22, 2022

Chairwoman Dawson and Members of the Plan Commission,

I write to you urging the approval of the St. Anne home proposal before you at your June 22nd meeting.

By all accounts, this project meets the merits of approval not only for the Special Use Permit and their requested waiver but also for its purpose. The St. Anne house project will undoubtedly help many young women needing assistance and our Village is a great choice for this project. Not only is this an mission to support, but Maryville has also provided information about how beneficial the proposal will be for the surrounding neighborhood and for Arlington Heights.

Thank you for your service to our Village and, hopefully, for your support of Maryville's request.

Sincerely,

Mark L. Walker
State Representative
District 53

Cc: Arlington Heights Village Board of Trustees
Village Manager Recklaus

SOYBEAN INKS

From: [redacted]
To:
Subject: FW: Proposed Anne's Place Shelter for 12-17 year old girls (refugees)
Date: Thursday, June 23, 2022 9:24:57 AM

From: Patricia Crusius [redacted]
Sent: Wednesday, June 22, 2022 5:16 PM
To: Planning <Planningmail@vah.com>
Subject: Proposed Anne's Place Shelter for 12-17 year old girls (refugees)

[You don't often get email from [redacted]. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Dear Plan Commissioners,

I am in favor of allowing the shelter care facility known as Anne's Place (part of Maryville) to use the former site of Sisters of the Living Word (also formerly a Montessori school, and previously, a public elementary school.)

It would be a great place to nurture the girls who have come to our country as refugees. They will go to great schools, have lots of supervision and support to help them learn life skills. They will also help our community live into our aspirations to support diversity, equity and inclusion. The community could be enriched by these new cultural connections.

Since you are asking to waive the traffic or parking requirement, it is my understanding that there were about 50 parking spots and only as many as 15 staff members present at the same time, and the girls would not be driving, so I agree it would not be needed.

I grew up here and still live here as an adult, a parent of 2 young adults in their twenties, and would welcome the opportunity for the Village to help these refugee girls by allowing them to be housed here. We will all be better for doing so. Thank you!

Patricia Crusius
204 N Patton Ave
[redacted]

From: [redacted]
To: Planning
Subject: St. Anne. Home Shelter for Girls
Date: Wednesday, June 22, 2022 1:46:27 PM

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Members of the Plan Commission:

As a longtime resident of Arlington Heights, and having lived in the Ridge Park area, I strongly support the approval of the St Anne Home Shelter.

This building is in a perfect location for a small, well-managed shelter for young girls. The Maryville agency is a trusted member of our larger community, and Maryville has been providing housing and care for young people for generations. Catholic Charities/Maryville are trusted, experienced caregivers.

Local residents do not like changes in their landscapes. But we, as a community, have an obligation to expand our definition of neighbors.

I live two doors down from a Clearbrook group home. The conversion of this ranch home into a group home has had little impact on my neighborhood, other than allowing us all to observe how women with developmental disabilities can successfully manage their daily lives with the help of skilled professionals.

A similar lesson could also be learned by the nearby residents of the Ridge Park community.

Please support the St Anne Home Shelter for Girls which provides a safe, leafy, beautiful environment for young women in need.

Robin Paul
816 N Douglas Avenue
Arlington Heights
[redacted]

From: [redacted]
To: Planning
Subject: Support for Maryville project
Date: Wednesday, June 22, 2022 8:13:36 AM

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Would like to indicate my support for the proposed Maryville housing project for young immigrant women.

Arlington Heights is a welcoming community and one that supports the values of the American Dream. That dream is exactly what these young determined women are pursuing.

Given the staffing and supervision of these housing arrangements and the long-standing positive reputation of Maryville I believe downside risk to the community is extremely low.

Thank you for considering my comments.

Rosemary Walter
1933 N Stanton Court
Arlington Heights, IL
[redacted]

Sent from my iPhone

June 10, 2022

RECEIVED
JUN 13 2022
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Charles Perkins

Director of Planning

Village of Arlington Heights

33 South Arlington Heights Road

Arlington Heights, Il 60005

Dear Sir,

Earlier this year, I attended a presentation concerning Maryville Academy's proposal to purchase 800 N. Fernandez, Arlington Heights, Il. I understand that the property will be used as a sheltered care home for girls.

I live just down the street from the said property at 709 N. Kaspar.

I am unable to attend the June 22, 2022, meeting of the Arlington Heights Plan Commission. Therefore, I want to offer this letter in support of granting a Special Use Permit for the existing building at 800 N. Fernandez to be used as a shelter care home for girls.

Sincerely yours,

Susan A. Neu

Susan A. Neu

From: [redacted]
To: Planning
Subject: Unaccompanied girls housing
Date: Wednesday, June 22, 2022 3:37:10 PM

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Dear members of the commission,
I wish I could be there tonight to share with you in person how excited I am about this proposal. I visited this property often when it was the home for Sisters of the Living Word. It seems the perfect transition that it provides a home and services for these girls, some of whom have a child of their own. I'm so proud of our village that we've found ways to accommodate those who will benefit from all we have to offer. I'm confident that these girls and their professional caretakers will be good neighbors. And we will be a better community for having them.
Thank you to all of you who serve on the commission. You do an important job for our village.
Best
Sandy Bourseau
151 w wing st
307
AH

Sent from my iPhone

Protecting Children • Strengthening Families • Transforming Communities

Shelter, Inc.

June 22, 2022

Plan Commission
Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

Dear Plan Commission Members,

As a child welfare leader in the northwest suburbs, Shelter, Inc. recognizes the critical needs of young people in our community. Therefore, we are excited that Maryville Academy has chosen to move to the previous Sisters of the Living Word facility in Arlington Heights for unaccompanied minor girls and their children in need.

For 139 years, Maryville Academy has successfully impacted children and families by helping them reach their full potential. As Arlington Heights is committed to supporting all those in our community, regardless of their circumstances, we urge you to welcome the Maryville Academy as they will contribute to our neighborhood ideals and these young people start on a path of support and success.

We urge you to approve Maryville Academy's residency and continue Arlington Heights' dedication to promoting healthy and productive lives. Your service to all is appreciated.

Together in service,

Carina H. Santa Maria, MSW, LCSW
Executive Director

From: [redacted]
To: Planning
Cc: [redacted]
Subject: Maryville Proposal for teen girls home
Date: Wednesday, June 22, 2022 2:44:21 PM

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I have lived in Arlington Heights for over thirty five years and I think that converting the former Sisters of the Living Word at 800 N Fernandez Ave into a shelter for refuge teenage girls is an excellent idea. With all the need that there is for safe, nurturing environment, this is a good start. Our village is a safe community that is an accepting, inclusive, and desires diversity. The residents would attend local schools and receive vocational, language and educational support at the home as well as counseling/therapy and leadership and life skill classes. Each girl would have their own room. House rules would require them to attend school, prepare meals and do laundry. On site there will be a music and art room, computer/homework room and a lounge.
The facility will be staffed 24 hours with up-to six employees during the day and three at night.
This would put to use a vacant building. Thank you for your consideration.

Terri Passolt
.

Sent from my iPad

From: [redacted]
To: Planning
Subject: Support for St Anne Home Shelter for Girls
Date: Wednesday, June 22, 2022 1:16:21 PM

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[**NOTICE:** This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Members of the Plan Commission,
I urge you to vote yes to support the special use permit for the St Anne Home Shelter for Girls. The proposal looks to be an excellent use for the existing building and will not cause parking or traffic issues to the neighborhood. Just like my 16 year old daughter, these young women deserve to live in a safe location with access to good schools.

Wendy Dunnington
530 S Chestnut Ave

[redacted]

From: Michael Zaleski [redacted]
Date: June 23, 2022 at 3:05:59 PM CDT
To: "Hayes, Thomas" <thayes@vah.com>, "Baldino, Richard" <rbaldino@vah.com>, "Bertucci, James" <jbertucci@vah.com>, "Canty, Mary Beth" <mcanty@vah.com>, "Grasse, Nicolle" <ngrasse@vah.com>, "LaBedz, Robin" <rlabedz@vah.com>, "Scaletta, John" <jscaletta@vah.com>, "Schwingbeck, Tom" <tschwingbeck@vah.com>, "Tinaglia, Jim" <jtinaglia@vah.com>
Subject: Commission concerns and Trustee duties - 800 N. Fernandez Ave.

Greetings Board members and Mayor Hayes,

Thank you for serving our wonderful community with your precious time. I'm 38 years old and have lived in Arlington Heights for 28 of those years, choosing to raise my family at 944 N. Fernandez Ave. Our wonderful block has 10 households with children under the age of 7, and my children are ages 4 & 6.

I am writing with concerns on the governance process on the proposed St. Anne/Maryville home, and what I see as serious missteps from the duties and obligations of our Board members.

1) I am tentatively offering to foot the bill for all residents on an independent appraisal or valuation report to supplement Maryville's supplied appraisal.

During the community meeting held by Maryville in April 2022 at the ARC, I asked Maryville if it would be acceptable for the community to engage an independent appraiser and I was told by Kate from Maryville that, "They've used an appraiser for years with lots of letters after his name." This appraiser is confirmed to be the same appraiser who supplied our village the report, and my request was ignored.

I've reached out to various appraisers who said such a report may be against their code and to report the appraiser with the report. That seems to be a petty move, and I believe the right action for the board is to engage an independent appraiser on behalf of the village. I am offering to personally pay this service on acceptable terms and conditions.

I realize this may cost thousands of dollars by myself and yield a similar report, but the village and residents need to know that it's not influenced by a long-term standing relationship with Maryville and the Catholic Church.

For the record, this will be the 2nd attempt I am inquiring about a non-influenced report and now I am offering to pay for such a report. I challenge the board to give 2-3 alternative options, and I will volunteer my time and report back with a signed contract(s) if acceptable.

2) At the design commission meeting in Village Hall June 22nd, Maryville offered to contractually limit the zoning to 16 girls. This was a "zero cost" option to put language in the zoning limiting the facility to 16 girls. That offer was denied and not pursued further by the design commission. From a resident's standpoint, this language would put more optionality and control in village control with zero risk and hold Maryville accountable.

It was not pursued, and this was free zoning protection with zero cost, and it was turned away.

This comes as a great blunder to our community, as one concern voiced by many residents is that Maryville has expressed that their program is not sustainable without federal government funding. When the government funding terms change, it may be a necessary change from 16 girls.

We had a "zero cost" chance to press pause on changes to Maryville's plans, or inquire more on this in the future, and it was passed over. It may have seemed minor during the meeting, but this may be a negligent misstep on the community's behalf when reviewed further.

3) At the design commission meeting, we had many enthusiastic community members. When they stated their name and address, it turned out that a majority of these community members are over 1 mile away from the proposed variation. Considering N. Fernandez is only 2.5 blocks and dead ends into a cul-de-sac on the South and the Lutheran Village/Home on the North, there is almost no through traffic. Several of these folks were asked either directly or indirectly by Maryville to come

support this proposal, as they did not see the sign or read the board agenda minutes in advance.

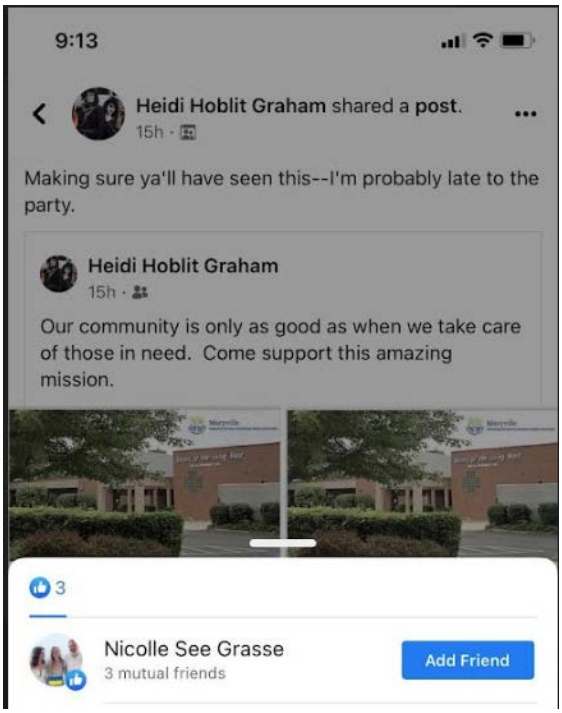
At the next meeting, with the board's permission, I am seeking approval to show a map of the community commentary relative to the proposed St. Anne/Maryville home.

In terms of stakeholders, the most "at stake" residents are being drowned out by residents with no impact from the proposals. They fall outside the appraiser's radius as disclosed, and not to mention have zero impact from the traffic study waived.

I respect community involvement and opinion on matters that involve the village. However, if the board is considering the sheer number of opinions for non-verified residents and where they are relative to location, they are not performing their duties.

The most impacted are the residents within 250 and 500 feet per the notice requirements, and anybody impacted by the appraisal radius. When it comes to safety, value concerns, and visuals – the opinions of residents outside the core radius are to be heard, but weighted less.

4) Lastly, the design commission meeting was supposed to be about compliance with codes and regulations. We have community members with support from Village Trustees to come out and support "the mission" at the meeting, regardless of proximity. The zoning meeting was supposed to be about village code which included safety concerns from the local stakeholders, including those 250 feet away. There are Trustees (below) influencing the outcome supporting people to come support the mission, via a zoning meeting. The Trustee stepped out of bounds here.



As a stakeholder in this proposal and resident, I want good governance and decision making. When those are violated with what can be viewed as sloppy due diligence, potential negligence of duties, and improper influence – I take notice and action.

The village continues to listen to broad agendas and ignore valid concerns and data points from the most local stakeholders most impacted. We have noticed that the village is deviating from good governance, in a very concerning way. I look forward to continuing this process and engagement so that our community can make the best long-term decision.

Sincerely,
Michael Zaleski
944 N. Fernandez Ave. Arlington Heights, IL 60004
[redacted]