



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 2, 2018

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

IV. APPROVAL OF MINUTES

- A. Committee of the Whole 06/18/2018
- B. Village Board 06/18/2018

V. APPROVAL OF ACCOUNTS PAYABLE

- A. Warrant Register 06/30/2018

VI. RECOGNITIONS AND PRESENTATIONS

- A. Presentation by Salute, Inc. on the Mayor's 5K Challenge

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 11, 2018

Review of the 12-Month period ending December 31, 2017-
Comprehensive Annual Financial Report (CAFR)

Trustee Rosenberg moved, seconded by Trustee LaBedz that the
Committee-of-the-Whole recommend to the Village Board that

the 12-Month period ending December 31, 2017 Comprehensive Annual Financial Report be accepted.

- B. Report of the Committee-of-the-Whole Meeting of June 25, 2018

Review of Proposed 2019-2023 Capital Improvement Program

Trustee Glasgow moved, seconded by Trustee LaBedz that the Committee-of-the-Whole recommend to the Village Board that the Board approve the proposed 2019-2023 Capital Improvement Program and that the first year of the program totaling \$28,469,200 be incorporated into the Village's proposed 2019 budget. The motion passed unanimously.

- C. Report of the Committee-of-the-Whole Meeting of June 25, 2018

Operating Fund Overview / Recommended Budget Ceilings - 2019

Trustee Baldino moved, seconded by Trustee Rosenberg that the Committee-of-the-Whole recommend to the Village Board that the Board approve the 2019 budget ceilings of \$76,177,200 for the General Fund; and \$21,209,500 for the Water & Sewer Fund. The motion passed unanimously.

X. CONSENT AGENDA

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

Consideration of this Consent Agenda will be governed by the following rules and procedures prior to roll call vote:

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

CONSENT APPROVAL OF BIDS

- A. Cypress Area Stormwater and Watermain Engineering Services
B. Fitness Center Equipment

CONSENT REPORT OF THE VILLAGE MANAGER

- A. Settlement - Workers' Compensation Claim - McDonagh

CONSENT APPOINTMENTS

- A. Boards & Commissions Reappointments

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

- A. 1540 N. Arlington Heights Rd. - PC#18-007
Planned Unit Development Amendment for Parking 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 David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Committee of the Whole 6 18 18

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Committee of the Whole 6 18 18	Minutes

**MINUTES OF THE COMMITTEE-OF-THE-WHOLE MEETING OF THE PRESIDENT AND
BOARD OF TRUSTEES OF THE
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD - COMMUNITY ROOM
JUNE 18, 2018 – 7:30 PM**

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

BOARD MEMBERS PRESENT: Mayor Hayes; Trustees Baldino, Blackwood, Glasgow, LaBedz, Rosenberg, Sidor, Tinaglia

BOARD MEMBERS ABSENT: Trustee Scaletta

STAFF MEMBERS PRESENT: Village Manager Randy Recklaus

OTHERS PRESENT: Jim Bertucci; John Eggum; Matthew Fink

A. INTERVIEW OF JIM BERTUCCI FOR APPOINTMENT TO THE PAM (PERFORMING ARTS AT METROPOLIS) BOARD OF DIRECTORS

Mayor Hayes introduced Jim Bertucci and thanked him for submitting his name as a candidate for the next Village appointment to the PAM Board of Directors. Mayor Hayes asked Mr. Bertucci why he was interested in serving in this capacity. Mr. Bertucci said he felt Metropolis was important to the community. In the past he has served on the Chamber Board of Directors and Rotary Board and is a sponsor of the theater. He wants to make sure that as a community what is done today makes a difference in the future. Mr. Bertucci said current Board members should make the theater better than how they found so it can continue to be an asset to the community for future generations and future Boards.

Trustee Sidor asked Mr. Bertucci with the financial assistance given to Metropolis from the Village, could Mr. Bertucci take a tough stance if needed regarding the financials. Mr. Bertucci said he wants what is best for Metropolis financially but also said he could be objective with help and support.

Trustee LaBedz thanked Mr. Bertucci for his willingness to serve on the PAM Board and said his service and experience on other Boards has given him the ability to look objectively at Metropolis.

TRUSTEE BLACKWOOD MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF JIM BERTUCCI TO THE PAM BOARD OF DIRECTORS – TERM ENDING: 8/03/20. TRUSTEE BALDINO SECONDED THE MOTION. The motion passed 8-0.

B. INTERVIEW OF JOHN EGGUM FOR APPOINTMENT TO THE SENIOR CITIZENS COMMISSION

Mayor Hayes introduced John Eggum and asked him why he was interested in the Senior Citizens Commission. Mr. Eggum said he wanted to dedicate time to give back to the community. He said he has reviewed Senior Citizen Commission minutes and said the Commission focused on coordinating the various resources available to seniors in a very

efficient and effective way. Mr. Eggum said with organizations he has worked with it has been a focus of his to provide the most benefit with the resources they have.

Trustee Rosenberg asked Mr. Eggum what ideas he had for the Senior Citizens Commission.

Mr. Eggum said that recently the Senior Citizens Commission has been looking at various proposals for certifications that the Village may be interested in trying to obtain. He said that professionally he has reviewed proposals from different organizations and feels he could contribute with that experience for the Commission.

TRUSTEE LABEDZ MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF JOHN EGGUM TO THE SENIOR CITIZENS COMMISSION WITH TERM ENDING 4/30/21. TRUSTEE ROSENBERG SECONDED THE MOTION. The motion passed 8-0.

C. INTERVIEW OF MATTHEW FINK FOR APPOINTMENT TO THE ARLINGTON ECONOMIC ALLIANCE (FINANCIAL INSTITUTION)

Mayor Hayes introduced Matt Fink as someone who is very active in the community and feels he would be a great fit on the Arlington Economic Alliance.

Mayor Hayes asked Mr. Fink why he would be interested in serving. Mr. Fink said that for the past 19 years he has been a trusted advisor to businesses in the community and feels that those skills will allow him to be an advisor to the Village to promote the business climate. Mr. Fink helped start the Peoples Bank in 1999 to make things happen in the community and would like to be a part of the Alliance team to continue that.

Trustee Blackwood commented that Mr. Fink would be a great addition to the Economic Alliance.

TRUSTEE TINAGLIA MOVED TO CONCUR IN THE MAYOR'S APPOINTMENT OF MATTHEW FINK TO THE ARLINGTON ECONOMIC ALLIANCE WITH TERM ENDING 4/30/21. TRUSTEE BALDINO SECONDED THE MOTION. The motion passed 8-0.

D. ADJOURNMENT

Trustee LaBedz moved, and Trustee Blackwood seconded the motion to adjourn. The meeting adjourned at 7:55 p.m.



Item: vb minutes 6 18 18

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Village Board 06 18 18	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 18, 2018

8:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

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

Trustee Scaletta was absent.

Also present were: Randy Recklaus, Robin Ward, Bill Enright, Charles Perkins, Tom Kuehne, Mark Burkland and Becky Hume.

IV. APPROVAL OF MINUTES

A. Village Board 06/04/2018

Approved

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

The Motion: Passed

Ayes: Baldino, Blackwood, LaBedz, Rosenberg, Sidor, Tinaglia

Abstain: Glasgow, Hayes

Absent: Scaletta

B. Committee of the Whole 5-21-18

Approved

Trustee Carol Blackwood moved to approve. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

Tinaglia

Absent: Scaletta

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 06/15/2018

Approved

Trustee Bert Rosenberg moved to approve the Warrant Register in the amount of \$1,136,736.67. Trustee Thomas Glasgow Seconded the Motion.

The Motion: Passed

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

Absent: Scaletta

VI. RECOGNITIONS AND PRESENTATIONS

A. U.S. Cadet Nurse Corps Day

President Hayes read the proclamation honoring the U.S. Cadet Nurse Corps' 75th Anniversary and presented it to John Annett.

VII. PUBLIC HEARINGS

A. 2018 Annual Action Plan

Approved

Trustee Glasgow moved to open the Public Hearing. Trustee Sidor seconded the Motion.

The Motion: Passed

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

Absent: Scaletta

Mr. Recklaus said the first Public Hearing on the 2018 Annual Action Plan was on May 14. Then the 30-day comment period ensued. Tonight is the final Public Hearing to receive comments on the proposed 2018 Annual Action Plan.

Mr. Perkins said the Village has solicited comments on the CDBG Action Plan and the Annual Action Plan for the past 30 days. Nine comments were received. All of them were about the Public Hearing process. The Village followed its Citizen Participation Plan and a direct mailing went out to 79 people and agencies that represent large constituencies. The Plan was posted on the Village's website and the appropriate legal notice of meetings was given in the Daily Herald. Twenty agencies submitted requests for monies. Staff believes the citizen participation requirements were met but will continue to review its process to make them as clear as possible.

Glenview resident Geri Wasserman of Reclaim Northwest Suburbs said improvements could be made in the process. A citizen participation plan should be in place. Two public hearings should be in place. There was no public comment section on the Committee of the Whole meeting Agenda on May 14 for the CDBG hearing. The COW meeting should be open to the public and have 'public comment' on the agenda. She said for proper notice, a few weeks is necessary. She asked the Village to make information more available. She said one has to be looking for the information to find it. Not all affected populations have access to internet. Notices should be in English and Spanish.

President Hayes asked staff to address the Federal requirements for CDBG Public Hearings. Mr. Recklaus said the Federal requirements were met.

Resident Keith Moens said the first Public Hearing was held on May 14, but it seemed that the CDBG funds distribution was decided on December 18 when the Budget was passed. There was notice of the meeting Daily Herald, but if you didn't see that notice, the only other way to know of the meeting was to look at the COW Agenda which popped up three days before. There was not Citizens-to-be-Held or Public Hearing on that Agenda. If public comment was asked for, it was just prior to adjournment. If the Village is going to call a Committee of the Whole a Public Hearing, it should have Citizens-to-be-Held and Public Hearing on the Agenda. No public comment was received that night other than the people the Village contacted directly. Any comment in the 30-day period or comments received tonight will not change the vote tonight. Mr. Moens said he believes the Village can do better in informing and engaging the public in this issue. He asked for Citizens-to-be-Held be included on all COW meeting and Public Hearing Agendas.

President Hayes said the Village complied with Federal standards for this Public Hearing.

Barrington resident Becca Wojcicki of Reclaim Northwest Suburbs said it is the job of the public sector to make sure politics is accessible to all. The notices should also be in Spanish. The COW meeting agenda was posted only three days in advance, which is not enough time for some people to make accommodations to get to the meeting.

Resident Peg Lane of The People's Lobby and Reclaim Northwest Suburbs said she is proud that the Village provides community block grants for people struggling. She asked if the Board would be willing to make changes in how meetings are announced. She asked for the Board to commit to adding public comment. She asked for agendas to be posted 4 weeks prior to meetings so people can prepare remarks and plan for transportation. She asked for agendas to be published in ethnic newspapers and announced in broadcast outlets. She asked for the Board to make Arlington Heights an inclusive community.

Trustee Rosenberg said the public notice for tonight's meeting was published May 29th, 2018, three weeks ago. Under Statute, the Board complied. It is not required to publish notice in different languages. The Village complies with the Statute.

Mr. Perkins said the Budget that was approved in December was based on the Public Hearings this time last year. The CDBG budget year is on a different calendar than the Village Budget. There were three hearings relative to that.

Mr. Perkins said the proposed recommended allotments for 2018 will go to: family and financial counseling, English as a second language classes, advocacy/counseling and services to victims of sexual assault, housing and social services for battered and homeless women and their children, persons with disabilities to locate and maintain housing in the community, transportation for frail seniors and persons with disabilities to doctor appointments, subsidized medical care for low/moderate income people, homeless services, before and after school childcare for low/moderate income families and legal services and counseling for victims of domestic violence.

Trustee Thomas Glasgow moved to close the Public Hearing. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

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

Absent: Scaletta

VIII. CITIZENS TO BE HEARD

IX. OLD BUSINESS

- A. Report of the Committee-of-the-Whole Meeting Approved of June 18, 2018

Interview of Jim Bertucci for Appointment to the
PAM Board of Directors - Term Ending: 8/03/20

Mr. Bertucci thanked President Hayes and the Board for their confidence and support.

Trustee Carol Blackwood moved to approve. Trustee Richard Baldino Seconded the Motion.

The Motion: Passed

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

Absent: Scaletta

- B. Report of the Committee-of-the-Whole Meeting Approved
of June 18, 2018

Interview of John Eggum for Appointment to the
Senior Citizens Commission - Term Ending:
4/30/21

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

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

The Motion: Passed

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

Absent: Scaletta

- C. Report of the Committee-of-the-Whole Meeting Approved
of June 18, 2018

Interview of Matthew Fink for Appointment to
the Arlington Economic Alliance (Financial
Institution) - Term Ending: 4/30/21

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

Trustee Jim Tinaglia moved to approve. Trustee Richard Baldino Seconded
the Motion.

The Motion: Passed

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

Absent: Scaletta

X. CONSENT AGENDA

CONSENT OLD BUSINESS

CONSENT APPROVAL OF BIDS

- A. Water System Improvements 2018 - Change Order Approved

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

The Motion: Passed

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

Absent: Scaletta

CONSENT NEW BUSINESS

- A. Cash in Lieu of Land Dedication Approved

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

The Motion: Passed

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

Absent: Scaletta

CONSENT LEGAL

- A. An Ordinance Amending Chapters 13 and 28 of the Arlington Heights Municipal Code (Breweries) Approved

Trustee Robin LaBedz moved to approve 18-020. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

Absent: Scaletta

- B. A Resolution Approving an Intergovernmental Agreement with the Metropolitan Water Reclamation District of Greater Chicago (Rain garden and pavers for shared access drive/rear parking lot of new Police Facility) Approved

Trustee Robin LaBedz moved to approve R18-011/A18-020. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

Absent: Scaletta

- C. An Ordinance Amending Chapter 18 of the Arlington Heights Municipal Code (Section 18-501, Bicycle Equipment) Approved

Trustee Robin LaBedz moved to approve 18-021. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

Absent: Scaletta

CONSENT REPORT OF THE VILLAGE MANAGER

- A. Professional Construction Engineering Services Approved
for 2018 Road Projects; Change Order No. 1

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

The Motion: Passed

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

Absent: Scaletta

CONSENT PETITIONS AND COMMUNICATIONS

- A. Bond Waiver - BraveHearts Approved

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

The Motion: Passed

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

Absent: Scaletta

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

XIII. LEGAL

- A. An Ordinance Approving a Redevelopment Agreement between 4 North Hickory, LLC and the Village of Arlington Heights (TIF Hickory/Kensington Area) Approved

Trustee Rosenberg pulled this item off the Consent Agenda.

Mr. Recklaus said the Redevelopment Agreement facilitates the construction of a 76 unit residential building with commercial on the first floor in the Hickory Kensington TIF area.

Mr. Perkins said in 2013, the Redevelopment Area Plan was adopted. The area was subsequently rezoned to R7 and B2. In 2014, a TIF district was created. Since that time, Staff has been pursuing redevelopment of key sites. This Developer will purchase the former Dana Molding site, and the Village will acquire a portion of the property from the developer to keep the northern space available for potential parking or future redevelopment if the Heller family wishes to develop their property. The Developer will construct a public street and street improvements. To make the project work, the developer is seeking \$120,000 for eight years. This fee appropriation would need to be renewed each year, and is not automatic.

Trustee Rosenberg asked how the purchase value of the land was determined. Mr. Enright said it was based on the actual cost the developer paid for the land per square foot. The initial payment for the street is capped at \$800,000 and will be paid as costs are incurred. The annual payment of \$120,000 is a reimbursement, and will be paid as the project goes on. It will be reviewed internally with a combined team from Planning, Engineering and Finance.

Trustee Glasgow questioned the ongoing payment of \$120,000. He said he could not tell if this was a good deal because he did not have comparison or background information. Mr. Recklaus said the \$120,000 was a negotiated amount to help the developer make their rate of return. Mr. Enright said Kane McKenna did a comparison and stated the Village was getting a decent rate. Trustee Glasgow said he did not wish to negotiate this in public and would have preferred a Closed Session to discuss the issue.

Mr. Burkland said the way that this deal is structured it would not qualify for a Closed Session because it is not an acquisition.

Trustee Sidor said the Village is acquiring property from the developer, he asked why it would not qualify for Closed Session. Mr. Burkland said only that element would, but the deal is for more than the price of the property. Trustee Sidor said some parts of the lot are more desirable than other parts, so he was not sure if the property the Village was buying back was worth the price. He said he would appreciate more discussion on the price of the property. He asked if an appraisal was done. Mr. Perkins said an appraiser would look at comparable sites and evaluate them to determine if this property had similar characteristics. There was not an appraisal, but the developer is acquiring the property for \$2.3 million, which is in the publicly posted information. They are putting in the street and the Village is not paying for that. It is hard to say if it the lot the Village is purchasing would be a little higher or lower. Trustee Sidor said he would like that

information in the future.

Mr. Recklaus explained that overall, the developer is building a project and in return the Village is receiving a new road. There is some reimbursement, but the Village also gets an asset, a piece of land. The revenue generated from this project will be larger than any reimbursement or subsidy. All of the revenue is being generated from this project or others in the TIF District. This could not occur without TIF monies. The proposed agreement was vetted by an outside objective entity. Other TIF Redevelopments have been less conservative, and the Village gave up money up front. The advantage to doing it this way is that if the developer is too conservative and the project performs better, they will not get as much assistance. This is a more conservative way of doing this kind of project.

Mr. Perkins said the Village looks at what their real need is and attempts to get the developer to a reasonable amount. The site is vacant now and generates only \$8,000 tax dollars a year. It will generate \$250,000 a year once it is complete.

Trustee Sidor asked if the \$120,000 payment was included in the \$250,000 number. Mr. Perkins said it does not include taking out the incentive. Trustee Sidor said the math is not complete because the Village will net less than \$250,000 for the first 8 years.

Trustee Tinaglia explained that there is a certain amount of money necessary to get this kind of project done and if the price on the lot was different, the developer would find another way to get this money from the Village. Mr. Recklaus agreed saying the deal is an exchange of assets. The land is part of the overall financial package. If we negotiated the parcel cost down, the developer would find another place to find that money. We are getting a piece of property and may be overpaying for the land, but Kane McKenna said this is a fair deal overall.

Trustee Glasgow said he did not have anything to compare this to and would prefer to talk about this in Closed Session. He said he hoped it was right, but did not know.

Trustee Tinaglia said that no matter what we say or do, there is a dollar amount that makes a project go. If the Village does not get to that mark, the project does not happen. It is okay to question, and better understand. However, he trusted staff to have the Village's best interest in mind.

Trustee Rosenberg said the Village currently gets \$450,000 a year in TIF revenue, and this will add another \$250,000. Mr. Perkins said the TIF District developments contribute \$450,000 a year. The new day care will add about \$100,000 and this project could generate \$250,000 a year.

President Hayes said he was comfortable with the agreement and trusted the Village's advisers.

Trustee Glasgow asked for each Board member to consider if this was their money would they trust this agreement. He said he was going to vote no because he did not have all the facts.

Trustee Jim Tinaglia moved to approve 18-022/A18-021. Trustee Robin LaBedz Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Blackwood, Hayes, LaBedz, Rosenberg, Sidor, Tinaglia

Nays: Glasgow

Absent: Scaletta

XIV. REPORT OF THE VILLAGE MANAGER

A. 2018 Annual Action Plan

Approved

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

President Hayes invited residents to enjoy the Frontier Days Festival beginning on June 29th.

XVII. ADJOURNMENT

Trustee Robin LaBedz moved to adjourn at 8:57 p.m. Trustee Bert Rosenberg Seconded the Motion.

The Motion: Passed

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

Absent: Scaletta



Item: Warrant Register 06/30/2018

Department: Village Clerk

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
warrant register 06/30/2018	Minutes



**VILLAGE OF ARLINGTON
HEIGHTS**

WARRANT REGISTER FOR

CHECK DATE: 6-30-2018

Fund	Fund Description	Total Transaction Amount
101	General Fund	\$267,271.35
211	Motor Fuel Tax Fund	\$236,575.40
215	CDBG Fund	\$864.35
227	Foreign Fire Ins Tax Fund	\$2,622.40
231	Criminal Investigation Fd	\$2,154.86
235	Municipal Parkg Opr Fund	\$8,613.86
263	TIF IV	\$1,985.00
401	Capital Projects Fund	\$261,312.24
426	Storm Water Control Fund	\$49,943.77
431	Public Building Fund	\$2,699,505.57
505	Water and Sewer Fund	\$344,588.10
515	Arts,Entert & Events Fund	\$27,582.20
605	Health Insurance Fund	\$14,728.24
615	Workers Compensation Ins	\$13,801.18
621	Fleet Operations Fund	\$2,740.56
625	Technology Fund	\$25,019.30
715	Guaranty Deposits Fund	\$1,300.00
721	Escrow Deposits Fund	\$147,883.53
TOTAL ALL FUNDS		\$4,108,491.91

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212936	101-0000-433.14-00	ADVOCATE MEDICAL GROUP	REFUND AMBULANCE CLAIM	\$196.00	\$196.00
212943	505-0000-140.10-00	AMERICAN PRINTING TECHNOLOGIES	POSTAGE REIMBURSEMENT	\$1,904.68	\$1,904.68
212949	721-0000-221.10-11	ARLINGTON HTS MEMORIAL LIBRARY	CASH IN LIEU OF LAND	\$8,561.09	\$8,561.09
212950	721-0000-221.10-11	ARLINGTON HTS PARK DISTRICT	CASH IN LIEU OF LAND	\$100,625.22	\$100,625.22
212952	721-0000-221.10-11	ARLINGTON HTS SCHOOL DIST 25	CASH IN LIEU OF LAND	\$9,523.36	\$9,523.36
212955	101-0000-489.85-00	ARMOR SYSTEMS	COLLECTION FEES	\$71.00	\$71.00
212959	715-0000-220.93-00	AUSTIN DRISCOLL	BOND REFUND	\$200.00	\$200.00
212961	715-0000-220.93-00	BOB DONOVAN 18 914	BOND REFUND	\$200.00	\$200.00
212962	101-0000-433.14-00	BEVERLY BOTEFUHR	REFUND AMBULANCE CLAIM	\$106.00	\$106.00
212967	101-0000-433.14-00	ROBERT CACIOPPO	REFUND AMBULANCE CLAIM	\$171.20	\$171.20
212968	101-0000-433.14-00	TERRY CALDRONE	REFUND AMBULANCE CLAIM	\$80.00	\$80.00
212969	101-0000-422.05-00	CALLISONRTKL	REFUND DUPLICATE PAYMENT	\$2,442.00	\$2,442.00
212971	101-0000-140.51-00	CANON SOLUTIONS AMERICA	COPIER MAINTENANCE	\$37.00	\$37.00
212977	101-0000-433.14-00	MARY CLARK	REFUND AMBULANCE CLAIM	\$1,518.00	\$1,518.00
212993	505-0000-452.42-00	DAVID WEEKLY HOMES	REFUND FINAL WATERBILL	\$18.60	\$18.60
212994	715-0000-220.93-00	DEL ROSARIO LANDSCAPING 174432	BOND REFUND	\$200.00	\$200.00
212995	101-0000-433.14-00	DIDOVICH, VITALIY	REFUND AMBULANCE CLAIM	\$255.60	\$255.60
213000	101-0000-433.14-00	VIRGINIA FICEK	REFUND AMBULANCE CLAIM	\$95.37	\$95.37
213003	101-0000-433.14-00	PATRICIA GEARY	REFUND AMBULANCE CLAIM	\$40.00	\$40.00
213010	505-0000-452.42-00	STACY HABER	REFUND FINAL WATERBILL	\$33.02	\$33.02
213023	101-0000-433.14-00	DAVID HENRY	REFUND AMBULANCE CLAIM	\$79.82	\$79.82
213031	715-0000-220.93-00	JAVIER DE HOYOS	BOND REFUND	\$200.00	\$200.00
213038	101-0000-433.14-00	VIRGINIA KENEALY	REFUND AMBULANCE CLAIM	\$77.75	\$154.91

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213038	101-0000-433.14-00	VIRGINIA KENEALY	REFUND AMBULANCE CLAIM	\$77.16	\$154.91
213039	101-0000-433.14-00	CHRIS KINKEL	REFUND AMBULANCE CLAIM	\$100.00	\$100.00
213042	101-0000-433.14-00	BETTY KOPKE	REFUND AMBULANCE CLAIM	\$79.82	\$79.82
213043	101-0000-433.14-00	ANNE KRICKHUHN	REFUND AMBULANCE CLAIM	\$16.00	\$16.00
213044	101-0000-433.14-00	DONALD LAMANNA	REFUND AMBULANCE CLAIM	\$86.60	\$86.60
213045	101-0000-433.14-00	MARY LANE	REFUND AMBULANCE CLAIM	\$18.13	\$18.13
213046	101-0000-433.14-00	RALPH LAVIERI	REFUND AMBULANCE CLAIM	\$67.88	\$67.88
213048	505-0000-452.42-00	LEXINGTON TOWNE LLC	REFUND FINAL WATERBILL	\$19.48	\$19.48
213053	101-0000-433.14-00	DOROTHY MARKWORTH	REFUND AMBULANCE CLAIM	\$245.81	\$245.81
213055	101-0000-433.14-00	ROBERT MARTIN	REFUND AMBULANCE CLAIM	\$87.82	\$87.82
213064	715-0000-220.93-00	MORONEY, PENELOPE 18-1018	BOND REFUND	\$200.00	\$200.00
213066	505-0000-452.42-00	STEPHEN MULLER	REFUND WATER BILL OVRPYMT	\$68.94	\$68.94
213075	101-0000-433.14-00	BARBARA OGLESBEE	REFUND AMBULANCE CLAIM	\$784.80	\$1,584.60
			REFUND AMBULANCE CLAIM	\$799.80	
213078	101-0000-433.14-00	JAMES PARK	REFUND AMBULANCE CLAIM	\$80.00	\$80.00
213079	101-0000-433.14-00	KAREN PEDERSON	REFUND AMBULANCE CLAIM	\$94.49	\$94.49
213081	715-0000-220.93-00	PETER UCIA DE BARTOLO	BOND REFUND	\$50.00	\$50.00
213083	101-0000-433.14-00	GEORGINE PINTARICH	REFUND AMBULANCE CLAIM	\$15.00	\$15.00
213086	721-0000-221.10-11	PROSPECT HEIGHTS SCHOOL DIST 23	CASH IN LIEU OF LAND	\$2,380.84	\$2,380.84
213091	715-0000-220.93-00	RICKY CONSTRUCTION INC	BOND REFUND	\$50.00	\$50.00
213094	101-0000-433.14-00	LINDSAY ROARK	REFUND AMBULANCE CLAIM	\$100.00	\$200.00
			REFUND AMBULANCE CLAIM	\$100.00	
213096	101-0000-433.14-00	VIRGINIA ROHRER	REFUND AMBULANCE CLAIM	\$50.00	\$50.00
213099	101-0000-433.14-00	DIANE RUKSCINSKI	REFUND AMBULANCE CLAIM	\$50.00	\$50.00
213100	715-0000-220.93-00	RYUJIRO ISEDA	BOND REFUND	\$200.00	\$200.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213102	101-0000-433.14-00	HOWARD SCHICK	REFUND AMBULANCE CLAIM	\$96.84	\$96.84
213110	101-0000-433.14-00	BARABRA SPRATT	REFUND AMBULANCE CLAIM	\$2.33	\$2.33
213126	721-0000-221.10-11	TOWNSHIP HIGH SCHOOL DIST #214	CASH IN LIEU OF LAND	\$10,370.46	\$10,370.46
213131	101-0000-433.14-00	DIANE UMBDENSTOCK	REFUND AMBULANCE CLAIM	\$79.08	\$79.08
213141	235-0000-435.65-03	SUSAN WALGER	REFUND PARKING PERMIT	\$120.00	\$120.00
213143	101-0000-421.15-00	AGNIESZKA WARENIK	REFUND DOG TAG	\$22.00	\$22.00
213145	721-0000-221.10-11	WHEELING SCHOOL DISTRICT 21	CASH IN LIEU OF LAND	\$16,422.56	\$16,422.56
801743	101-0000-210.95-00	RTA/CTA BENEFIT PROGRAM	BENEFIT MONTH JULY 2018	\$312.00	\$312.00
901362	101-0000-210.91-00	EMPLOYEE BENEFITS CORP	FSA FEES	\$774.00	\$6,162.09
			FSA CLAIMS	\$5,388.09	
Division 0 Total					\$166,045.64
Department 0 Total					\$166,045.64

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212972	101-0101-501.21-65	CAPTION FIRST INC	CLOSED CAPTIONING	\$900.00	\$900.00
213049	101-0101-501.21-65	LORELLE COMMUNICATIONS INC	SERVICE MISCELLANEOUS	\$4,500.00	\$4,500.00
				Division 1 Total	\$5,400.00
				Department 1 Total	\$5,400.00

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212935	515-0201-525.40-55	ACUTRAK SOLUTIONS	SOUNDS OF SUMMER	\$800.00	\$800.00
212944	515-0201-525.40-55	ROBERT ANDERLIK	SOUNDS OF SUMMER	\$500.00	\$500.00
212954	515-0201-525.40-55	ARLINGTON SIGNS & BANNERS	SOUNDS OF SUMMER	\$400.00	\$400.00
212956	515-0201-525.40-55	ARRANMORE	SOUNDS OF SUMMER	\$2,000.00	\$2,000.00
212960	515-0201-525.40-55	BLOOZE BROTHERS	SOUNDS OF SUMMER	\$1,750.00	\$1,750.00
212996	515-0201-525.40-55	EDGE ENTERTAINMENT LTD	SOUNDS OF SUMMER	\$2,500.00	\$2,500.00
213017	101-0201-502.22-02	HARRIS TRUST & SAVINGS BANK	BAM*ELGL	\$30.00	\$30.00
	515-0201-525.40-55	HARRIS TRUST & SAVINGS BANK	BROADCAST MUSIC INC	\$751.50	\$751.50
213026	515-0201-525.40-55	IL BRASS BAND	SOUNDS OF SUMMER	\$900.00	\$900.00
213074	101-0201-502.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$272.44	\$272.44
213109	515-0201-525.40-55	SPEARS, REID	SOUNDS OF SUMMER	\$1,500.00	\$1,500.00
213115	515-0201-525.40-55	SUMMERFIELD ZOO INC	HOLIDAY HAPPENINGS	\$1,900.00	\$1,900.00
213117	515-0201-525.40-55	SUNSHINE FARM II	HOLIDAY HAPPENINGS	\$2,030.00	\$2,030.00
213125	515-0201-525.40-55	TOM CAREY MUSIC INC	SOUNDS OF SUMMER	\$1,950.00	\$1,950.00
213140	515-0201-525.40-55	VISUAL EDGE CREATIVE SERVICES	SOUNDS OF SUMMER	\$750.00	\$750.00
Division 1 Total					\$18,033.94
Department 2 Total					\$18,033.94

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213002	615-0301-552.42-75	GALLAGHER BASSETT SERVICES INC	CLAIMS - MEDICAL LOSS	\$3,264.48	\$3,264.48
	615-0301-552.42-80	GALLAGHER BASSETT SERVICES INC	CLAIMS - W/C	\$10,367.70	\$10,367.70
213017	101-0301-503.40-70	HARRIS TRUST & SAVINGS BANK	FLAHERTY JEWELERS - CL	\$1,685.00	\$1,885.00
			INT*IN *RUNNERS HIGH	\$200.00	
	615-0301-552.22-03	HARRIS TRUST & SAVINGS BANK	GRCTRAININGSOLUTION	\$169.00	\$169.00
213072	605-0301-552.20-50	NORTHWEST COMMUNITY HOSPITAL	SERVICE HEALTH TESTING	\$2,773.00	\$10,977.00
			SERVICE HEALTH TESTING	\$2,012.00	
			SERVICE HEALTH TESTING	\$5,004.00	
			SERVICE HEALTH TESTING	\$1,188.00	
213074	101-0301-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$192.58	\$192.58
213082	101-0301-503.30-05	PETTY CASH	SUPPLIES	\$18.30	\$18.30
213139	605-0301-552.20-58	VISION SERVICE PLAN	PREMIER VISION PREMIUM	\$2,809.67	\$3,751.24
			BASE VISION PREMIUM	\$941.57	
Division 1 Total					\$30,625.30
Department 3 Total					\$30,625.30

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212976	101-0401-503.20-20	CLARK BAIRD SMITH LLP	LEGAL SERVICES	\$837.50	\$837.50
212999	101-0401-503.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$40.73	\$40.73
213059	101-0401-503.21-65	MICHAEL J EMMERT SURVEYS INC	LEGAL SERVICES	\$750.00	\$750.00
213067	101-0401-503.33-05	MUNICIPAL CODE CORP	ADMINISTRATIVE SUPPORT	\$475.00	\$475.00
213082	101-0401-503.21-65	PETTY CASH	TAX SEARCH	\$50.00	\$100.00
			TAX SEARCH	\$50.00	
213098	101-0401-503.21-65	ROSE MARY JURINEK	COURT REPORTER	\$290.00	\$290.00
213123	101-0401-503.33-05	THOMSON REUTERS-WEST	INFORMATION CHARGES	\$298.06	\$298.06
				Division 1 Total	\$2,791.29
				Department 4 Total	\$2,791.29

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212946	101-0501-503.21-65	ANDRES MEDICAL BILLING LTD	SERVICE FINANCIAL	\$7,960.48	\$7,960.48
212971	101-0501-503.30-05	CANON SOLUTIONS AMERICA	OFFICE SUPPLIES	(\$75.00)	\$93.00
			OFFICE SUPPLIES	\$168.00	
	401-0501-572.50-10	CANON SOLUTIONS AMERICA	OFFICE MACHINES & ACCESS	\$4,884.85	\$4,884.85
213017	101-0501-503.22-02	HARRIS TRUST & SAVINGS BANK	AICPA *ORDER	\$275.00	\$275.00
	101-0501-503.22-03	HARRIS TRUST & SAVINGS BANK	ILLINOIS GOVERNMENT FI	\$350.00	\$350.00
	101-0501-503.30-05	HARRIS TRUST & SAVINGS BANK	SUPERIOR PRESS INC	\$539.87	\$592.77
			TLF*AMLINGS FLOWERLAND	\$52.90	
213034	101-0501-503.22-01	JOURNAL & TOPICS NEWSPAPERS	ADVERTISING	\$1,200.00	\$1,200.00
213074	101-0501-503.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$66.58	\$66.58
213077	101-0501-503.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$156.60	\$156.60
213082	101-0501-503.33-05	PETTY CASH	CARD	\$5.05	\$5.05
213123	101-0501-503.30-01	THOMSON REUTERS-WEST	IL STATUTES #1000544594	\$94.00	\$94.00
				Division 1 Total	\$15,678.33
				Department 5 Total	\$15,678.33

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212980	625-0601-553.21-65	COMCAST PROCESSING CENTER	ACCT 907065060	\$4,671.87	\$4,671.87
213017	625-0601-553.21-02	HARRIS TRUST & SAVINGS BANK	UBREAKIFIX - SCHAUMBUR	\$219.99	\$219.99
	625-0601-553.22-03	HARRIS TRUST & SAVINGS BANK	IL TOLLWAY - WEB - UNP	\$3.80	\$3.80
	625-0601-553.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS W	\$10.99	\$10.99
213022	625-0601-553.33-05	HELPSYSTEMS	SOFTWARE RENEWAL	\$2,083.69	\$2,083.69
213029	625-0601-572.50-10	INSIGHT PUBLIC SECTOR	BACKUP TAPES	\$1,509.96	\$1,509.96
213074	625-0601-553.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$123.81	\$233.76
			OFFICE SUPPLIES	\$109.95	
213119	625-0601-553.20-39	SUPERION LLC	COMPUTERS,DP & WORD PROC.	\$16,173.27	\$16,173.27
213146	625-0601-553.21-65	WOW BUSINESS	ACCT 014748718	\$111.97	\$111.97
				Division 1 Total	\$25,019.30
				Department 6 Total	\$25,019.30

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213113	101-1008-502.20-75	STEPHEN LASER & ASSOCIATES	INDIVIDUAL ASSESSMENTS	\$2,750.00	\$2,750.00
				Division 8 Total	\$2,750.00

Division: 18

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213009	515-1018-525.40-55	GROOT INC	DUMPSTER RENTAL	\$357.00	\$357.00
213024	515-1018-525.40-55	HUDSON GROUP LTD	SPRING HAPPENINGS	\$1,820.00	\$1,820.00
213027	515-1018-525.40-55	IMAJE RECORDS INC	SPRING HAPPENINGS	\$4,000.00	\$4,000.00
213097	515-1018-525.40-55	ROLLING GREEN COUNTRY CLUB	HEARTS OF GOLD	\$1,000.00	\$1,000.00
213117	515-1018-525.40-55	SUNSHINE FARM II	SPRING HAPPENINGS	\$2,630.00	\$2,630.00
				Division 18 Total	\$9,807.00

Division: 22

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
2147	101-1022-502.33-05	PRAIRIE MOO	COMPETITION AWARDS	\$80.00	\$80.00
2148	101-1022-502.33-05	BERRY YO	COMPETITION AWARDS	\$105.00	\$105.00
212953	515-1022-525.40-55	ARLINGTON RENTAL INC	ART FESTIVAL	\$27.95	\$27.95
212991	515-1022-525.40-55	CROWN TROPHY	COMPETITION AWARDS	\$15.75	\$15.75
				Division 22 Total	\$228.70
				Department 10 Total	\$12,785.70

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212933	101-3001-511.21-65	ACCURATE DOCUMENT DESTRUCTION	SERVICE MISCELLANEOUS	\$185.57	\$185.57
212952	101-3001-511.18-03	ARLINGTON HTS SCHOOL DIST 25	CROSSING GUARD REIMBURSE	\$28,785.25	\$28,785.25
212955	101-3001-511.21-65	ARMOR SYSTEMS	SERVICE FINANCIAL	\$109.56	\$109.56
212970	101-3001-511.21-65	CAMIC JOHNSON LTD	SERVICE PROFESSIONAL	\$525.00	\$525.00
212979	101-3001-511.22-03	COLLEGE OF DUPAGE	REGISTRATION	\$390.00	\$390.00
212986	101-3001-511.33-30	CORPORATE IDENTITY INC	SUPPLIES	\$1,176.62	\$2,556.56
			SUPPLIES	\$845.48	
			SUPPLIES	\$534.46	
213004	101-3001-511.21-65	GOLF ROSE ANIMAL HOSPITAL	LAB FEE	\$99.00	\$99.00
213013	101-3001-511.22-03	HAMRICK PETER	SPECIAL OLYMP TORCH RUN	\$238.12	\$238.12
213017	101-3001-511.22-02	HARRIS TRUST & SAVINGS BANK	PAYPAL *CITINTERNAT	\$25.00	\$0.00
			PAYPAL *CITINTERNAT	(\$25.00)	
	101-3001-511.22-03	HARRIS TRUST & SAVINGS BANK	FBI LEEDA INC	\$650.00	\$650.00
	101-3001-511.33-25	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS W	(\$39.88)	\$729.33
			AMAZON MKTPLACE PMTS W	\$39.88	
			HC WAREHOUSE/BUCKSTAFF	\$137.50	
			POLICEBIKESTORE.COM	\$374.89	
			HDACCESSORY COM	(\$25.41)	
			NAPLETON DESPLAIN CJD	\$242.35	
	101-3001-511.33-30	HARRIS TRUST & SAVINGS BANK	LITTLE CAESARS 3142-00	\$300.00	\$389.38
			WAL-MART #5276	\$89.38	
213025	101-3001-511.22-03	HUNDRIESER NANCY	CONFERENCE	\$187.08	\$187.08
213032	101-3001-511.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$48.00	\$48.00

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213036	101-3001-511.21-65	JP MORGAN CHASE	PROCESSING FEE	\$85.72	\$85.72
213041	101-3001-511.22-15	KONICA MINOLTA BUSINESS USA	OFFICE MACHINES & ACCESS	\$63.00	\$211.26
			OFFICE MACHINES & ACCESS	\$148.26	
213056	101-3001-511.33-25	MASTER HITCH INC	HARDWARE SUPPLIES	\$59.00	\$59.00
213068	101-3001-511.22-03	NE MULTI REGIONAL TRAINING INC	REGISTRATION	\$300.00	\$300.00
213070	101-3001-511.21-65	NORTHERN IL FUNERAL SERVICES INC	SERVICE MISCELLANEOUS	\$480.00	\$480.00
213074	101-3001-511.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$180.28	\$180.28
213090	101-3001-511.30-35	RAY O'HERRON	CLOTHING & APPAREL	\$78.00	\$275.94
			CLOTHING & APPAREL	\$105.00	
			CLOTHING & APPAREL	(\$78.00)	
			CLOTHING & APPAREL	\$45.95	
			CLOTHING & APPAREL	\$124.99	
213104	101-3001-511.21-65	SECRETARY OF STATE	SERVICE PROFESSIONAL	\$60.00	\$60.00
213105	101-3001-511.21-65	SECRETARY OF STATE	SERVICE PROFESSIONAL	\$101.00	\$101.00
213114	101-3001-511.33-25	STREICHER'S	POLICE EQUIPMENT & SUPPLY	\$4,410.00	\$4,410.00
213118	101-3001-511.30-35	SUPER SEER CORP	POLICE EQUIPMENT & SUPPLY	\$1,884.80	\$1,884.80
213120	101-3001-511.33-05	SYLVIA'S FLOWERS INC	FLORAL	\$29.95	\$29.95
	101-3001-511.33-25	SYLVIA'S FLOWERS INC	FLORAL	\$80.00	\$80.00
213130	101-3001-511.21-65	TYLER TECHNOLOGIES INC	ANNUAL MAINTENANCE	\$5,087.50	\$5,087.50
				Division 1 Total	\$48,138.30

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212978	231-3003-511.40-11	CMS ACCOUNTING	SERVICE PROFESSIONAL	\$132.81	\$132.81
212990	231-3003-511.40-01	CRIMINAL INVESTIGATION CONTROL FUND	REIMBURSE CONTROL FUND	\$45.18	\$45.18
	231-3003-511.40-03	CRIMINAL INVESTIGATION CONTROL FUND	REIMBURSE CONTROL FUND	\$242.19	\$242.19

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212990	231-3003-511.40-11	CRIMINAL INVESTIGATION CONTROL FUND	REIMBURSE CONTROL FUND	\$1,463.60	\$1,463.60
213017	231-3003-511.40-01	HARRIS TRUST & SAVINGS BANK	ELITE K9 INC 2	\$77.51	\$208.09
			RAYALLEN.COM JJDOG.C	\$130.58	
213103	231-3003-511.40-01	SCIENTIFIC ANIMAL FEEDS AND NEEDS	CANINE UNIT PROGRAM	\$62.99	\$62.99
Division 3 Total					\$2,154.86
Department 30 Total					\$50,293.16

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213016	101-3501-512.22-03	HARPER COLLEGE CORP SERVICES	TUITION REIMBURSEMENT	\$2,613.25	\$7,492.50
			TUITION REIMBURSEMENT	\$4,879.25	
213018	101-3501-512.21-02	HASTINGS AIR ENERGY CONTROL	EQUIPMENT REPAIR	\$1,015.98	\$1,015.98
213032	101-3501-512.30-35	JG UNIFORMS	CLOTHING & APPAREL	\$63.45	\$63.45
213040	101-3501-512.22-03	JAMES KLEIN	TRAVEL ADVANCE	\$165.00	\$165.00
213050	101-3501-512.31-65	LOWES COMMERCIAL SERVICES	APPLIANCES	\$255.52	\$255.52
213052	101-3501-512.22-03	RICH MANTHY	TRAVEL ADVANCE	\$165.00	\$165.00
213065	101-3501-512.31-85	MOTOROLA SOLUTIONS INC	RADIO & TELECOMMUNICATION	\$6,474.36	\$6,474.36
213074	101-3501-512.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$67.57	\$120.14
			OFFICE SUPPLIES	\$52.57	
213087	101-3501-512.31-60	R H MEDICAL	MEDICAL OXYGEN	\$199.00	\$199.00
213106	101-3501-512.31-45	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$14.36	\$14.36
	101-3501-512.31-65	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$11.98	\$11.98
213107	101-3501-512.22-03	ADAM SIELIG	TRAVEL ADVANCE	\$165.00	\$165.00
213108	101-3501-512.22-02	SOUTHERN WIS/NORTHERN IL FIRE	2018 DUES	\$30.00	\$30.00
213134	101-3501-512.22-03	UNIV OF IL	TRAVEL AND TRAINING	\$700.00	\$700.00
213135	401-3501-572.50-15	US DIGITAL DESIGNS INC	FIRE PROTECTION EQUIP/SUP	\$20,132.70	\$20,132.70
213147	101-3501-512.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$26.00	\$26.00
Division 1 Total					\$37,030.99
Department 35 Total					\$37,030.99

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213014	227-3701-512.22-03	CURT HANSELMAN	TUITION REIMBURSEMENT	\$665.80	\$665.80
213017	227-3701-512.22-03	HARRIS TRUST & SAVINGS BANK	EMBASSY SUITES DWNTWN	\$88.00	\$181.60
			EMBASSY SUITES DWNTWN	\$93.60	
213095	227-3701-512.22-03	DAVID ROBERTS	TUITION REIMBURSEMENT	\$1,135.00	\$1,135.00
213138	227-3701-512.22-03	SCOTT VASICEK	TUITION REIMBURSEMENT	\$640.00	\$640.00
				Division 1 Total	\$2,622.40
				Department 37 Total	\$2,622.40

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212948	101-4001-521.40-40	ARLINGTON HTS CHAMBER OF COM	2018 DUES	\$13,132.75	\$13,132.75
212997	263-4001-571.20-05	EHLERS & ASSOCIATES INC	SERVICE CONSULTING	\$1,985.00	\$1,985.00
212999	101-4001-521.22-05	FEDERAL EXPRESS	SHIPPING/DELIVERY SERVICE	\$33.63	\$33.63
213007	101-4001-521.40-40	GREATER WAUKEGAN DEVELOPMENT	2018 DUES	\$3,000.00	\$3,000.00
213017	101-4001-521.21-65	HARRIS TRUST & SAVINGS BANK	APL* ITUNES.COM/BILL	\$0.99	\$0.99
	101-4001-521.22-02	HARRIS TRUST & SAVINGS BANK	EB 2018 LAI ELY CHAPT	\$239.60	\$239.60
	101-4001-521.22-03	HARRIS TRUST & SAVINGS BANK	EB 2018 ELY CHAPTER I	\$175.00	\$175.00
	101-4001-521.40-40	HARRIS TRUST & SAVINGS BANK	ARLINGTON HEIGHTS CHAM	\$40.00	\$1,193.29
			BUDGET CAR AND TRUCK R	\$368.29	
			EB ANNUAL PARTNERSHIP	\$70.00	
			ICSC	\$715.00	
213047	101-4001-521.21-65	LEGRAND REPORTING & VIDEO SERVICES	TRANSCRIPTS	\$234.45	\$565.40
			TRANSCRIPTS	\$330.95	
213074	101-4001-521.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$702.17	\$702.17
213077	101-4001-521.22-01	PADDOCK PUBLICATIONS INC	ADVERTISING	\$47.25	\$433.35
			ADVERTISING	\$116.10	
			ADVERTISING	\$270.00	
	101-4001-521.40-40	PADDOCK PUBLICATIONS INC	ADVERTISING	\$495.00	\$1,040.00
			ADVERTISING	\$545.00	
213082	101-4001-521.40-40	PETTY CASH	ECONOMIC ALLIANCE	\$29.98	\$29.98
213147	101-4001-521.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$37.96	\$37.96
Division 1 Total					\$22,569.12
Department 40 Total					\$22,569.12

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212982	215-4101-522.41-54	COMMUNITY EDUCATION DIST 214	CDBG PROGRAM	\$458.00	\$458.00
213077	215-4101-522.41-02	PADDOCK PUBLICATIONS INC	ADVERTISING	\$143.10	\$406.35
			ADVERTISING	\$143.10	
			ADVERTISING	\$120.15	
Division 1 Total					\$864.35
Department 41 Total					\$864.35

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213008	101-4501-523.20-35	GRIVAS KRAUSE ASSOCIATES LTD	ENGINEERING REVIEW	\$480.00	\$480.00
213017	101-4501-523.21-02	HARRIS TRUST & SAVINGS BANK	KI	\$14.61	\$14.61
213074	101-4501-523.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$121.40	\$121.40
213122	101-4501-523.21-65	THOMPSON ELEVATOR INSPECTION	SERVICE BLDG MAINT	\$38.00	\$290.00
			SERVICE BLDG MAINT	\$252.00	
213127	101-4501-523.20-05	TPI	PLUMBING INSPECTIONS	\$420.00	\$420.00
213147	101-4501-523.22-15	XEROX CORPORATION	OFFICE MACHINES & ACCESS	\$85.00	\$85.00
Division 1 Total					\$1,411.01

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212939	101-4502-523.20-25	ALEXIAN BROS CENTER MENTAL HEALTH	COUNSELING	\$130.00	\$514.80
			COUNSELING	\$124.80	
			COUNSELING	\$130.00	
			COUNSELING	\$130.00	
212947	101-4502-523.20-25	ARLINGTON CENTER FOR RECOVERY	COUNSELING	\$1,200.00	\$1,200.00
212951	101-4502-523.41-16	ARLINGTON HTS PARK DISTRICT	CAP CHILDREN AT PLAY	\$24.00	\$24.00
212965	101-4502-523.40-60	BROOK RUN APARTMENTS	RHAP ASSISTANCE PROGRAM	\$1,200.00	\$1,200.00
213001	101-4502-523.21-10	FLECKS LANDSCAPING	PROPERTY MAINTENANCE	\$85.00	\$425.00
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$85.00	
			PROPERTY MAINTENANCE	\$85.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213017	101-4502-523.21-65	HARRIS TRUST & SAVINGS BANK	J2 *MYFAX SERVICES	\$10.00	\$10.00
	101-4502-523.40-53	HARRIS TRUST & SAVINGS BANK	MARATHON PETRO323600	\$30.00	\$751.77
			SQU*SQ *TAXIAAB TRANSP	\$71.80	
			SQU*SQ *TAXICAB TRANSP	\$30.00	
			COMED PAYMENT	\$619.97	
213035	101-4502-523.20-25	JOURNEYS COUNSELING CENTER LLC	COUNSELING	\$408.00	\$734.40
			COUNSELING	\$326.40	
213082	101-4502-523.22-03	PETTY CASH	MILEAGE	\$9.81	\$79.62
			MILEAGE	\$9.81	
			TRAINING	\$60.00	
213112	101-4502-523.21-65	STACY SHEIN STAPLETON	INTERPRETING SERVICES	\$90.00	\$90.00
213116	101-4502-523.22-10	SUMMIT PRINT SOLUTIONS	OFFICE SUPPLIES	\$55.00	\$55.00
Division 2 Total					\$5,084.59

Division: 3

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213017	101-4503-523.22-40	HARRIS TRUST & SAVINGS BANK	CHI TAXI 9999+1	\$12.00	\$12.00
	101-4503-523.30-05	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$46.40	\$361.22
			AMAZON.COM AMZN.COM/BI	\$20.96	
			AMAZON MKTPLACE PMTS	\$175.74	
			AMAZON.COM AMZN.COM/BI	\$118.12	
	101-4503-523.31-65	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS W	\$436.40	\$649.84
			GFS STORE #0204	\$42.10	
			AMAZON MKTPLACE PMTS W	\$41.96	
			GFS STORE #0204	\$14.76	
			SAMS CLUB #6464	\$114.62	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213054	101-4503-523.21-65	MARQUEE MOVIE PRESENTATIONS LLC	PROGRAM INSTRUCTIONAL FEE	\$175.00	\$175.00
213144	101-4503-523.21-65	GARY WENSTRUP	PROGRAM INSTRUCTIONAL FEE	\$150.00	\$150.00
				Division 3 Total	\$1,348.06
				Department 45 Total	\$7,843.66

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212932	101-5001-524.30-05	A & E RUBBER STAMP CORP	OFFICE SUPPLIES	\$48.50	\$48.50
212957	401-5001-571.50-30	ARROW ROAD CONSTRUCTION CO	SERVICE CONSTRUCTION	\$109,575.00	\$111,575.00
			SERVICE CONSTRUCTION	\$2,000.00	
212973	401-5001-571.50-30	CARTEGRAPH	RENEWAL FEE	\$3,596.25	\$3,596.25
212987	101-5001-524.30-35	CORPORATE IMAGING CONCEPTS INC	CLOTHING & APPAREL	\$122.00	\$122.00
212988	401-5001-571.50-30	CORRECTIVE ASPHALT MATERIALS LLC	SERVICE MISCELLANEOUS	\$113,216.94	\$113,216.94
213011	401-5001-571.50-30	HAEGER ENGINEERING LLC	SERVICE CONSULTING	\$4,600.00	\$4,600.00
213012	101-5001-524.20-05	HAMPTON LENZINI & RENWICK INC	SERVICE CONSULTING	\$9,471.00	\$17,240.50
			SERVICE CONSULTING	\$7,769.50	
213017	101-5001-524.32-80	HARRIS TRUST & SAVINGS BANK	AMAZON MKTPLACE PMTS	\$32.83	\$70.88
			AMAZON.COM	\$11.49	
			AMAZON.COM	\$26.56	
	101-5001-524.33-05	HARRIS TRUST & SAVINGS BANK	BESTBUYCOM805545667334	\$159.49	\$159.49
213033	211-5001-571.50-40	JOHNSON PAVING CO	SERVICE CONSTRUCTION	\$236,575.40	\$236,575.40
213063	401-5001-571.50-30	LEROY MOELLENKAMP	SIDEWALK REIMBURSEMENT	\$407.50	\$407.50
213074	101-5001-524.30-05	OFFICE DEPOT	OFFICE SUPPLIES	(\$110.05)	\$0.00
			OFFICE SUPPLIES	\$110.05	
213082	101-5001-524.30-05	PETTY CASH	SUPPLIES	\$39.08	\$231.88
			SUPPLIES	\$58.18	
			SUPPLIES	\$58.91	
			SUPPLIES	\$75.71	
	101-5001-524.30-35	PETTY CASH	SUPPLIES	\$50.00	\$50.00
213092	426-5001-571.50-25	RILEY CONSTRUCTION	SERVICE CONSTRUCTION	\$48,409.61	\$48,409.61

Check Date: 6-30-2018

Wednesday, June 27, 2018

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Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
				Division 1 Total	\$536,303.95
				Department 50 Total	\$536,303.95

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212934	101-7101-531.31-75	ACTIVE ELECTRICAL SUPPLY CO	STREET LIGHT SUPPLY	\$919.00	\$919.00
212937	101-7101-531.21-11	AFTERMATH	SERVICE PROFESSIONAL	\$105.00	\$105.00
212938	401-7101-572.50-15	ALEXANDER EQUIPMENT CO INC	HARDWARE SUPPLIES	\$2,899.00	\$2,899.00
212940	101-7101-531.21-11	ALL WINDOW CLEANING SERV INC	WINDOW CLEANING	\$1,110.00	\$1,590.00
			WINDOW CLEANING	\$480.00	
212941	101-7101-531.21-11	ALPHA BUILDING MAINTENANCE SRVS	SERVICE BLDG MAINTENANCE	\$3,562.50	\$3,562.50
212942	101-7101-531.21-11	AMERICAN DOOR & DOCK	SERVICE BLDG MAINTENANCE	\$205.20	\$205.20
212945	101-7101-531.31-55	ANDERSON LOCK	HARDWARE SUPPLIES	\$54.00	\$91.00
			HARDWARE SUPPLIES	\$37.00	
212958	101-7101-531.22-70	AT & T LONG DISTANCE	CORP ID 2147713	\$405.08	\$405.08
212964	101-7101-531.22-02	MICHAEL BRAUNSREUTER	CDL REIMBURSEMENT	\$50.00	\$50.00
212975	101-7101-531.30-35	CINTAS CORP	CLOTHING & APPAREL	\$54.57	\$109.14
			CLOTHING & APPAREL	\$54.57	
212981	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0297144471	\$556.69	\$556.69
212984	101-7101-531.21-50	CONSTELLATION NEW ENERGY INC	ACCT 920545-13	\$864.96	\$864.96
212992	101-7101-531.21-11	CRYSTAL MAINTENANCE & MGMT SRVS	SERVICE BLDG MAINT	\$7,645.00	\$15,290.00
			SERVICE BLDG MAINT	\$7,645.00	
213001	101-7101-531.21-55	FLECKS LANDSCAPING	LANDSCAPING	\$2,022.00	\$2,822.00
			LANDSCAPING	\$800.00	
213005	101-7101-531.31-90	GRAINGER W W INC	HARDWARE SUPPLIES	\$29.15	\$29.15
213006	101-7101-531.31-65	GREAT LAKES COCO COLA DISTRIBUTION	SPECIAL EVENTS	\$656.92	\$656.92
213017	101-7101-531.22-03	HARRIS TRUST & SAVINGS BANK	AMERICAN PUBLIC WORKS	\$550.00	\$890.00
			ILLINOIS ARBORIST ASSN	\$340.00	

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213017	101-7101-531.31-55	HARRIS TRUST & SAVINGS BANK	PGH WATER COOLER	\$1,099.95	\$1,099.95
	101-7101-531.31-65	HARRIS TRUST & SAVINGS BANK	APL* ITUENS.COM/BILL	\$0.99	\$514.86
			APL* ITUNES.COM/BILL	\$0.99	
			DRI*FLIR SYSTEMS	(\$399.99)	
			DRI*FLIR SYSTEMS	(\$25.00)	
			DRI*FLIR SYSTEMS	\$399.99	
			DRI*FLIR SYSTEMS	\$424.99	
			MEIJER #228 Q01	\$21.73	
			MICHAELS STORES 1338	(\$50.25)	
			MICHAELS STORES 1338	\$50.25	
			MICHAELS STORES 1338	\$91.16	
213019	101-7101-531.21-02	HAYES MECHANICAL	HVAC SERVICE	\$1,726.10	\$5,983.74
			HVAC SERVICE	\$1,726.10	
			HVAC SERVICE	\$1,485.54	
			HVAC SERVICE	\$1,046.00	
213021	101-7101-531.31-55	HELLER LUMBER CO	HARDWARE SUPPLIES	\$70.85	\$70.85
213028	101-7101-531.22-15	IMPACT NETWORKING LLC	OFFICE MACHINES & ACCESS	\$888.23	\$888.23
213030	101-7101-531.21-11	INTL EXTERMINATORS INC	PEST CONTROL	\$432.00	\$432.00
213037	101-7101-531.31-55	JUST FAUCETS	SERVICE BLDG MAINTENANCE	\$27.98	\$27.98
213050	101-7101-531.31-65	LOWES COMMERCIAL SERVICES	STREET/SIDEWALK SUPPLIES	\$2.16	\$2.16
	101-7101-531.31-80	LOWES COMMERCIAL SERVICES	STREET/SIDEWALK SUPPLIES	\$62.65	\$62.65
	101-7101-531.31-90	LOWES COMMERCIAL SERVICES	STREET/SIDEWALK SUPPLIES	\$132.26	\$132.26
213051	426-7101-571.50-25	MANHARD CONSULTING	MS4 PERMIT COMPLIANCE	\$1,534.16	\$1,534.16
213057	101-7101-531.31-55	MECOR INC	HARDWARE SUPPLIES	\$622.08	\$622.08
213060	101-7101-531.21-02	MID AMERICAN ELEVATOR CO INC	ELEVATOR MAINTENANCE	\$1,298.00	\$1,298.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213062	101-7101-531.21-55	MILIEU DESIGN LLC	SERVICE MISCELLANEOUS	\$2,145.92	\$2,145.92
213069	101-7101-531.21-50	NICOR	ACCT 71251169620	\$368.57	\$368.57
213073	101-7101-531.31-75	NORTHWEST ELECTRICAL SUPPLY CO	STREET/SIDEWALK SUPPLIES	\$68.18	\$68.18
213074	101-7101-531.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$26.38	\$26.38
213076	101-7101-531.31-90	OZINGA READY MIX CONCRETE INC	STREET/SIDEWALK SUPPLIES	\$1,080.00	\$1,080.00
213080	101-7101-531.31-40	PESCHES FLOWER SHOP	LANDSCAPING	\$878.88	\$878.88
213082	101-7101-531.31-65	PETTY CASH	EVENT SUPPLIES	\$17.94	\$17.94
213084	101-7101-531.21-15	POTHOLE PROS INC	SERVICE CONSTRUCTION	\$10,120.00	\$10,120.00
213085	101-7101-531.30-35	IPROMOTEU	CLOTHING & APPAREL	\$471.19	\$471.19
213093	101-7101-531.30-39	RKA PETROLEUM COMPANIES INC	FUEL,OIL,GREASE, & LUBES	\$19,875.36	\$39,753.20
			FUEL,OIL,GREASE, & LUBES	\$19,877.84	
213101	101-7101-531.21-55	SANDY'S LAWN AND TREE CARE	SERVICE MISCELLANEOUS	\$5,610.00	\$5,610.00
213106	101-7101-531.31-55	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$2.98	\$26.97
			HARDWARE SUPPLIES	\$23.99	
	101-7101-531.31-70	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$9.96	\$15.96
			HARDWARE SUPPLIES	\$6.00	
	101-7101-531.31-90	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$8.99	\$22.98
			HARDWARE SUPPLIES	\$13.99	
213111	101-7101-531.31-55	STANDARD PIPE & SUPPLY INC	SERVICE BLDG MAINTENANCE	\$1,094.04	\$1,160.36
			SERVICE BLDG MAINTENANCE	\$3.63	
			SERVICE BLDG MAINTENANCE	\$62.69	
213124	101-7101-531.31-65	THURINGER MEATS	EVENT SUPPLIES	\$448.20	\$448.20
213128	101-7101-531.31-80	TRAFFIC CONTROL & PROTECTION	SIGN SHOP SUPPLIES	\$206.00	\$206.00
213129	101-7101-531.31-70	TRAFFIC CONTROL CORP	SIGN SHOP SUPPLIES	\$96.00	\$96.00
213133	101-7101-531.31-90	UNIQUE PAVING MATERIALS CORP	STREET/SIDEWALK SUPPLIES	\$335.00	\$335.00

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213142	235-7101-571.50-25	WALKER PARKING CONSULTANTS	SERVICE CONSTRUCTION	\$1,230.00	\$1,230.00
801741	101-7101-531.21-50	COMMONWEALTH EDISON COMPANY	ACCT 2278061084	\$219.43	\$11,382.17
			ACCT 2985063029	\$82.20	
			ACCT 4103039009	\$360.62	
			ACCT 5492508009	\$95.03	
			ACCT 7363016029	\$10,429.88	
			ACCT 8572043011	\$195.01	
801742	101-7101-531.22-70	AT & T	ACCT 84725961248940	\$42.02	\$3,352.95
			ACCT 84739208661733	\$44.33	
			ACCT 84739271083278	\$41.94	
			ACCT 84739271083278	\$42.02	
			ACCT 84743978686650	\$84.09	
			ACCT 84757754536603	\$71.64	
			ACCT 84757757951551	\$246.03	
			ACCT 84779713213488	\$42.02	
			ACCT 847R1605198974	\$2,088.63	
			ACCT 847Z9727849771	\$650.23	
Division 1 Total				\$122,531.41	
Department 71 Total				\$122,531.41	

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212966	505-7201-561.21-36	C C CARTAGE INC	RENTAL/LEASE EQUIPMENT	\$1,258.15	\$1,258.15
	505-7201-561.21-62	C C CARTAGE INC	SERVICE DISPOSAL	\$325.00	\$325.00
	505-7201-561.31-90	C C CARTAGE INC	STREET/SIDEWALK SUPPLIES	\$969.12	\$969.12
212985	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 920545-11	\$213.15	\$213.15
212989	505-7201-561.22-20	CREEKSIDE PRINTING	WATER DIST SUPPLIES	\$1,803.94	\$1,803.94
213015	505-7201-561.31-85	HARBOR FREIGHT TOOLS	WATER DIST SUPPLIES	\$56.86	\$56.86
213017	505-7201-561.22-03	HARRIS TRUST & SAVINGS BANK	AMERICAN PUBLIC WORKS	\$829.00	\$1,861.60
			AWWA EVENTS	\$850.00	
			UNITED	\$182.60	
	505-7201-561.31-65	HARRIS TRUST & SAVINGS BANK	MEIJER #228 Q01	\$55.80	\$55.80
213020	505-7201-561.21-35	HBK WATER METER SERVICE INC	METERS SUPPLY	\$11,428.26	\$11,428.26
	505-7201-561.31-02	HBK WATER METER SERVICE INC	METERS SUPPLY	\$1,529.40	\$1,529.40
213021	505-7201-561.31-07	HELLER LUMBER CO	HARDWARE SUPPLIES	\$93.85	\$93.85
213050	505-7201-561.31-55	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$20.08	\$20.08
	505-7201-561.31-85	LOWES COMMERCIAL SERVICES	HARDWARE SUPPLIES	\$96.24	\$96.24
213061	505-7201-561.31-02	MIDWEST METER INC	METERS SUPPLY	\$1,910.48	\$1,910.48
213073	505-7201-561.31-65	NORTHWEST ELECTRICAL SUPPLY CO	HARDWARE SUPPLIES	\$99.92	\$99.92
213074	505-7201-561.30-05	OFFICE DEPOT	OFFICE SUPPLIES	\$71.37	\$71.37
213089	505-7201-561.21-20	RAUPP FENCE CO	HARDWARE SUPPLIES	\$2,310.00	\$2,310.00
213106	505-7201-561.31-02	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$22.77	\$22.77
	505-7201-561.31-85	SHERWIN ACE HARDWARE	HARDWARE SUPPLIES	\$3.99	\$15.98
			HARDWARE SUPPLIES	\$11.99	
213121	505-7201-561.31-02	TEST GAUGE & BACKFLOW SUPPLY	METERS SUPPLY	\$1,269.06	\$1,269.06

WARRANT REGISTER - GM0002

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213136	505-7201-561.31-05	USA BLUEBOOK	HARDWARE SUPPLIES	\$2,983.00	\$2,983.00
	505-7201-561.31-65	USA BLUEBOOK	HARDWARE SUPPLIES	\$215.80	\$155.20
			HARDWARE SUPPLIES	(\$195.80)	
			HARDWARE SUPPLIES	\$155.20	
			HARDWARE SUPPLIES	(\$20.00)	
	505-7201-561.50-15	USA BLUEBOOK	HARDWARE SUPPLIES	\$863.00	\$863.00
801738	505-7201-561.22-70	AMERICAN MESSAGING	ACCT U1109311	\$99.59	\$209.21
			ACCT U1109311	\$109.62	
801739	505-7201-561.21-50	CONSTELLATION NEW ENERGY INC	ACCT 9205455	\$5,591.66	\$12,062.58
			ACCT 9205452	\$2,175.63	
			ACCT 9205450	\$1,909.14	
			ACCT 9205459	\$2,386.15	
801740	505-7201-561.21-50	NICOR	ACCT 05850400002	\$64.80	\$388.04
			ACCT 16797600000	\$145.06	
			ACCT 76830700001	\$178.18	
801741	505-7201-561.21-50	COMMONWEALTH EDISON COMPANY	ACCT 0831076049	\$141.35	\$1,231.78
			ACCT 1092085063	\$143.72	
			ACCT 1257044037	\$946.71	
801742	505-7201-561.22-70	AT & T	ACCT 84743746842777	\$42.02	\$1,188.67
			ACCT 84743746858567	\$42.02	
			ACCT 84759021056118	\$927.56	
			ACCT 84759080850047	\$177.07	
Division 1 Total					\$44,492.51
Department 72 Total					\$44,492.51

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801741	235-7301-532.21-50	COMMONWEALTH EDISON COMPANY	ACCT 4643715006	\$24.33	\$90.19
			ACCT 5231622008	\$65.86	
Division 1 Total					\$90.19

Division: 2

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
213137	235-7302-532.21-02	VALLEY FIRE PROTECTION	SPRINKLER REPAIRS	\$2,266.00	\$2,266.00
801739	235-7302-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 9205451	\$3,778.55	\$3,778.55
Division 2 Total					\$6,044.55

Division: 4

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
801739	235-7304-532.21-50	CONSTELLATION NEW ENERGY INC	ACCT 9205458	\$1,129.12	\$1,129.12
Division 4 Total					\$1,129.12
Department 73 Total					\$7,263.86

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212975	621-7501-551.30-35	CINTAS CORP	CLOTHING & APPAREL	\$54.58	\$109.16
			CLOTHING & APPAREL	\$54.58	
213017	621-7501-551.21-02	HARRIS TRUST & SAVINGS BANK	SENECA COMPANIES	(\$28.03)	\$392.01
			SENECA COMPANIES	\$420.04	
	621-7501-551.21-65	HARRIS TRUST & SAVINGS BANK	IL TOLLWAY AUTO REPLEN	\$40.00	\$160.00
			IL TOLLWAY AUTO REPLEN	\$40.00	
			IL TOLLWAY AUTO REPLEN	\$40.00	
			IL TOLLWAY AUTO REPLEN	\$40.00	
	621-7501-551.31-65	HARRIS TRUST & SAVINGS BANK	HELM-FORD DIAG SOFTWARE	\$849.00	\$849.00
213071	621-7501-551.21-07	NORTHWEST AUTO WASH	VEH MAINTENANCE SUPPLY	\$932.95	\$932.95
213088	621-7501-551.21-07	RACEWAY CARWASH	VEH MAINTENANCE SUPPLY	\$246.00	\$246.00
213132	621-7501-551.30-35	UNIFIRST CORPORATION	CLOTHING & APPAREL	\$51.44	\$51.44
				Division 1 Total	\$2,740.56
				Department 75 Total	\$2,740.56

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

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212983	505-9001-571.50-25	CONCEPT PLUMBING	SERVICE CONSTRUCTION	\$291,452.40	\$291,452.40
212998	505-9001-571.50-25	EJ USA INC	WATER SYST IMPROVEMENTS	\$2,398.47	\$6,598.47
			WATER SYST IMPROVEMENTS	\$4,200.00	
				Division 1 Total	\$298,050.87

Division: 13

Check #	Account Number	Payee	Description 1	Transaction Amount	Total Trans Amount
212963	431-9013-571.50-15	BRADFORD SYSTEMS CORP	OFFICE SUPPLIES	\$158,220.00	\$158,220.00
212974	431-9013-571.50-15	CDW GOVERNMENT INC	COMPUTERS,DP & WORD PROC.	\$10,850.00	\$10,850.00
212980	431-9013-571.50-25	COMCAST PROCESSING CENTER	ACCT 907065060	\$900.00	\$900.00
213017	431-9013-571.50-15	HARRIS TRUST & SAVINGS BANK	MONOPRICE, INC.	\$671.82	\$671.82
213058	431-9013-571.50-15	MERIDIAN IT INC	COMPUTERS,DP & WORD PROC.	\$1,110.00	\$1,110.00
213092	431-9013-571.50-25	RILEY CONSTRUCTION	SERVICE CONSTRUCTION	\$2,527,753.75	\$2,527,753.75
				Division 13 Total	\$2,699,505.57
				Department 90 Total	\$2,997,556.44
TOTAL ALL FUNDS:					\$4,108,491.91



Item: Presentation by Salute, Inc. on the Mayor's 5K Challenge

Department: Village Manager's Office

Presentation by Salute, Inc. on the Mayor's 5K Challenge

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of June 11, 2018

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of June 11, 2018

Review of the 12-Month period ending December 31, 2017- Comprehensive Annual Financial Report (CAFR)

Trustee Rosenberg moved, seconded by Trustee LaBedz that the Committee-of-the-Whole recommend to the Village Board that the 12-Month period ending December 31, 2017 Comprehensive Annual Financial Report be accepted.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of June 25, 2018- Review of Proposed CIP

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of June 25, 2018

Review of Proposed 2019-2023 Capital Improvement Program

Trustee Glasgow moved, seconded by Trustee LaBedz that the Committee-of-the-Whole recommend to the Village Board that the Board approve the proposed 2019-2023 Capital Improvement Program and that the first year of the program totaling \$28,469,200 be incorporated into the Village's proposed 2019 budget. The motion passed unanimously.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Report of the Committee-of-the-Whole Meeting of June 25, 2018
- Budget Ceilings

Department: Village Manager's Office

Report of the Committee-of-the-Whole Meeting of June 25, 2018

Operating Fund Overview / Recommended Budget Ceilings - 2019

Trustee Baldino moved, seconded by Trustee Rosenberg that the Committee-of-the-Whole recommend to the Village Board that the Board approve the 2019 budget ceilings of \$76,177,200 for the General Fund; and \$21,209,500 for the Water & Sewer Fund. The motion passed unanimously.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Cypress Area Stormwater and Watermain Engineering Services

Department: Public Works

The Storm Water Utility Fund includes funds for design of the Cypress Detention Basin Improvement Project. The Cypress Project was one of the projects identified by the Board-authorized Flood Studies prepared after the July 23, 2011 record breaking rain event. The Village purchased the property located at the corner of Cypress and Arlington Heights Road for the purpose of a stormwater detention pond.

Staff developed a Request for Proposals (RFP) which included the design and construction inspection services for the Cypress Area Stormwater and Watermain Project.

Proposals were requested from six qualified professional engineering consultants to design, permit preparation and submittal, preparation of construction plans, bid letting/recommendation, and construction engineering for storm sewers and an enlarged detention basin in the area known as the Cypress Area. Staff also requested pricing for simultaneously relocating the rear yard watermain into the public right of way. This addition will make any future watermain maintenance less expensive and less likely to cause private property damage. This watermain project has been in our five-year plan since 2016.

Five proposals were received on April 27th. The four lowest cost responding firms were interviewed on June 13th and 14th.

The total budget for the Stormwater Control Improvements and the watermain replacement is \$7.8 million.

The total costs for the five proposals received were as follows:

<u>BIDDER</u>	<u>TOTAL BID</u>
HLR, Inc.	\$538,013
Christopher B. Burke Engineering Ltd.	\$673,573
Burns and McDonnell	\$721,662
CDM Smith	\$784,860
Baxter and Woodman Consulting Engineers	\$915,600

Our estimate for this project's scope of work is \$780,000 which is 10% of our

preliminary estimated total project cost. All proposals were reviewed and tabulated by Village Staff. The lowest proposal was received from HLR. HLR was interviewed and Staff did not believe they had enough relevant experience, nor did their proposed project team have the required public relations experience we desire for this project.

Christopher Burke Engineering was the second lowest proposal received. Christopher Burke has previously performed services for the Village including the preliminary model, and the Village has been very satisfied with their performance. Christopher Burke has a multitude of similar experiences and presented a public relations plan that demonstrated a clear understanding of our expectations for a project of this magnitude. Therefore, Staff is recommending award to the second lowest and most responsive proposal from Christopher Burke Engineering and reject the proposal from HLR, Inc.

RECOMMENDATION

It is recommended that the Village Board award the Cypress Area Stormwater and Watermain Engineering Services Project to the second lowest proposal received from Christopher B. Burke Engineering Ltd. of Rosemont, Illinois, in an amount not-to-exceed \$673,573 and authorize the execution of the necessary documents.

Bid Section

Item:	Cypress Area Stormwater and Watermain Engineering Services
Bid Opening Date:	April 27, 2018
Account Numbers:	426-7101-571.50-25 (\$580,000) and 505-9001-571.50-25 (\$200,000)
Total Budget for Specific Item:	\$780,000
Bid Amount:	\$673,573



Item: Fitness Center Equipment

Department: Police Department

The new Police Station includes a Fitness Center to promote employee wellness and provide an accommodation to maintain a level of physical conditioning required of a police officer. The former police station also contained a similar space.

A strength and cardio exercise platform has been designed by staff who collaborated with Life Fitness, a company that provides workout equipment to commercial fitness centers.

The Life Fitness proposal is based on a previously bid National Joint Powers Alliance (NJPA) award. The Village of Arlington Heights is a member of NJPA and is entitled to use this government cooperative to leverage buying power.

MSRP	\$147,579
NJPA Discount	\$ 48,798
NJPA Total	\$108,962 (includes \$10,181 for delivery and install)

This proposed acquisition is identified in the Village/Police Department's 2018 CIP budget and funded through the Asset Forfeiture account.

Recommendation

It is recommended that the Village Board approve the purchase of strength and cardio fitness equipment from Life Fitness, Rosemont, Illinois.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

231-3003-511.40-11

Total Budget for Specific Item:

\$120,000

Bid Amount:

\$108,962



Item: Settlement - Workers' Compensation Claim - McDonagh

Department: Human Resources

At the March 19, 2018 Closed Session, the Village Board authorized settlement of the workers' compensation claim for Firefighter, Mr. Kevin McDonagh. Mr. McDonagh had a series of accidents resulting in injuries to his upper and lower back while working for the Village.

The settlement amount of \$128,689.75 falls within the authorization previously granted by the Board.

Recommendation

It is recommended that the Village Board approve the workers' compensation settlement for Mr. Kevin McDonagh in the amount of \$128,689.75.

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: Boards & Commissions Reappointments

Department: Village Manager's Office

Board/Commission

Youth Commission

Member Reappointment

Amalia Sordo-Palacios

Term Ending

4/30/19

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:



Item: 1540 N. Arlington Heights Rd. - PC#18-007

Department: Planning & Community Development

Requested Action

1. Amendment to Planned Unit Development (PUD) Ordinance 89-100.

Variations Requested

1. Variation from Section 10.4-2, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 99 spaces to 77 spaces.
2. Variation from Chapter 28, Section 10.3-3, Parking for Business and Manufacturing Districts, to permit the use of two off-site parking facilities in Residential Districts, where code does not allow off-site parking to be located in Residential Districts, as well as to allow use of an off-site parking facility located approximately 1,900 feet from the use served where code requires off-site parking to be located within 1,000 feet of the use served.

Recommendation

A public hearing was held by the Plan Commission on June 13, 2018 where Commissioner Jensen moved and Commissioner Green seconded:

A motion to recommend to the Village Board of Trustees denial of PC#18-007, an amendment to PUD Ordinance 89-100 for 1540 N. Arlington Heights Road, and a variation from Chapter 28, Section 10.4-2, Schedule of Parking Requirements, to reduce the required amount of on-site parking 99 spaces to 77 spaces.

And a Motion to recommend to the Village Board of Trustees, approval of the following variation for PC#18-007, 1540 N. Arlington Heights Road:

1. Variation from Chapter 28, Section 10.3-3, Parking for Business and Manufacturing Districts, to permit the use of two off-site parking facilities in Residential Districts (The 12 spaces at Glueckert Funeral Home and 20 spaces at Our Saviour's Lutheran Church), where code does not allow off-site parking to be located in Residential Districts, as well as to allow use of an off-site parking facility located approximately 1,900 feet from the use served where code requires

off-site parking to be located within 1,000 feet of the use served.

This recommendation shall be subject to the following conditions:

1. Shade trees shall be provided in all parking lot landscaped islands, except for the northwestern island adjacent to Maude Avenue where utility boxes are located. Additionally, the required 3 foot tall landscape screen along Arlington Heights Road and Maude Avenue shall be provided.
2. Existing non-compliant signage on site shall be removed, or the petitioner shall apply for a sign variation via the Design Commission and Village Board process.
3. Additional loft space, as shown on the Floor Plan approved via Ordinance 89-100, shall not be built out.
4. If the existing parking agreements with the Glueckert Funeral Home or Our Saviour's Lutheran Church are discontinued, and the petitioner does not secure new, substantially similar parking agreements, at the discretion of the Village, then the petitioner shall be deemed non-code compliant and shall not renew leases for medical tenants, and shall only re-tenant spaces with general office until such time as the parking requirement is met.

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

Bid Section

Item:

Bid Opening Date:

Account Numbers:

Total Budget for Specific Item:

Bid Amount:

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
PC Minutes 6-13-18	Minutes
PC Minutes 5-9-18	Minutes
Aerial	Exhibits
Plat of Survey	Exhibits
1989 Floor Plan - Potential Loft Space	Exhibits
Existing Floor Plans	Exhibits
Parking Survey	Exhibits
Glueckert Parking Agreement	Exhibits
Our Saviour's Church Parking Agreement	Exhibits

Department Comments - Round 1
Petitioner Response to Department
Comments - Round 1
Resident Feedback
PC Timeline Tracker

Correspondence
Correspondence
Correspondence
Exhibits



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

File Number: PC #18-007

Project Title: 1540 N. Arlington Heights Rd.
PUD Amendment

Address: 1538-1590 N. Arlington Heights Rd.

PINs: 03-20-108-010, 03-20-108-011,
03-20-108-012

To: Plan Commission

Prepared By: Jake Schmidt, Assistant Planner

Meeting Date: June 13, 2018

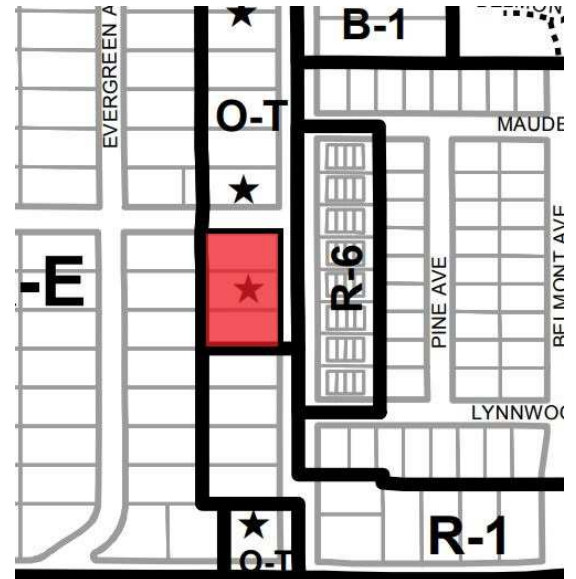
Date Prepared: June 6, 2018

Petitioner: Carlos S. Arevalo

Address: 2460 Lake Shore Drive
Woodstock, IL 60098

Existing Zoning: O-T, Office-Transitional District

Existing Comp. Plan Designation: Offices Only



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	O-T, Office-Transitional District	Office Building	Offices Only
South	R-1, One-Family Dwelling District	Funeral Home	Offices Only
East	R-6, Multiple-Family Dwelling District	Townhomes	Single-Family Attached
West	R-E, One-Family Dwelling District	Single Family Homes	Single-Family Detached Estate

Requested Action:

1. Amendment to Planned Unit Development (PUD) Ordinance 89-100.

Variations Requested:

1. Variation from Section 10.4-2, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 99 spaces to 77 spaces.
2. Variation from Chapter 28, Section 10.3-3, Parking for Business and Manufacturing Districts, to permit the use of two off-site parking facilities in Residential Districts, where code does not allow off-site parking to be located in Residential Districts, as well as to allow use of an off-site parking facility located approximately 1,900 feet from the use served where code requires off-site parking to be located within 1,000 feet of the use served.

Project Background:

The subject property is located on the southwest corner of Arlington Heights Road and Maude Avenue. A multi-tenant office building currently occupies the site, housing medical suites leased by Northwest Community Medical Group and Northwest Eye Physicians. The development was approved as a PUD in 1989 by Ordinance 89-100, allowing a 17,745 square-foot general office building with the potential to build out an additional 4,750 square feet of loft space. The PUD approval from 1989 allowed the site to develop with a total of 77 parking spaces, which conformed to the parking requirements for general office uses within the building, and included a minor surplus for the additional parking that would be required if the loft spaces were built out as supplemental office space. Alternatively, this parking surplus could have been used to allow a small amount of medical office uses within the building, since medical offices have a higher parking requirement than general offices.

Discussion of the PUD approval in 1989 contemplated the potential for some medical office to be included in the building, however from the minutes it is clear that tenancy by medical uses alone was not anticipated. In the years since construction, the building has been 100% leased by medical tenants. Additionally, 1,734 square feet of the potential loft space has been built out, and is currently used as storage and active meeting room space. This has resulted in a code-required parking deficit of 22 spaces. This deficit was likely not discovered earlier due to the fact that medical uses are exempt, by the State of Illinois, from Village Business License requirements, and as such were not subject to a parking review at time of occupation.

In order to address this code-required parking deficit, the petitioner is seeking a parking variation in order to bring the property into compliance. As the parking deficit is relatively substantial, with a 22.2% reduction in required parking, an amendment to the PUD is required. The petitioner is not proposing any modifications to the site or building at this time.

Zoning and Comprehensive Plan

The subject property is within the O-T Office-Transitional zoning district, which is the appropriate district for general and medical office uses.

The Comprehensive Plan designates this property as “Offices Only” and the existing use as a medical office building is compatible with this classification.

Site and Landscaping

The property is compliant with bulk and setback regulations. As part of the 1989 PUD approval, the property was granted an allowance for two ground signs in the required front yard, as well as variations related to parking lot landscaping, landscaping between districts, and a release from the requirement for a loading zone

As part of this review process, Staff has reviewed the existing landscaping for compliance with these variations as well as the approved landscape plan. The site was found to be missing required shade trees in parking lot islands, as well as the required 3-foot landscape screening along Arlington Heights Road and Maude Avenue. As part of this review, the petitioner shall replace the shade trees in all landscaped islands, except for the northwestern island adjacent to Maude Avenue where utility boxes are located, and provide the required landscape screen.

Staff has also reviewed existing on-site signage, and found that all signs do not meet the signage allowances for the O-T district. The petitioner shall address this non-conformity through removal and replacement of non-compliant signage, or through seeking a sign variation via the Design Commission and Village Board process.

Parking

The Zoning Code requires the provision of 1 parking space per every 300 square feet for general office uses, and 1 parking space per every 200 square feet for medical uses. Based on Zoning Code requirements for medical uses, a total of 99 parking spaces are required on the subject property. **Table I** below illustrates this requirement.

Table I: Parking Summary

Parking Analysis				
Space	Code Uses	Gross Square Footage	Parking Ratio (1:X)	Parking Required:
Suite 1588 - Northwest Eye Physicians	Office, Medical	5,533	1 space per 200 sq. ft.	28
Suite 1540 - Northwest Community Healthcare	Office, Medical	3,108	1 space per 200 sq. ft.	16
Suite 1538 - Northwest Community Healthcare	Office, Medical	10,938	1 space per 200 sq. ft.	55
Total Parking Required				99
Total Parking Provided				77
Surplus/(deficit)				-22

Therefore, the following variation is requested:

- **Variation to Section 10.4-2, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 99 spaces to 77 spaces**

The petitioner has submitted a parking study prepared by HR Green, Inc., which surveyed usage of the existing parking lot during four weekdays in January 2018, conducted between 8:00 AM and 4:00 PM at 30-minute intervals. This study was supplemented by additional counts conducted on three days in April 2018, during the same span of hours at 30-minute intervals. The seven days on which the lot was surveyed were Tuesday January 9th, Wednesday January 10th, Tuesday January 16th, Wednesday January 17th, Saturday April 14th, Tuesday April 17th, and Wednesday April 18th. Peak parking demand occurred at 1:30pm on Tuesday, January 9th, where 71 vehicles were observed accessing the site (the parking lot has a total of 77 spaces). However, most employees park off-site, which will be discussed further on page 4.

The petitioner has also provided a survey of on-street parking, conducted on April 14th, 17th, and 18th. The scope of this survey included the segment of Maude Avenue between Arlington Heights Road and Evergreen Avenue, as well as parking on Evergreen Avenue fronting the five properties north and south of Maude Avenue. Peak demand on Maude Avenue was 9 vehicles, observed between 10:30 AM and 3:00 PM on Tuesday the 17th, and between the hours of 9:00 AM and 3:00 PM on Wednesday the 18th. It should be noted that it is unknown whether these 9 vehicles were generated by the subject site, or by the office building to the north. Assuming the most intense scenario (that all 9 vehicles parked on Maude Avenue were accessing the subject site), total parking demand would have reached a maximum of 77 vehicles at 2:30 PM on Tuesday, April 17th. The study showed no vehicles parked on Evergreen Avenue during these days. **Table II** on the following page illustrates the combined total of occupied spaces in the parking lot as well as on Maude Avenue.

Table II: Combined Occupied Parking Spaces

<i>Combined Occupied Spaces</i>			
<i>Date</i>	<i>4/14/2018</i>	<i>4/17/2018</i>	<i>4/18/2018</i>
<i>Time</i>			
<i>8:00</i>	39	33	25
<i>8:30</i>	38	43	41
<i>9:00</i>	42	50	58
<i>9:30</i>	44	56	54
<i>10:00</i>	50	65	73
<i>10:30</i>	45	68	71
<i>11:00</i>	44	63	68
<i>11:30</i>	38	60	68
<i>12:00</i>	31	55	52
<i>12:30</i>	9	53	43
<i>1:00</i>	7	64	59
<i>1:30</i>	9	65	65
<i>2:00</i>	9	75	67
<i>2:30</i>	4	77	70
<i>3:00</i>	3	71	72
<i>3:30</i>	4	62	67
<i>4:00</i>	3	66	65

On April 25th and June 6th, 2018, Staff conducted a site visit of the surveyed areas, and found the number of parked vehicles in each area to be similar to the numbers provided by HR Green, Inc.

Presently, parking is allowed without restrictions on the north side of Maude Avenue, from Arlington Heights Road to the eastern border of the adjacent R-1 District. Parking is prohibited outright on the south side of Maude Avenue in this area. From Evergreen Avenue to the western border of the O-T District, parking is prohibited on both sides of the street between the hours of 8:00 AM and 4:00 PM.

Employee parking is currently accommodated through both informal and formal parking agreements. A formal parking agreement has been arranged, by the Northwest Community Medical Group tenants, with Glueckert Funeral Home, located immediately south of the subject site. The agreement provides 12 parking spaces, and is renewable on an annual basis. The agreement can be cancelled at any time by either the lessor or lessee, with 30 days notice. Glueckert Funeral Home is permitted to operate a funeral home in a Residential District via a Land Use Variation, granted in 1984 and amended in 2000. According to the Land Use Variation Amendment granted in 2000, Glueckert Funeral Home currently provides 114 parking spaces on their site. With four parlors, the parking requirement for Glueckert Funeral Home is 100 spaces, leaving a surplus of 14 parking spaces per code. For 1540 N. Arlington Heights Road, the inclusion of the 12 leased parking spaces provides a grand total of 89 parking stalls for employee and customer parking. This leaves a code-required parking deficit of 10 spaces for the site. Per Section 10.3-3 of Chapter 28, Parking for Business and Manufacturing Districts, code does not allow off-site parking in Residential Districts and requires that off-site parking be located within 1,000 feet of the use served. While the parking lot of Glueckert Funeral Home is located within 1,000 feet of the subject property, the underlying zoning is R-1, One-Family Dwelling District. Therefore, a variation from Chapter 28, Section 10.3-3 is required to permit the use of the 12 off-site parking spaces located at Glueckert Funeral Home.

Parking is further supplemented through an informal agreement between Northwest Community Healthcare and Our Saviour’s Lutheran Church. Under this agreement, employees are allowed to park up to 20 vehicles in the church’s parking lot, and are then shuttled to the subject site in an 8-passenger van. A letter provided by the Congregational Operations Officer of the church stated that parking by tenants of the subject site is not allowed during church services, and that daily parking has only been prohibited on two occasions (once for a large funeral, and once for a week due to lot resurfacing). There are no specifications on the duration of the agreement, though the aforementioned letter provided by the church stated that the agreement is open-ended, and that there is no specific circumstance that would cause the church to withdraw from this informal agreement. The Church is also located in a Residential District that is approximately 1,900 feet from the subject site. Therefore, a variation from Chapter 28, Section 10.3-3 is required to allow continued use of the church parking lot.

Factoring in the spaces provided on-site, through the formal agreement with Glueckert Funeral Home, and through the informal agreement with Our Saviour’s Lutheran Church, a total of 109 parking spaces are provided for patient and employee parking, which exceeds the code-required 99 spaces. It should be noted that neither of these parking agreements are long term, and can be cancelled at any time.

As part of this review, the petitioner was asked to provide parking surveys of the Glueckert Funeral Home and Our Saviour’s Lutheran Church parking lots for 3 days, taken at times they were utilized by tenants of the subject site. These surveys were requested in order to demonstrate that use of these lots by tenants of the subject site did not adversely affect available parking at these off-site facilities. While those surveys were not provided at the time this report was written, Staff does not anticipate that there is a parking issue created through the two shared parking agreements. Staff observation of these lots conducted at 11am on June 6th, found 36 cars utilizing the Our Saviour’s Lutheran Church lot, and 18 cars utilizing the Glueckert Funeral Home lot, significantly below the capacity of each lot. The petitioner anticipates that the parking surveys will be completed by June 15th, with surveys of these lots to be conducted on Friday June 8th, Saturday June 9th, Monday, June 11th, and Tuesday June 12th.

Considering that a formal parking agreement is currently in place with the neighboring property, and an informal one has been initiated with a nearby church, it is likely that parking demand on the subject property would greatly exceed provided parking if either agreement was not renewed in the future. Peak shift counts provided by the petitioner show a maximum of 65 employees, with an average count of 60 employees. Taking this into account, a summary of maximum potential parking demand generated by the site is shown in **Table III** below:

Table III: Parking Demand Summary

<i>Parking Demand Summary</i>	
On-Site Peak Occupancy	71 Vehicles
On-Street Peak Occupancy	9 Vehicles
Off-Site Employees	65 Vehicles
Total Vehicles	145 Vehicles

Therefore, Staff recommends denial of the PUD Amendment and on-site parking variation, due to the nature of the two off-site parking agreements. As neither agreement is long-term, and as the both could be cancelled at any time, granting a variation which reduces required on-site parking could result in a situation where employees would have no designated area to park in the future following discontinuation of either parking agreement. This would negatively affect the surrounding neighborhoods, as employees and patients accessing the subject site would likely utilize on-street parking in the surrounding neighborhoods.

However, Staff recommends approval of the variation to allow off-site parking in Residential Districts, in order to continue the use of the 12 parking spaces at Glueckert Funeral Home and the 20 spaces provided at Our Saviour's Lutheran Church. This variation shall include the condition that if these parking arrangements are discontinued, the petitioner shall not renew or re-lease tenant spaces to medical uses, unless they are able to secure code-compliant parking accommodations to meet their demand.

It should be noted that by granting a variation for use of these aforementioned off-site parking facilities, in no way is a variation granted that reduces the parking requirements for Glueckert Funeral Home or Our Saviour's Lutheran Church, waiving the requirement for these two properties to provide sufficient parking for their uses per Village code. While the Plan Commission cannot grant a parking variation for Glueckert or Our Saviour's Lutheran Church, Staff is comfortable with tenants of the subject property utilizing these off-site parking facilities; from a practical view tenants of the subject property are utilizing these off-site lots when they are not being used by their primary tenants.

RECOMMENDATION

The Staff Development Committee has reviewed the petitioner's request and data provided, and cannot recommend approval of the requested on-site parking variation, as parking demand exceeds the parking provided on site.

However, the Staff Development Committee does recommend approval of the following variation:

- Variation from Chapter 28, Section 10.3-3, Parking for Business and Manufacturing Districts, to permit the use of two off-site parking facilities in Residential Districts (The 12 spaces at Glueckert Funeral Home and 20 spaces at Our Saviour's Lutheran Church), where code does not allow off-site parking to be located in Residential Districts, as well as to allow use of an off-site parking facility located approximately 1,900 feet from the use served where code requires off-site parking to be located within 1,000 feet of the use served.

This recommendation shall be subject to the following conditions:

1. Shade trees shall be provided in all parking lot landscaped islands, except for the northwestern island adjacent to Maude Avenue where utility boxes are located. Additionally, the required 3 foot tall landscape screen along Arlington Heights Road and Maude Avenue shall be provided.
2. Existing non-compliant signage on site shall be removed, or the petitioner shall apply for a sign variation via the Design Commission and Village Board process.
3. Additional loft space, as shown on the Floor Plan approved via Ordinance 89-100, shall not be built out.
4. If the existing parking agreements with the Glueckert Funeral Home or Our Saviour's Lutheran Church are discontinued, and the petitioner does not secure new code-compliant parking agreements, the petitioner shall not renew leases for medical tenants, and shall only re-tenant spaces with general office.

June 8, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
PC File Number 18-007

APPROVED

PLAN

REPORT OF PROCEEDINGS OF A MEETING BEFORE THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION MEETING

COMMISSION

RE: 1540 NORTH ARLINGTON HEIGHTS ROAD
PUD AMENDMENT-PC#18-007

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 3rd Floor, Board Room,
Arlington Heights, Illinois on the 13th day of June, 2018 at the hour of
7:30 p.m.

MEMBERS PRESENT:

TERRENCE ENNES: Chairman
JAY CHERWIN
SUSAN DAWSON
BRUCE GREEN
LYNN JENSEN
JOSEPH LORENZINI
JOHN SIGALOS
MARY JO WARSKOW

ALSO PRESENT:

SAM HUBBARD, Community Development Planner
JACOB SCHMIDT, Assistant Planner

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CHAIRMAN ENNES: This meeting of the Arlington Heights Plan Commission is called to order. Would you all please rise and join us in the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRMAN ENNES: Sam, would take the role.

MR. HUBBARD: Jake is going be late to this meeting --

MR. SCHMIDT: Okay. Commissioner Cherwin?

COMMISSIONER CHERWIN: Here.

MR. SCHMIDT: Commissioner Dawson?

COMMISSIONER DAWSON: Here.

MR. SCHMIDT: Commissioner Drost?

(No response.)

MR. SCHMIDT: Commissioner Green?

COMMISSIONER GREEN: Here.

MR. SCHMIDT: Commissioner Jensen?

COMMISSIONER JENSEN: Here.

MR. SCHMIDT: Commissioner Lorenzini?

COMMISSIONER LORENZINI: Here.

MR. SCHMIDT: Commissioner Sigalos?

COMMISSIONER SIGALOS: Here.

MR. SCHMIDT: Commissioner Warskow?

COMMISSIONER WARSKOW: Here.

MR. SCHMIDT: Chairman Ennes?

CHAIRMAN ENNES: Here.

We have the minutes to approve from our last meeting, Chapter 28 Text Amendment to the Breweries, PC#18-012. Can I have a motion to approve the minutes?

COMMISSIONER GREEN: I'll make that motion.

COMMISSIONER DAWSON: Second.

CHAIRMAN ENNES: All in favor?

(Chorus of ayes.)

CHAIRMAN ENNES: Anybody opposed?

COMMISSIONER WARSKOW: I was not in attendance.

COMMISSIONER JENSEN: I was not in attendance, either.

COMMISSIONER CHERWIN: I was not in attendance, either.

CHAIRMAN ENNES: Okay, so the motion is approved.

We have a petition this evening, PC#18-007, amendment to the Planned Unit Development ordinance from 1989, 89-100. Is the petitioner here?

MR. AREVALO: Yes. Good evening, my name is Carlos.

CHAIRMAN ENNES: Would you please tell us your name, spell it for our court reporter and tell us what your petition is.

MR. AREVALO: Thank you. Name is Carlos Arevalo, A-r-e-v, as in Victor, a-l-o. I'm an attorney with SmithAmundsen and I am here on behalf of the owner of the property and the petitioner looking for this amendment to the Planned Unit Development

ordinance.

CHAIRMAN ENNES: Okay, before you start will you please raise your hand.

(Witness sworn.)

CHAIRMAN ENNES: Please go ahead.

MR. AREVALO: Thank you. Good evening, Commissioners, thank you for the opportunity to come here. I also want to apologize for not having been here the last time it was supposed to go on, but there was a slight delay with some reports and some developments that you would have hoped to address at this point in time. As you can see, it is an amendment to PUD ordinance. It pertains to a property that is located at 1540 North Arlington Heights Road. This is the area that is part of your report that I also added to the presentation. The property is at the corner of Maude Avenue and North Arlington Heights Road. The building on the property is a medical office building, that's the current use, 100 percent current use of the property, which includes admission rooms, the active treatment facility. There's also an eye doctor on another portion of it, which obviously has examining rooms, and an office, and the like.

When the property was initially approved back in 1989, to be developed in 1990, the, this area at this particular zoning classification of office -- it was approved for 17,700 foot square feet for office space. There was also an additional potential and it hadn't been determine when it would be done, of 4,750 square feet in the lost space. All together, what you would have had in terms of potential square footage of the property was about 22,495 square feet.

At the time of approval, obviously before the, before the block was even in the picture, it was just a plan, the approval contained 77 parking slots. The ordinance regarding the parking section and the variance, or the variation that had provided for it, is in, it's in section three of the ordinance, paragraph six. And actually, that reads that the reduction of the number of parking spaces require by Section 11.4 upon the condition that the two parking spaces nearest Arlington Heights Road be eliminated and the two landscape islands be provided on the west side of the building. That's the only paragraph that talks about the parking issue for the development. It doesn't specify the number, it just refers to the plans. And, according to the plans, we have the 77 spaces, which is what you see there. As noted in the staff's report, the parking deficiency for which we are here was not readily discovered. I mean, it took some time.

Obviously, this goes back to the '90s, the development of it at the time would have been offices, regular offices, and at some point in time, I suppose, market conditions did use of it, it sort of migrated towards medical. Now, it's unclear when that happened, and from our perspective, the owner of the property, the current owner of the property has been there maybe three or four years at the most. They just purchased it, I believe, in '15 or '14, but prior to that it had been owned by doctors who then sold it to the current property owner. So, in any event, unclear as to when it migrated to medical space. So, what we have then, is that the issue is actually kind of flagged by the Plan Commission in '89 when they talk about the fact that, they ask questions with respect to what happens if it's medical, are we going to find out or determine if there's a change, for the people leasing the property have to come in and ask for permission, and there's references made on page nine which talk about that. It's

like, well, it might be the kind of thing that we find out about. But, apparently, based on some changes and some exemptions where medical use does not have to get permitted, it did, it did sneak in. So, then the change occurred. And then, so what we have here, is a deficiency in the parking, or a deficiency instead of, you know, having the 99 spaces that are required, it's 77 spaces for which, you know, the property was initially approved.

What the occupants of the property have done is this slide shows you what the square foot is of the first floor and then there's the lot, which is an additional 7,034, that's just 30 feet. What will you see there is that, instead of the 22,000 and change square feet that would have been planned, or planned initially, the number is 19,579 square feet, what has been to the loft. The loft has only been partially developed, as you know about that. So, what the occupants of the property have done in order to address some of the parking issues, given the history of the years prior, I believe, there were some parking problems in the area, where there was, there was parking in the neighborhood area. And, so, as a result of that, the efforts were made by the occupants, between the owners and the license of the property, to get some sort of parking arrangement.

One of those parking arrangements, very informal, is with Our Savior's Lutheran Church, a few blocks down south from it, that allows up to 20 spaces, and it's obviously, it's a Monday through Friday arrangement with non-services, particularly, because it's a little bit of a distance, what the occupant of the property does, is they have a shuttle van, it actually stays at the property. If you ever drive by it, it's parked a little bit towards the Arlington Heights Road, close to the street, you can see it from there.

So, that's the arrangement that they have. So, they get up to 20 spaces with the church. In addition to that, they have an agreement, a little bit more formal, with Glueckert Funeral Home, which is the property immediately south and they have 12 spaces there. This is the development that we have, you know, the reason why this was delayed until today, because we did not know the specifics of, or even the existence of this, until neighbors who were aware of it brought it to our attention. So, then we looked into it and determined that this is what the arrangements were, in order to address the parking, the parking deficiency, the fact that it's overflow, obviously parking that goes into these two properties.

So, when we determined that there were Saturday hours and other, you know, and the parking situations, we were asked and, actually, it was part of the -- we were asked to conduct parking studies. And if you look at the parking studies, they were conducted for weekdays as well as Saturdays, because of the Saturday hours of operation for the businesses there, for the medical offices. And the highest peak on a weekday, that you can see in there, was a Tuesday, January 9, that was 77 spaces. On a Saturday, which would have been Saturday, April 14, the highest occupancy would have been 45 spaces, that would have been at 10:00 a.m. Obviously, they have, only have morning hours for the most part. And, you also see that on the additional parking surveys were conducted for Maude Avenue, which is immediately north of it, one side of the street allows for parking spaces, and there's nine spaces. And you can see that on the 17 and 18 of April, which are Tuesday and Wednesday, those are, for the most part, occupied, up to, you know, 100 percent. And then on the Saturday, you maybe got half,

and again, that's at the 10:00 a.m. hour on account of the fact that that's when they probably have to have this traffic, on a Saturday morning, when they are open.

So, my understanding is that the employees have the option of using Maude Avenue, have the option of using, and have the option of using the church, Our Savior's Lutheran, as well as -- so that's kind of the employee parking arrangement. To the extent that there might be overflow for individuals, you know, patients or visitors also would get access to those arrangements off-site and that's why the van is there all the time.

So, what the owner is seeking, obviously because of the change from office, at the time of development, to medical use, and obviously trying to come into compliance, he submitted the application to have the amendment to the planning and development ordinance to address it. And our request initially, was to, you know, have a change made from the 99 required to 77. And once we determined that there were also parking, off-site parking arrangements to make, variations specific to those issues. Because, obviously, this is part that goes with the property, at this point in time, in order for the owner to satisfy the parking requirements, the off-site parking is necessary. And so, you know, that is also one of conditions.

Now, Staff has not recommended approval to reduce the parking on the initial petition that we had and on account of the fact that the parking demand exceeds the -- and that's clear. It's always been, you know obviously, there's always empty spaces there. There's nowhere to build. It's not enough. And so I understand that the reason your Staff and not want to provide or recommend an amendment for the PUD for that specific requirement. You know, my only thought on that particular issue has to do with the fact that a variance is a, it's really a relief from the literal requirements of the ordinance. So, if the ordinance requires 99 spaces based on, you know, on the square footage, and we don't have that, you know, what I would suggest is that the amendment can still be done that way, because it is a variance. It is a request for relief, you know, subject to these conditions, because we have a PUD, which allows those conditions to be made. And that goes, you know, as a result of the fact that we have, you know, the unknowns of when this would happen, the fact that the ordinance initially didn't specify what would trigger the requirements to bring in the additional parking, and that really is, it's an unusual circumstance. And part of the issue for the other end of the property is that it impedes or, you know, makes it difficult for them to be able lease out to other tenancies because they have to make those arrangements or they have to account for those arrangements being made by the tenants, in order if there's a sale. So, that would be the reason why I would suggest that the variances still be issued on the first request to reduce the number, so at least to account for the fact that there's a reduction in the numbers.

But, obviously, the Staff does not feel that way and we understand and recognize that they have, instead, recommended that the, that the variation or variance be issued that allows for the off-site parking in the way that it has been suggested. And that we would be willing to accept that combination with conditions, and the first conditions, as they are.

So, I think that, obviously, your Staff report, the information that you have in front of you goes into more detail. I wanted to just highlight and explain

somewhat the situation and, you know, give you an opportunity to ask questions. And, obviously, on behalf of the owner of the property, thank you for attention.

CHAIRMAN ENNES: Thank you, Mr. Arevalo. Am I pronouncing your name right, Arevalo?

MR. AREVALO: Arevalo.

CHAIRMAN ENNES: Arevalo.

MR. AREVALO: Yes, that's fine.

CHAIRMAN ENNES: If you can have seat. We're going to have the Staff report and then we will see if we have any questions.

MR. AREVALO: Right, thank you.

CHAIRMAN ENNES: Jake, do we have all the notices have been sent out?

MR. SCHMIDT: Yes, they have.

CHAIRMAN ENNES: Okay, can we have the Staff report?

MR. SCHMIDT: Certainly.

CHAIRMAN ENNES: Okay.

MR. SCHMIDT: Good evening, Chairman Ennes and members of the Plan Commission. As the petitioner mentioned, he is here before the Commission tonight to request a method of addressing an onsite code required parking deficit, via a PUD amendment and parking variation. As such, there are no changes proposed to the building or site at this time. So, begin with some details on the site and property.

The existing zoning for the site is OT, Office Transitional. The comprehensive plan designates this site as offices only. The existing use as a medical office building is compliant with these two designations. As mentioned, the requested action tonight is an amendment to PUD Ordinance 89-100, which would entail a variation from Section 10.4-2, the schedule of parking requirements, to reduce the requirement onsite parking from 99 spaces to 77 spaces. Also requested tonight is a variation from Chapter 28, Section 10.3-3, parking for goods and manufacturing districts, which specifies that off-site parking facilities for business uses must be located within 1,000 feet of the use served and cannot be located in a residential zoning district.

The request tonight for those variations would be to allow two off-site parking facilities located in residential districts, as well as allow one of these off-site parking facilities to continue to be used, which is located 1,900 feet, approximately, from the use served. The subject property is located at the southwest corner of Maude Avenue and Arlington Heights Road. It is bordered to the north by a medical office building in the OT Zoning District, to the east by townhomes in the R-6 Zoning District. It is bordered to the south by Glueckert Funeral Home, which is located in the R-1 Zoning District. Glueckert is allowed to operate via a land-use variation granted in 1984 and amended in the year 2000. Lastly, the subject site was bordered to the west by single-family homes in the RE Zoning District. The site was approved as PUD in 1989. It allowed for a 17,745 square foot general office building with the potential to build an additional 4,750 square feet of loft space. The site was approved with 77 onsite parking spaces, which met the parking requirements for general office uses within that building and provided minor surplus, which could be used for the aforementioned loft space if it was building out as supplemental office space, or, it was discussed at the time, that this surplus in parking could also be used to accommodate some employees within the

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building. As the years have passed since approval, the building has been leased entirely by medical tenants.

The aforementioned potential loft space as shown here on the original 1989 approved floor plan, highlighted in yellow, in the years since, a portion of this loft space has been built out, as shown here on the current floor plan. As part of any approval recommended tonight by the Plan Commission condition is recommended that any further loft space identified on the 1989 floor plan, highlighted here in red for reference, not be built out, as any additional loft space built out would increase the parking requirements for the site.

As part of this petition, existing landscaping was also reviewed onsite for compliance with the allowances granted in the 1989 PUD, as well as compliance with code. It was found that the site is missing required landscape screening between the parking lot and Maude Avenue, as well as between the parking lot and Arlington Heights Road. It was also found that there are missing trees in the landscape islands in the parking lot. As part of this petition, the petitioner shall be required to provide this required landscape screening, as well as provide trees, where they are missing the landscape islands, with the exception of the northwestern island. There are utility boxes located in this island and it is not feasible to include the required shaped tree at this location.

Existing signage onsite was also reviewed as part of this petition. It was found that all existing signage onsite does not comply with the allowances of the OT District. Four of these existing signs on site, two ground signs along Arlington Heights Road, as well as a wall sign on the northern front of the building and a wall sign on the southern front of the building do not meet the allowances of the OT District. All four of these signs have been previously approved for re-facing permits. They're existing non-conforming additionally two other signs onsite, a ground sign on the northern front as well as a wall sign on the western frontage have no record of permit approvals. As part of this petition, the petitioner shall be required to either remove all non-compliance signage or shall apply for sign variation via the Design Commission and Village Board process.

Moving on to the site parking requirements, as mentioned earlier, the building has been completely leased to medical tenants. Applying the code required one space for every 200 square feet to the respective tenant spaces, which does include the supplemental loft space. A total requirement of 99 spaces are needed for the site. The site only provides 77 spaces, which results in a code required parking deficit of 22 spaces. Parking is currently accommodated in a few different areas, first and foremost is the onsite 77 spaces. Immediately adjacent to the site, there are also on-street parking spaces available for employee and patient parking. Immediate north, adjacent to the northern office building, parking is allowed without restrictions on Maude Avenue. Approximately nine spaces are accommodated in this site. On the remainder of Maude Avenue, the orange area identified in this aerial is where parking is not permitted at any time. The areas identified in yellow restrict parking. Specifically, parking is prohibited between 8:00 a.m. and 4:00 o'clock p.m. Parking is unrestricted on Evergreen Avenue both north and south of Maude Avenue. While these on-street spaces cannot and should not be used to fulfill the parking requirements for the subject site, they are included as part of this analysis as part of the request of Staff was that the petitioner provide a survey of these on-street areas in order to determine if there was any spill-over parking from the

subject site.

Employee parking is supplemented further through two parking arrangements, coordinated between the Northwest Community medical group tenants and two other properties. One of these agreements is with the Glueckert Funeral Home, immediately south of the subject site, and the second is with Our Savior's Lutheran Church, located at the southwest corner of Olive Street and Arlington Heights Road. Combined with the, with these two sites combined provide 32 additional for employee parking, and adding that to the 77 spaces on site provides a grand total of 109 parking spaces for patient and employee parking, which does exceed the code requirement of 99 spaces. However, both of these agreements are short-term; they can be cancelled at any time. I'll go into further detail on these agreements later on in the presentation.

Moving back to onsite parking. The parking lot was surveyed by H. R. Green, certified traffic engineer, on seven days total. Four of these counts were taken in January and three were taken in April. Peak parking demand was observed on Tuesday, January 9 at 1:30 p.m., at which time 71 spaces were being accessed on the site of the total 77. During the April counts, parking spaces on Maude Avenue and Evergreen Avenue were also surveyed. There were no cars observed accessing Evergreen Avenue at any point. However, in the one area where parking is permitted during business hours on Maude Avenue regularly, as you can see on the 17 and 18 of April, they reached the maximum parking of nine spaces.

It should be noted that it's unknown whether these nine vehicles parked on Maude were generated solely by the subject site or whether they were generated by both the subject site and the office building to the north. However, assume the most intense parking scenario, that all nine of these cars were generated by the subject site, combining them with the parking observed on the site at the same times, a maximum potential parking generation of 77 vehicles, which is 100 percent of available spaces onsite, would have been generated at 2:30 p.m. on April 17. It should also be noted that Staff conducted site visits both on April 25 and June 6, and observed parking generation numbers consistent with the numbers provided by H. R. Green.

Moving on to details of the off-site parking accommodations. Again, the first agreement is with Glueckert Funeral Home. This is a formal agreement with a lease. It is for 12 spaces. It is an annual agreement lasting from the first of the year to the 31st of December. It is renewable, but it can be cancelled at any time with 30 days' notice by either party. It is less than 1,000 feet away from the subject site, which satisfies the distant requirement for off-site parking facilities in Section 10.3-1. However, as Glueckert Funeral Home is within a Residential District, a variation would be required to continue use of this facility.

The second facility used is Our Savior's Lutheran Church. This is an informal agreement, more of a hand-shake agreement, substantiated with a letter provided by the petitioner. Twenty spaces are provided through this agreement. There's no specific duration for the agreement, though the congregational operations officer of the church in the provided letter stated that there's no specific circumstance that would result in the church withdrawing the parking agreement and no longer allowing the Northwest Community tenants to park at the site. They also note that there were two occasions only during the duration of this agreement that the tenants were not allowed to park at the

church. One was when there was a large funeral, and the second was when the lot was being re-surfaced, at which time the tenants were not allowed to park at the site for a week.

Our Savior's Lutheran Church is 1,900 feet, approximately, away from the subject site. It is also located in a Residential District. Therefore, continuation of use of this facility would also require variation from Chapter 28, Section 10.3-3. Staff had also requested that the petitioner provide parking surveys of these two lots to demonstrate that use of these facilities by the tenants does not result in a reduction of available parking for the primary uses at these sites. Currently the petitioner is in the process of obtaining these surveys. They were conducted on the previous Friday, Saturday, and this Monday, Tuesday. While we do not have these surveys with us currently, Staff does not anticipate there will be a parking issue at either of these sites. Site visits to both of these locations were done on June 6 observed numbers of vehicles parked in these sites well below the capacity and reasonably it can be assumed that use of these facilities by tenants of the subject site occurs at opposite times that these sites would be utilized by the primary tenants.

Moving on to the staff recommendation, as there has been significant evidence presented that the parking required by the subject site exceeds the parking provided on the site through the separate parking agreements, as well as the relatively high utilization seen on site as well as on Maude Avenue, Staff recommends denial of the requested onsite parking variation, as well as the PUD amendment. However, Staff does recommend approval of the variation to Section 10.3-3 of Chapter 28, which would allow continued use of the Glueckert site as well as use of Our Savior's Lutheran Church. This recommendation will be subject to the following four conditions. First is respective to landscaping on the site, that the required screening and shade trees be provided. The second is in respect to signage. That the petitioner shall either remove all non-compliance signage onsite or apply for a variation by the Design Commission and Village Board process. The third condition would be that the additional loft space shown on the original approved floor plan not be built out further than the extent to which it's currently been built out to. And lastly, in respect to the two parking agreements, if the existing parking agreements between the Northwest Community medical group tenants, Glueckert Funeral Home, and Our Savior's Lutheran Church are discontinued, and if the petitioner is unable to secure any new code implied parking agreements to accommodate the employees, the petitioner shall not renew the leases for the medical tenants and shall only re-tenant the available spaces with general office users.

This concludes my presentation and if there are any questions, I'd be happy to answer them.

CHAIRMAN ENNES: Can we have a motion to approve the staff report?

COMMISSIONER LORENZINI: I'll motion.

COMMISSIONER CHERWIN: Second.

CHAIRMAN ENNES: Do we need a roll call vote?

MR. HUBBARD: You can just do a voice vote.

CHAIRMAN ENNES: All in favor.

(Chorus of ayes.)

CHAIRMAN ENNES: Anybody oppose?

(No response.)

CHAIRMAN ENNES: Okay. Lynn, do you want to start down there. Do you have any questions for the petitioner and/or Staff?

COMMISSIONER JENSEN: No, I was in the Conceptual Review Committee, so I don't really have too many questions. As I understand it, the arrangements you have with the church are just informal. There's no, it's not a financial arrangement of any kind?

MR. AREVALO: That's correct. There is a donation that is provided for the church in good will for the allowed use.

COMMISSIONER JENSEN: Okay, and my other question, I guess, is really of Staff. You know, we paid a lot of attention to the issue of remote parking when we looked at the hotel that wanted to build on European Crystal. And we were concerned about the distance and the way that things would be parked and the fact that these were not permanent arrangements in the perpetuity. Tell me what's Staff's position and why your position is different on this particular petition.

MR. SCHMIDT: So, the primary difference would be, at least to my understanding, that this is an existing use, whereas in other circumstances, this has been reviewed as part as a new proposal. And then, secondly, in regard to the fact that these are not long-term agreements, whereas we would be approving say a new project with these sort of short-term parking arrangements that could be avoided in the future, and therefore could prove a larger project. On this instance, if these parking arrangements go away, sort of the issue created by having more intensive uses on the site than what would typically be allowed, since they would no longer be allowed as part of the condition, that's why we're comfortable with a lot of these contingent parking arrangements to be used.

COMMISSIONER JENSEN: Good explanation and I don't have any further questions.

COMMISSIONER WARSKOW: My only question is the office hours. Are, the last appointments are at 5:00?

MR. AREVALO: Approximately, yes, I even believe that the therapy place might go even a little later than that.

COMMISSIONER WARSKOW: Okay, but not the full office doesn't go past 5:00 o'clock.

MR. AREVALO: No, no.

COMMISSIONER WARSKOW: Okay, that's it.

COMMISSIONER LORENZINI: So, these parking counts, they were done with the current loft build-out already in place?

MR. SCHMIDT: That's correct.

COMMISSIONER LORENZINI: And, this I know some very, based on somebody's opinion, but the studies done were in parking studies done in January and April. Is there, do they tend to have more business during summer months? Because I don't know if --

MR. SCHMIDT: Well, I would defer to the petitioner to answer that question.

MR. AREVALO: With respect to that question, I do believe that is a timing issue insofar as we began the application as soon as we determined there was an issue,

in order to get moving forward with it. Winter will probably have less of a use, presumably, but I would then also suggest that we have some April counts that were conducted following the Conceptual Review Committee process that we had. And, those were, you know, if not the same, similar in warmer months and then when we look at the combined numbers, based on the Staff's analysis, there's a surplus of, if you combine it all, of 10 spaces, so that we would anticipate it would accommodate, you know, perhaps the busier times.

COMMISSIONER LORENZINI: So, the Glueckert and the Lutheran Church parking is -- do the employees always park there?

MR. AREVALO: That is, I think, the directive because of the fact that you want to have your patients and your folks that are coming, the visitors, business visitors, to the facility, to have the convenience of parking onsite.

COMMISSIONER LORENZINI: And Jake, the onsite studies that were done never went higher than 77 spaces that are available, correct?

MR. SCHMIDT: The maximum reserved onsite was 71 actually, but the maximum potential, if you include all the spaces on Maude, would have been 77.

COMMISSIONER LORENZINI: So, if this is, so we're not asking them to be out of the property, correct?

MR. SCHMIDT: No, not at this time. We're trying to, part of this variation would be to allow them to continue this use since the tenants have gone, of their own volition, so far as to initiate these two off-site parking agreements and observed by both Staff and the traffic engineer, there's no spillover in the neighborhoods. So, it appeared they're making the situation work, as unconventional as it may be.

COMMISSIONER LORENZINI: So, if we denied this, what would change from what's happening now?

MR. SCHMIDT: Well, this would then enter the realm of code enforcement. The degree to which, or the methods of which that sort of enforced would yet to be seen. Like, we wouldn't want to kick the tenants out if they have this accommodation, but in that case likely would defer to essentially what the condition of is recommended where, at the termination of the leases, the petitioner would not be allowed to re-lease the medical tenants and would then have to re-lease to general office only.

COMMISSIONER LORENZINI: So, if we approve this, you wouldn't have to kick tenants out if they exceed the parking, but if we do not approve, we do not approve this, you have to terminate some of these leases if parking over exceeded?

MR. SCHMIDT: That is correct.

COMMISSIONER LORENZINI: Okay, Thank you.

CHAIRMAN ENNES: Commissioner Green?

COMMISSIONER GREEN: I guess, for you Jake, if we, if the Village wasn't able to monitor or know about the medical rental over the past years that brought us to this situation, how are we going to know if these parking agreements are, whether they're formal or informal, are terminated. How is that going to happen since we don't have a real good record on that as a Village?

MR. SCHMIDT: Likely, there would be immediate evidence that these agreements were terminated. As the recollection of a traffic engineer in the Engineering Department that at one point, when, I assume it is when the lot was being re-surfaced at

Our Savior Lutheran Church, employees were parking on Evergreen Avenue, which resulted in several complaints. So, if either of these agreements were terminated to the extent that employees then had to park somewhere else, they would likely park in the streets again and it would become immediate evident that these agreements were no longer in place. And that is when this would enter the problem of code enforcement.

MR. AREVALO: If I may, Commission Green, I would recommend to my client that they, that an additional condition could be put in that would require notice to the Village of the fact that the agreement has been, whatever impact it's had. So, that there wouldn't be this missing information and any potential issues of notice and, you know, potential enforcement issues, which then would get a little bit more difficult. So, I, you know, if that is something that the Commission wanted to add, we would be, I would recommend that to my client.

COMMISSIONER GREEN: Well, we can talk about that. No more questions at this time. Thank you.

CHAIRMAN ENNES: Commissioner Cherwin?

COMMISSIONER CHERWIN: Yeah, so, I think my question would be, if we had a situation where the agreements for some reason come apart, and there is another alternative for them, and they after that come back to this, so it's not like -- let's say, Our Savior decides we can't do this anymore for whatever reason. And there's, say they, okay, we want to go to Town & Country, which is probably not too much further than Our Savior, maybe even closer, will they then have to come through this process or is there something we can build in that basically say as long as they're, you know, they have an alternative, you know, arrangement in place, that they can negotiate a better one if they know that Our Savior is going to come apart in 60 days and they can go to Town & Country and say, no, I'm going to use 20 of your spaces because half of them are vacant. Can they do that without having to go through this process again?

MR. SCHMIDT: As the condition is worded, they would have to go through the process again, although it could be modified to possibly state that new partner accommodations could be provided to the satisfaction of review Staff.

COMMISSIONER CHERWIN: Yeah, I just, I'm trying to build in some flexibility so that they don't get, you know, if we give this, and they've got these leases in place, and you've already kind of gone through the thought of, hey, you know, we can shuttle people in from the parking lot since they're going through these steps anyway, I'd like to give them some flexibility so that they don't have to come back before us if they have a reasonable agreement in place that have an alternative. That would be my recommendation.

MR. AREVALO: Appreciate it, thank you.

COMMISSIONER CHERWIN: Thank you.

CHAIRMAN ENNES: Commissioner Sigalos?

COMMISSIONER SIGALOS: First of all, I'd like to commend Jake. That was a very thorough and excellent staff report that you prepared.

COMMISSIONER CHERWIN: I second.

MR. SCHMIDT: Thank you.

COMMISSIONER SIGALOS: My other comment I had when we talked about the timing of the parking analysis, January and April, my recollection was that those

were two months of very bad weather and exceptionally unusual weather for April, that we had a lot of snow, freezing ice storms, and so forth. I don't know how that relates to people keeping their medical appointments with their doctors, with inclement weather, and maybe those parking studies may not be quite accurate. And maybe if one was done in the summer, when students, children are out of school, maybe there's more demand for parking in medical office -- since in the summer with children and better weather conditions, might be more accurate of what's actually parking impact there. So, that was a comment I had with the two months that those parking studies were conducted, on their unusual weather conditions.

MR. AREVALO: And if I may, I believe that the Village planner has indicated they also conducted some review, independent review and observation and that they appeared to be consistent. I can't recall the specific dates that we mentioned, but I don't think that they would have been vastly, or I should say, as early in the year as, as the -- such that perhaps they would, they confirm what the conditions are in such a way that, you know, maybe we're not looking at that play of days and actually what were the days?

MR. SCHMIDT: April 25 and June 6.

MR. AREVALO: So, that would have been late, so you know, I would submit, only because, obviously when we started, we had to do the additional ones, yet the cost is pretty significant. It's the only concern I would have to voice on behalf of my client. But, I do understand the concern that the weather condition at the time that the studies were made would have been a little bit unusual. But, based on the Staff's observation, it seemed to confirm what the studies would have been to just that then perhaps even if they were unusual, they were not entirely different.

COMMISSIONER SIGALOS: Okay, thank you. I don't have anything further at this time.

CHAIRMAN ENNES: Commissioner Dawson?

COMMISSIONER DAWSON: Hi, I guess maybe I'm the only one here, this is actually my doctor's office.

COMMISSIONER GREEN: Me too.

COMMISSIONER DAWSON: Oh, you too? Okay, so, I guess my experience has been, every time I've ever gone there, there's been tons of parking, tons of parking. Like not like I can't only find one spot. Like, I'm like, which of these 25 spots would I like to pick now. I mean, truly, I've never, ever been there, I think this has been my doctor's office for four or five years. I've never seen this parking lot full at any time I've been there. I go at kind of random times that I can fit into my schedule. So, that's my personal experience. I was kind of shocked to find out that this is even an issue here. I would say that even when the lots empty, or not empty, but there's plenty of parking lot there, I always see cars on Maude. So, I don't think it's a matter of whether or not the parking lot's being utilized, I think it's a matter of people, for whatever reason, for whatever they're doing, park in those spots. I don't know why.

That being said, I do have some questions. I see there's essentially two tenants, is that correct? I mean, there's the one tenant at, I think it's the same name for two places.

MR. AREVALO: You have the eye doctor, and then you have Northwest

Community Health, and they have a doctor and they have physical therapy kind of treatment facility. That's the smaller of the two.

COMMISSIONER DAWSON: But the primary space, more than 50 percent, is Northwest Community Healthcare Medical Offices. And that's the offices that I'm visiting. And, again, that side of the building, there's always numerous vacant spaces every time I've been there. But it would seem that -- oh, let me ask. Do we, have we seen the leases with these tenants?

MR. SCHMIDT: We have not seen the physical leases, although the petitioner has provided information on the duration of the leases. Northwest, I believe, goes until 2019, and the Northwest Community tenant goes to --

MR. AREVALO: 2021.

MR. SCHMIDT: 2021.

COMMISSIONER DAWSON: Okay, so question then to you would be, there's no penalty, aside from the fact that I don't see, I, personally I don't see the parking issue, maybe I'm missing something. There's no penalty for non-performance at all? There's nothing that the Village does when you find out that an existing tenant is this non-conformant?

MR. SCHMIDT: Well, there would be. The reason this petition is before us tonight would be sort of address that issue.

MR. AREVALO: Address that issue, yes.

MR. SCHMIDT: Again, if this was not approved tonight, whatever the code enforcement to involve some type of mediation and enforcement, in that case, because these tenants sort of worked out this parking arrangement to the extent that it was not immediately observable that there was this deficit onsite and because none of the tenants are required to get a Village business license, per Illinois code, the Village had no way to recognize whether through resident complaints, through visual observance, or through the business license process, that this existed.

COMMISSIONER DAWSON: No, no, I do understand that, but I guess I don't see how this is addressing the non-conformance, because we're not saying anything here about conditional or we'll allow the non-conformance based on these tenants staying here. We're basically saying, we deny the variations. You're exist in non-conformance and the concern I have then is are we not setting a precedent that you can, if you come back to us later and say, oops, we didn't know, there's nothing we're going to do about it. So, it would seem to me that a better approach would be to tie the, with the parking waiver, to allow the parking waiver to 77, but tie it to provided these tenants and this use remains the same, including the off-site parking agreements. And then, if off-site parking goes away, then we are in violation, we, you know, maybe we give them so many days to find an alternate, what-have-you. I'm just very concerned that all we're doing is saying, yep, you can have this off-site parking, but no, you can't have the variance. And now we're going to have an non-conforming tenant.

MR. SCHMIDT: To clarify, that is essentially what we are recommending. We're not recommending a blanket variation that would reduce their requirement by 22 spaces in perpetuity. We're allowing them to satisfy the parking requirement through these two off-site parking permits and it's conditioned on the fact that if these agreements go away --

COMMISSIONER DAWSON: No, I see, I see what you're saying, but all I see here is that we're allowing a variation for off-site parking in a residential area. And then I see we're denying a variation from 99 parking spaces to 77. So, we're allowing off-site parking, which is one non-conformance in the area, and we're denying the other non-conformance, but we're going to, in fact, deny it and then allow it to continue. And that's the problem that I have. It seems to me that we need to address this non-conformance. We either need to decide as a Village some penalty or some remediation, which I'm not necessarily in favor of, I'm just saying, or we need to somehow give a conditional waiver to allow the 77 spaces, because it's working under the current environment and it's just my concern that we are setting a precedent that you can violate the code. I've seen it, it's something that I've seen since I've been on this Board, and it's always medical offices. Probably because they don't have to get this business license, which I already asked the Village to look into why we don't require them to get business license. We would catch this so much more if did it. But there's been numerous times that we have medical offices coming to us saying, ooh, we didn't know this building wasn't zoned for us. Ooh, we didn't know that we had to do these things. And then we just, we usually allow the variance. This is the first time I've seen us not allowing the variance.

MR. HUBBARD: So, it's a state statute that the local municipalities have to exempt --

COMMISSIONER DAWSON: I know.

MR. HUBBARD: -- a medical office from our business license requirement. So, it's not like we can --

COMMISSIONER DAWSON: That I understand.

MR. HUBBARD: So, and what we're doing here is, we're suggesting that, we're approving these variances to allow off-site parking to satisfy the parking requirement of this use. So, we're taking the parking spaces on Glueckert, and we're taking the parking spaces at the church, and we're saying, if you add those up, plus the 77 onsite, you're going to exceed the 99 parking space requirement and therefore be compliant with parking.

COMMISSIONER DAWSON: So, I understand that that's what you're saying and I understand that's what we're doing, I just don't see it on paper. I don't see it in words, so if I were reviewing and trying to compare this to other projects, not seeing it, I would say that I would see it differently, but that's just my --

COMMISSIONER CHERWIN: Can I ask a question just for clarification. I think I know what you're saying, but I just want to make sure that I'm understanding it correctly. I think if you're saying, well, you know, variation to reduce the onsite parking, we're not going to do. We get that. But we are going to let it happen. I think, are you saying that we would tie the off-site parking variation allowed for that and we'll tie it to a medical use, as well? So, you would say, so you'd be saying, what we should be doing, maybe, is giving a use variation for medical office use provided that the use variation for the off-site parking is adhere to, the conditions for that. Is that --

COMMISSIONER DAWSON: I don't think that's what I was saying, but it's another approach to it. And it may be a better approach than where I was coming from. All I'm saying is that, you know, this, I'm not usually a fan of parking waivers, especially, this is a very tight parking lot and you're right in the middle of a residential community and

I can understand the concern. I genuinely understand the concern. I also understand that we may not want to set a precedent for allowing this go to a waiver, because that's also significant precedent concern. I'm just concerned that, as it appears on paper to me, I don't see that we're addressing the, it doesn't say that we will, that we agree to allow the continued non-conformance provided these off-site parking happens. All we're saying is we approve off-site parking. There's two requests. We're approving one and denying the other, but we're not ever, I don't know. I just have a concern.

MR. HUBBARD: Well, it wouldn't be a non-conformance anymore because you would be taking parking that's on the Glueckert site and on the church site and you would be adding, essentially, because we're allowing that to count to the onsite parking requirements via the variations.

COMMISSIONER DAWSON: I guess I'm not seeing -- does it need to see that? It doesn't need to say that then, Sam, is that what you're saying?

COMMISSIONER WARSKOW: Is that how it works in normal codes? Like, in a non-residential section where it's within 1,000 feet, does the off-site parking count towards parking requirements?

MR. HUBBARD: Those in a Business District and within 1,000 feet, then you could have it as long as it was perpetual in nature.

COMMISSIONER WARSKOW: Right, and that would count towards whatever number of parking spaces are required by code. So, this variation does cover that.

COMMISSIONER JENSEN: Well, it certainly has to meet perpetuity, though. Those have to be permanent arrangements. We don't usually allow that when there are not permanent arrangements. Even in a Business District, is that correct?

MR. HUBBARD: We would traditionally would count that, but in this instance, because we have the conditions of approval, let's say if they're no longer valid, then, you know, the variations go away. So, in that sense here, we're covered. Whereas the European Crystal banquet facility, which I think you're referencing, you know, they don't have the fallback option thereof, if it's not medical, they can do office. If it's not a hotel, they can --

COMMISSIONER JENSEN: Right, and I thought that was good, I thought you did a good workaround with that. That was good positive.

COMMISSIONER DAWSON: So, this doesn't, in your opinion, this doesn't need to say that we're allowing the following variation, but it does need to add to the language to allow the, to allow the petitioner to meet the required parking spaces. That's the word that I'm missing. That's all, that's what I'm saying. I just don't see that and so the concern that I have is that we haven't actually pulled anyone through this why or how we're allowing parking, that's all. And that's where, and I'm out of time. So, you're saying, in your opinion that, it's on the record now, so if anyone ever questioned this, it's on the record, we've had it discussed. So, in your opinion, that added language isn't necessary because the way that the code is applied this variation is sufficient.

MR. HUBBARD: By granting the variation, we would be covered, plus it's in the minutes, as well.

COMMISSIONER DAWSON: All right, I have no further questions.

CHAIRMAN ENNES: While he has these temporary parking spaces.

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COMMISSIONER DAWSON: Correct, but that is a condition --

CHAIRMAN ENNES: If he loses, though, then he loses those.

COMMISSIONER SIGALOS: Correct, okay.

CHAIRMAN ENNES: A couple of quick questions of the petitioner, and then I would like to see if anybody in our audience would like to make a comment in regard to this matter. Are you in any way partner in the ownership of this?

MR. AREVALO: No, I am not, sir.

CHAIRMAN ENNES: You are strictly their attorney.

MR. AREVALO: Correct.

QUESTIONS FROM AUDIENCE:

CHAIRMAN ENNES: Okay, does any, before I go on with my questions, does anybody in the audience, would you like to comment and raise issues? Yes. Would you please come up and state your name, please spell it for our reporter, and you don't have to tell me where you live, but it helps us understand your comments.

MS. GARRET: My name is Debra Garret, I live on the 1500 block of Evergreen.

CHAIRMAN ENNES: Okay.

MS. GARRET: And I'm the one who e-mailed Jake the information about Glueckert and the off-site parking at the church because he did not know about it. I've been a resident for 23 years. Seven years ago we had about 30 cars parked on that street. Both on the 1500 block and the 1600 block.

CHAIRMAN ENNES: How long was that for? A week? Was this one of these periods where they --

MS. GARRET: You know, honestly, I don't -- it was for quite a while?

CHAIRMAN ENNES: Okay.

MS. GARRET: And the residents of Evergreen and Maude complained. And, subject to those complaints, they put some no parking signs on Maude where the residents live, because --

CHAIRMAN ENNES: Near, by Evergreen?

MS. GARRET: Right, cars were parked on Maude for two blocks. There were 30 cars parked on our street, the 1500 and 1600 block. It was a traffic nightmare. Cars couldn't get through. We had cars parked all in our front yards. I don't know why they were there, but until they complained and asked for the no parking signs, and I think because of our complaints, that is the reason for the off-site parking at the church and at Glueckert. I don't know what changed, it was maybe five years ago, I don't know what changed at the medical offices that caused the 30 people to park in our streets, but something changed. And until we complained, and they obtained the off-site parking --

CHAIRMAN ENNES: And this was quite a few years ago.

MS. GARRET: Yeah, I don't, the only way you could tie back to what year it was is to find out what year they put the no parking signs on, on Maude near these office buildings.

CHAIRMAN ENNES: So, anyway, so you raised the awareness of this.

MS. GARRET: Yes.

CHAIRMAN ENNES: And the, it sounds like the problem got corrected, at least partially.

MS. GARRET: Yes, yes. When they got the off-site parking at the church and at Glueckert, the problem was resolved. And it has been resolved since then.

CHAIRMAN ENNES: Okay, it has been resolved since then?

MS. GARRET: Yes, since the employees no longer park in our streets. So, if those agreements go away --

CHAIRMAN ENNES: It could be a problem.

MS. GARRET: It could be a problem. So, I just wanted to let you know that. I've been here for 23 years, and probably the longest on the streets, I'm aware of the problem.

CHAIRMAN ENNES: Okay, thank you.

MS. GARRET: You're welcome.

CHAIRMAN ENNES: Anyone else? Okay. Then I would like to go back to some of my questions. Mr. Arevalo?

MR. AREVALO: Arevalo.

CHAIRMAN ENNES: Arevalo, I'm sorry.

MR. AREVALO: That's okay.

CHAIRMAN ENNES: Do you know when the, the Northwest Community Hospital tenant that does the rehab, when did they move in?

MR. AREVALO: It does pre-date ownership of --

CHAIRMAN ENNES: Your current ownership here?

MR. AREVALO: Exactly.

CHAIRMAN ENNES: Okay, and when is the date of that ownership. When did you acquire it?

MR. AREVALO: 2014.

CHAIRMAN ENNES: 2014, okay. So, this is kind of new to you?

MR. AREVALO: In some respects, yes. But what I did learn in speaking with Jim Valentine, the Congressional Operations Officer, is that the agreement with the church has been in place since 2010.

CHAIRMAN ENNES: Okay.

MR. AREVALO: So, that kind of references to the time when the issues were prevalent and how they were addressed with the off-site parking. So, it does even predate my client's ownership of the building.

CHAIRMAN ENNES: A question for Staff. Jake, is the parking requirement for a medical office different than the parking requirement you would have on rehab, where you could have a room, and you could have 20 people on tables getting rehab.

MR. SCHMIDT: Both would be consider medical uses and both would have the same --

CHAIRMAN ENNES: Okay, because I was thinking, possibly, when they moved in, that might have been one of these big increases. But, really what I see is the problem is we have a property that is 100 percent occupied, we like to see that in town. But, it is really over-utilized and we have a parking problem that has the potential of affecting the neighbor, neighbors because of the developed in the original approval. We probably should have required more parking there, but I don't know if I'm the only one

that's, I do see one of the doctors there. And, I'm not sure what time you go for your appointments, but I've run into parking problems and I actually don't like to park my car there because the parking spots seem to be pretty narrow.

COMMISSIONER DAWSON: They are very small parking spots. I'll give you that.

CHAIRMAN ENNES: So, they put in the maximum number that they could. Which, okay, that's fine, but as a patient, I don't like to park in there. So, one of my hopes maybe we could add some parking spots by narrowing it down, that's out. Is there any possibility, I'm trying to think of ways that we could help reduce some of the congestion. Is there any way you can work with your tenants to try to work with the medical practices or the doctors on how they schedule so that, so that they might not have people sitting in waiting rooms waiting for the doctor to come around?

MR. AREVALO: I mean, that certainly is a possibility, but the only --

COMMISSIONER GREEN: That would be great.

MR. AREVALO: It would be so inconsistent and difficult to manage. You know, and then, obviously, it also depends on the practitioners, they may, you know, they may be want to like to have, pile up patient after patient, even if they're just sitting there, and we all go to the doctor. We all know, we get there and we wait about 15 minutes before we're seen. So, I mean, I think that would be very difficult to manage.

CHAIRMAN ENNES: Okay, and again, knowing the position of a landlord, I can understand. I'm going to tell your tenants you shouldn't back them up, so he can pay you rent.

MR. AREVALO: Right.

CHAIRMAN ENNES: Have you seen the conditions that are in the motion?

MR. AREVALO: Yes, I have.

CHAIRMAN ENNES: And do you agree with them as they are?

MR. AREVALO: I agree with them as they are. I do think that there is some flexibility for what we were discussing, which was back to, you know, the agreements. What I read in the condition regarding the agreements --

CHAIRMAN ENNES: You're talking about when you mentioned that if you lose one of the parking agreements, you would come to the Village --

MR. AREVALO: Well, there's the notice issue that I kind of addressed for Commissioner Green as a possibility of making sure that there's communication between the property owner and the Village and then there's also the, I believe that the, if I may have a second here, that the administrative review of renewed lease for a parking space might be something that then allows the flexibility that Commissioner Cherwin was talking about, insofar as, you know, if it's a fairly comparable parking agreement. Assuming that the church or Glueckert's agreements went away, per se. And that the owner of the building or the tenant, if they were able to secure alternative parking that was comparable to those, to the arrangements in place, as of today. And if that's something that could be handled administratively to Staff by providing, here's the new agreement, it's comparable, then it would be a huge relief for the petitioner to not have to come here and go through this whole process, because it is not a simple process. Obviously, it's taking time. We do appreciate the Commission's time, but it is costly and it is something that takes time. So, we wouldn't want to, you know, if it was the kind of thing that could be handled

administratively, it would be much more efficient from our perspective.

CHAIRMAN ENNES: Well, it seems like ownership of the property before you came into the picture were sensitive to the issue and went out and got these parking agreements.

MR. AREVALO: Right, and I do believe that the building owned was owned prior to my clients, was owned by a group of doctors that practiced there. And I think that they were sensitive to the neighbors and it was their practice, and they sold the building to our client, and that sort of continued. That's why the agreements are with the, with the Northwest Medical Health, or with the medical providers as opposed to the owner, you know.

CHAIRMAN ENNES: And it seems like you have been pretty open and have been proactive in going out and doing the parking counts.

MR. AREVALO: Yes

CHAIRMAN ENNES: I think that would be a point that I would be open to and possibly one of our attorneys on the Commission could come up with some basic wording to address that point in regard to the landlord being responsible to give notice in addition to the fact that the neighbors would probably give the Village notice if all of sudden there were 30-some cars parking on the street. But if they were required to do that and that I would see no problem with the petitioner or the property trying to work out a resolution of that problem with Staff, within certain parameters.

COMMISSIONER CHERWIN: I think you just add a five on the notice and just say, you know, fifth condition would read, you know, to the extent there's a change in the status of an off-site agreement.

CHAIRMAN ENNES: Do you want to read it?

COMMISSIONER CHERWIN: Oh, yeah, I'm just kind of helping you out. Yeah, to the extent there's a change in status in the off-site agreements, petitioner shall notify Village --

CHAIRMAN ENNES: Promptly

COMMISSIONER CHERWIN: Promptly, notice.

COMMISSIONER JENSEN: Yeah, you could add something, actually, I've done something. It may not be very good. It says, further the petitioner shall be required to inform the Village of these circumstances. You can say within a certain timeframe, and shall be given X amount of time. I don't know whether it's six months, three months, two minutes, whatever, to find comparable alternative parking arrangements. You know, it's kind of what I heard you say.

COMMISSIONER DAWSON: Find additional time to find --

CHAIRMAN ENNES: No, it didn't say --

COMMISSIONER DAWSON: No, that they should have, just because they lose the parking doesn't mean that everything ends. They have the ability to go find other options, but --

COMMISSIONER JENSEN: Right, and you can set the timeframe whatever we want it to be. I just --

COMMISSIONER DAWSON: Right, right.

COMMISSIONER WARSKOW: I think the question also is review by Staff as opposed to coming back before the Plan Commission, so that would have to be also

added.

COMMISSIONER DAWSON: I just don't even know that we really need to add the notice provision, because if it's discontinued, they just can't renew the leases. Let's tell the Village this --

CHAIRMAN ENNES: But that can be years out as opposed to they have to let us know and start working for --

COMMISSIONER DAWSON: I know, but all they have to do if they lose that off-set parking is they can't renew their leases.

MR. AREVALO: The only, the only --

COMMISSIONER DAWSON: There's nothing else that we're going to do. So, I'm happy to put in the provision, and just don't think it's necessary. I mean --

CHAIRMAN ENNES: Well, is it necessary, no. But, would it be helpful if the situation arose, that the Village is aware of it, and the petitioner is, we know that they're working on it promptly.

COMMISSIONER GREEN: I don't think I would give a time, because that means the neighbors are going to be putting up with cars and traffic problems on their street or whatever time you give them. So, I think I would give them three to six months. Forget that, just say they have go to --

COMMISSIONER JENSEN: But you're already going to have quite a bit of time, depending on whether the agreement was just struck, they're going to have to the end of that agreement. It's what comes up for renewal. It could be, I don't know how long these terms are, how long are the terms of these agreements?

MR. AREVALO: Which terms?

COMMISSIONER JENSEN: Well, let's suppose, if the Northwest Eye Physicians were doing a new agreement, is it a three-year agreement, five year agreement?

MR. AREVALO: It depends, it's market conditions. These have been renews until '20/'21. The current lease is for the occupation of the property. So, one of the points that I wanted to raise for Commission Dawson in response to her comments is that there is that schedule, the multiple years for the occupants. And so, there's got to be some sort allowance or a reasonable time I think is what I would use as an attorney.

COMMISSIONER JENSEN: But if the agreement were just, if it were just renewed and the parking arrangements went away --

MR. AREVALO: Right.

COMMISSIONER JENSEN: -- that entity would have until the end of that agreement to stay there, even though the parking went away, the way this is written now, as I understand it. It doesn't, the condition doesn't become binding until it come up for renewal.

CHAIRMAN ENNES: You mentioned one of the leases is terminated in 2019 and the other one in 2021, correct?

MR. AREVALO: That's correct.

CHAIRMAN ENNES: And is that the base term of the lease or is that with renewal options?

MR. AREVALO: There's always renewal options, right.

CHAIRMAN ENNES: Right. So, really, the lease is, Commissioner Dawson, you're a real estate specialist. That lease term is the base term for the tenant, is the base term of the options. We couldn't prevent the tenant from exercising his option when he's got a contract.

COMMISSIONER DAWSON: I don't know what the language of the option is. Just to clarify because it's on record, no attorney in Illinois is allowed to be a specialist, so I'm not a specialist. But, I mean, lease options are all drafted differently. Some of them are automatic on behalf of the tenant, provided they're not in default, which, I mean, it's not that hard to find a default in a tenant, if you really needed to. Some of them are mutual, you know, some of them are to a landlord. I don't know what the language of it says, so, my only point was that I don't know that we need to put in a notice provision, because I think that number four already says that if they lose the parking, they can't renew.

If they renew and the neighbors are complaining, then they have violated regardless of whether or not they're supposed to give us notice. So, I just don't know that it's necessary. I'm not opposed to it. I just feel it's not necessary. All that's going to do then is give the Staff one more, you know, burden on their desk. What are they going to do, drive by once a week to make sure there isn't any tenant there. That's all. I mean, that was just my point. It's quite clear, if they lose the off-site parking, they can't renew for medical purposes, right? Or at least, I guess, it shouldn't renew, because part of it could renew for medical, it just can't all be medical, right? So, the Staff would be able to need to monitor, because they, at some point, would become compliant, right? If they lost, if two of them were offices and one was a doctor's office, it would be okay. That's all. That was all my point, but I don't need to, I don't need, if that's what the Commission wants to add in, I'm fine with that, too.

COMMISSIONER LORENZINI: Could I have one more question, Jake. So, whether we approve or deny this, either way, there could be a situation where they're over-parked for forever, if we approve it, or for a term until the leases are up, if we disapprove it. There's so many situations to over parking. When are they going to do that?

MR. SCHMIDT: The Village would have options to enforce, either in the instance that this is approved, the Village would have options to enforce the provisions of the conditions set forth here. Whether that's in code enforcement, mediation of an offense, or the lease expire, or in extreme circumstance, the tenants could be kicked out of their spaces, although that would be the most severe option. But either way, the Village would have options to enforce the provisions of the ordinance or enforce the code.

COMMISSIONER LORENZINI: So, they wouldn't have to wait until the lease expires in two years, they have some remedy, okay.

MR. SCHMIDT: Correct.

CHAIRMAN ENNES: Commissioner Cherwin, you had another question.

COMMISSIONER CHERWIN: Yeah, that was going to be my question. I mean, my thinking on this isn't that, you know, if they had, we approve it, and then all of sudden the parking agreement would go away, they get to ride out their lease terms. It's, it's when those parking agreements go away, you're out of compliance. And then the Village has its remedies. If it's final, they can, you know, whatever, get some kind of

declaratory action or something. But, you know, I think we're, I'm looking at this like it doesn't really matter what the leases say or what the terms are, it's, you know, this property can continue to use it for what they're using it for, if they have off-site arrangements. You know, currently, they have off-site arrangements, Glueckert and the church, and we provide some flexibility to say, or, some kind of comparable alternative. If any of that stuff goes away, they immediately become non-compliant, right? Then there's no window, there's no time period. It's up to them --

COMMISSIONER GREEN: It has nothing to do with them.

COMMISSIONER CHERWIN: The burden is on them to make sure that if they see an agreement going away, they need to have something else lined up, or else, you know, Jake's going to come knocking on their door.

COMMISSIONER WARSKOW: Right, I agree with that.

COMMISSIONER CHERWIN: So, that's how I'm looking at this.

MR. HUBBARD: If that's the will of the Plan Commission, then I would recommend changing the language in number four to read that the existing parking agreements with the Glueckert Funeral Home or Our Savior's Lutheran Church are discontinued and the petitioner does not secure new, substantially similar parking agreements, the petitioner shall not renew leases for medical tenants and shall only lease tenant spaces with general office. That gives the Village flexibility to determine if a new agreement is --

COMMISSIONER CHERWIN: Yeah, and I would say they would be deemed non-compliant.

COMMISSIONER GREEN: Correct, I would add that. Don't you want to add that to that? I think so, the minute the parking goes away, like you said --

COMMISSIONER CHERWIN: Yeah. You're out of compliance.

COMMISSIONER GREEN: That's it, you've got to do something then, not at the end of --

COMMISSIONER DAWSON: But do we need to add something that would -- Jake, sorry, that would require them to come back to the Village to make sure, not us, but you, to make sure that you do, that the new parking arrangement is substantially similar to it or do we, or does it imply that without putting the word in there?

COMMISSIONER LORENZINI: I think that's implying.

MR. HUBBARD: Yeah, I think so, too.

COMMISSIONER DAWSON: Okay. You think it's implied.

COMMISSIONER CHERWIN: I think it -- to be approved by Staff in their description.

COMMISSIONER DAWSON: I'd just like to have some ability for you to come back and push back and so, no, this is much different, or something not working.

CHAIRMAN ENNES: So, subject to --

COMMISSIONER DAWSON: How do you feel about that?

MR. HUBBARD: So, what's the condition, how would the condition read then?

COMMISSIONER CHERWIN: I don't know, it depends.

CHAIRMAN ENNES: As you stated, subject to --

COMMISSIONER DAWSON: Right, I believe you said everything was the

same up to and petitioner does not secure new, instead of code compliance, substantially similar parking agreements and then what we're stating is there be a comma in the determination of the Village.

MR. SCHMIDT: Village Staff.

COMMISSIONER DAWSON: Right.

COMMISSIONER CHERWIN: Then the petitioner shall be deemed not compliant and shall not renew leases.

COMMISSIONER DAWSON: I do think, just since we're really harping on this, it needs to be clear, shall only renew spaces of general office until such time as parking code can be met. Because they can have a medical office in there, they just can't have all medical office. So, we need to clarify that.

COMMISSIONER GREEN: Up to the parking.

COMMISSIONER DAWSON: Right, up to, until they become in compliance with the parking matter.

COMMISSIONER GREEN: But that's --

COMMISSIONER DAWSON: No, but this completely says that they can only re-tenant with general office, period. It could be interpreted as going a little bit further than what we intended, that's all. As long as we're tinkering with the language, we might as well --

MR. HUBBARD: So, can I summarize what I've heard, to get it all on the record.

COMMISSIONER DAWSON: Yes.

CHAIRMAN ENNES: Just a comment. The public portion is closed for comment, although, you know what, since you're the only person here, why don't you come up.

COMMISSIONER DAWSON: The only person speaking he means.

CHAIRMAN ENNES: Yes.

COMMISSIONER DAWSON: Right, but --

MS. GARRET: My only issue is that window that Jake is worried about. If they lose their leases or stop their leases with the off-site parking in October, and their lease is not up until January 1st, they will renew this on January 1st. What about those two months?

COMMISSIONER CHERWIN: That's when they would be non-compliant and the Village would fine them or do whatever they had to do --

MS. GARRET: Okay, but I think there should be something in there about, under no circumstances are they to park in residential streets, because it was a nightmare.

COMMISSIONER SIGALOS: If I could add, I kind of share your concern, because the way this is worded, let's just say that, you're saying about a two month window, maybe the lease doesn't expire for another five years.

MS. GARRET: Exactly.

COMMISSIONER SIGALOS: So, now we may go back to these people parking all the way down in residential.

CHAIRMAN ENNES: Well, then it becomes a compliance issue.

COMMISSIONER DAWSON: Then, right.

COMMISSIONER GREEN: Well, then they lose their off-site parking they're non-compliant. And therefore, the Village can force them to do something, right away.

COMMISSIONER DAWSON: Just so you understand, the Village has multiple ways in which they could enforce.

MS. GARRET: Okay, but I would, can be the ones that let the Village know that they are not in compliance.

COMMISSIONER DAWSON: No, obviously.

MS. GARRET: Because we're the ones that did that before when we had the 30 cars parked on the street.

COMMISSIONER DAWSON: No, no, I understand, and I hear what you're saying. But to say that in the event can they then park on residential streets. Well, they can't tell their patients, they can tell their patients where to park, but now the patient. I could see signs all day long saying don't park in residential streets and I can ignore them. So, you're putting an obligation here that they can't really enforce or really has to go to Village enforcement.

CHAIRMAN ENNES: Thank you.

COMMISSIONER LORENZINI: So, Jake, with the changes we just made, what's the difference between denying and approving this petition?

COMMISSIONER JENSEN: Well, we ought to hear what the changes are because I think that Sam is going to tell us what he heard.

MR. HUBBARD: Yeah, can I summarize. So, condition four would read if the existing parking agreements with the Glueckert Funeral Home or Our Savior's Lutheran Church are discontinued and the petitioner does not secure new, substantially similar parking agreements, at the discretion of the Village, then the petitioner shall be deemed non-co-compliant and shall not renew leases for medical tenants, and shall only re-tenant spaces with general office or until such time as the parking requirement is met.

COMMISSIONER LORENZINI: That's pretty good.

COMMISSIONER WARSKOW: Yep.

COMMISSIONER LORENZINI: Okay, so, then what's the difference between approving and non-approving. This sounds like they both do the same thing now with this change.

MR. SCHMIDT: Well, approval would allow them continued used and wouldn't put this property being non-compliance approval would grant them continued use of the property as it exists today, as long as the two agreements are in place, or if the agreements are lost, if they find a substantially similarly agreement, they would be allowed to continue use of the property as it exists.

MR. HUBBARD: So, approval of the parking variation would set a precedent to allow a large deficit of parking where we know that parking is a problem. So, we don't want to approve straight-up the parking variations. What we want to do is approve them to use off-site parking facilities to satisfy their parking requirement and then condition it as we've done, you know, this evening.

COMMISSIONER JENSEN: I don't understand why you need to have this section about denial. We don't usually say that, do we? Why can't you just have what you approve? The section you approved, you begin with one, you approve it, and then

there are these conditions. And those are the conditions that have to be met. Why do we have to say we're denying the reduction of the required spaces to 77, I mean, isn't that implied when you do the other thing?

MR. HUBBARD: Because that's what the petition was asking for when they applied. They specifically asked --

COMMISSIONER JENSEN: So, we have to make a ruling on with in essence on that.

MR. HUBBARD: Right.

COMMISSIONER LORENZINI: That was my whole point. And now, with this change, there really is no need for a denial on this. It seems obscure enough.

CHAIRMAN ENNES: Is there a motion?

COMMISSIONER JENSEN: Well, I would certain move the denial thing up to the top, and say, you know, we denied the requested amendment, and then you can go into what you approved. I wouldn't have this denial interrupting the approval part in the beginning and the conditions in the end. So, you're basically saying, we're denying what the petitioner asked for. And then you begin your section of what we are, in fact, approving.

COMMISSIONER CHERWIN: We can do that.

COMMISSIONER SIGALOS: Yeah, that makes sense.

COMMISSIONER JENSEN: I mean, it doesn't, because I had the same problem you did. You're reading about this denial in the middle of all these approvals.

COMMISSIONER DAWSON: I think that probably addresses a lot of what my concern was, as well. Good point, Lynn.

CHAIRMAN ENNES: Lynn, are you prepared to make a motion?

COMMISSIONER JENSEN: Well, sure. I guess so. I would like to make a motion to the Village Board of Trustees, denial of the amendment to PUD Ordinance 89-100 and the following variations for PC#18-007. A variation from chapter 28, Section 10.4-2, schedule of parking requirements reduced the required amount of onsite parking from 99 spaces to 77 spaces.

I'd also like to make a motion to recommend to the Village Board approval, now, let's see, what are we terming that it's not the same PC, is it?

MR. HUBBARD: It would be under the same PC.

COMMISSIONER JENSEN: Okay, PC#18-007. A variation from Chapter 28, Section 10.3-3, parking for business and Manufacturing Districts to permit the use of two off-site parking facilities in Residential Districts where code does not allow off-site parking facilities to be located in Residential Districts, as well as to allow the use of an off-site parking facility located approximately 1,900 feet from the used, the use where code requires off-site parking be located within 1000 feet of the use and that be subject to the following conditions of one through four.

COMMISSIONER GREEN: With the amendments to four as in the --

COMMISSIONER JENSEN: Right, with the, as you have made the changes to four.

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COMMISSIONER GREEN: With the amendments to four as in the --

COMMISSIONER JENSEN: Right, with the, as you have made the changes to four.

CHAIRMAN ENNES: As stated by Sam. Okay.

COMMISSIONER GREEN: I'll second that.

CHAIRMAN ENNES: Second. Any questions. Can we have the role call vote, please?

MR. SCHMIDT: Commissioner Cherwin?

COMMISSIONER CHERWIN: Yes.

MR. SCHMIDT: Commissioner Dawson?

COMMISSIONER DAWSON: Yes.

MR. SCHMIDT: Commissioner Green?

COMMISSIONER GREEN: Yes.

MR. SCHMIDT: Commissioner Jensen?

COMMISSIONER JENSEN: Yes.

MR. SCHMIDT: Commissioner Lorenzini?

COMMISSIONER LORENZINI: Yes.

MR. SCHMIDT: Commissioner Sigalos?

COMMISSIONER SIGALOS: Yes.

MR. SCHMIDT: Commissioner Warskow?

COMMISSIONER WARSKOW: Yes.

MR. SCHMIDT: Chairman Ennes?

CHAIRMAN ENNES: Yes.

The only comment is very good job. And you have unanimous approval.

MR. AREVALO: Thank you very much.

CHAIRMAN ENNES: And thank you for being proactive on this.

MR. AREVALO: Again, as soon as we found out, we were on top of it, I, obviously, the owner did not know about the specifics of the arrangements, but we do appreciate the Commission.

CHAIRMAN ENNES: So, you should --

MR. SCHMIDT: We're looking at tentative dates of July 2nd.

CHAIRMAN ENNES: Good luck.

MR. AREVALO: Thank you.

CHAIRMAN ENNES: And thank all for a very good deliberation on this.

Seeing no other business, can I have a motion to adjourn.

COMMISSIONER DAWSON: So moved.

COMMISSIONER GREEN: Second.

CHAIRMAN ENNES: All in favor.

(Chorus of ayes.)

(Whereupon, the above-mentioned petition was adjourned at 8:53 p.m.)

APPROVED

PLAN

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

COMMISSION

RE: 1540 NORTH ARLINGTON HEIGHTS ROAD - PC#18-007
PLANNED UNIT DEVELOPMENT AMENDMENT FOR PARKING 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 9th day of May, 2018 at the hour of 8:01 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

SAM HUBBARD, Community Development Planner

CHAIRMAN ENNES: So, we have another petition tonight, but there is a

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recommendation that we continue that?

MR. HUBBARD: Correct.

CHAIRMAN ENNES: So, that is 1540 North Arlington Heights Road for a PUD amendment, PC#18-007. If there is nobody that doesn't want this continued and we're all in favor, can we have a motion to approve it?

MR. HUBBARD: Motion to continue until the June 13th Plan Commission.

CHAIRMAN ENNES: 13th Plan Commission.

COMMISSIONER GREEN: I'll make that motion.

CHAIRMAN ENNES: Is there a second?

COMMISSIONER CHERWIN: I'll second.

CHAIRMAN ENNES: Would you take the roll call vote?

MR. HUBBARD: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MR. HUBBARD: Commissioner Dawson.

COMMISSIONER DAWSON: Yes.

MR. HUBBARD: Commissioner Drost.

COMMISSIONER DROST: Aye.

MR. HUBBARD: Commissioner Green.

COMMISSIONER GREEN: Yes.

MR. HUBBARD: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MR. HUBBARD: Commissioner Lorenzini.

COMMISSIONER LORENZINI: Yes.

MR. HUBBARD: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MR. HUBBARD: Chairman Ennes.

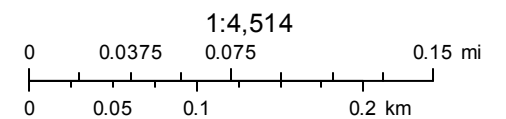
CHAIRMAN ENNES: Yes. So, we'll be hearing that on the 13th. I hope you all can make it.

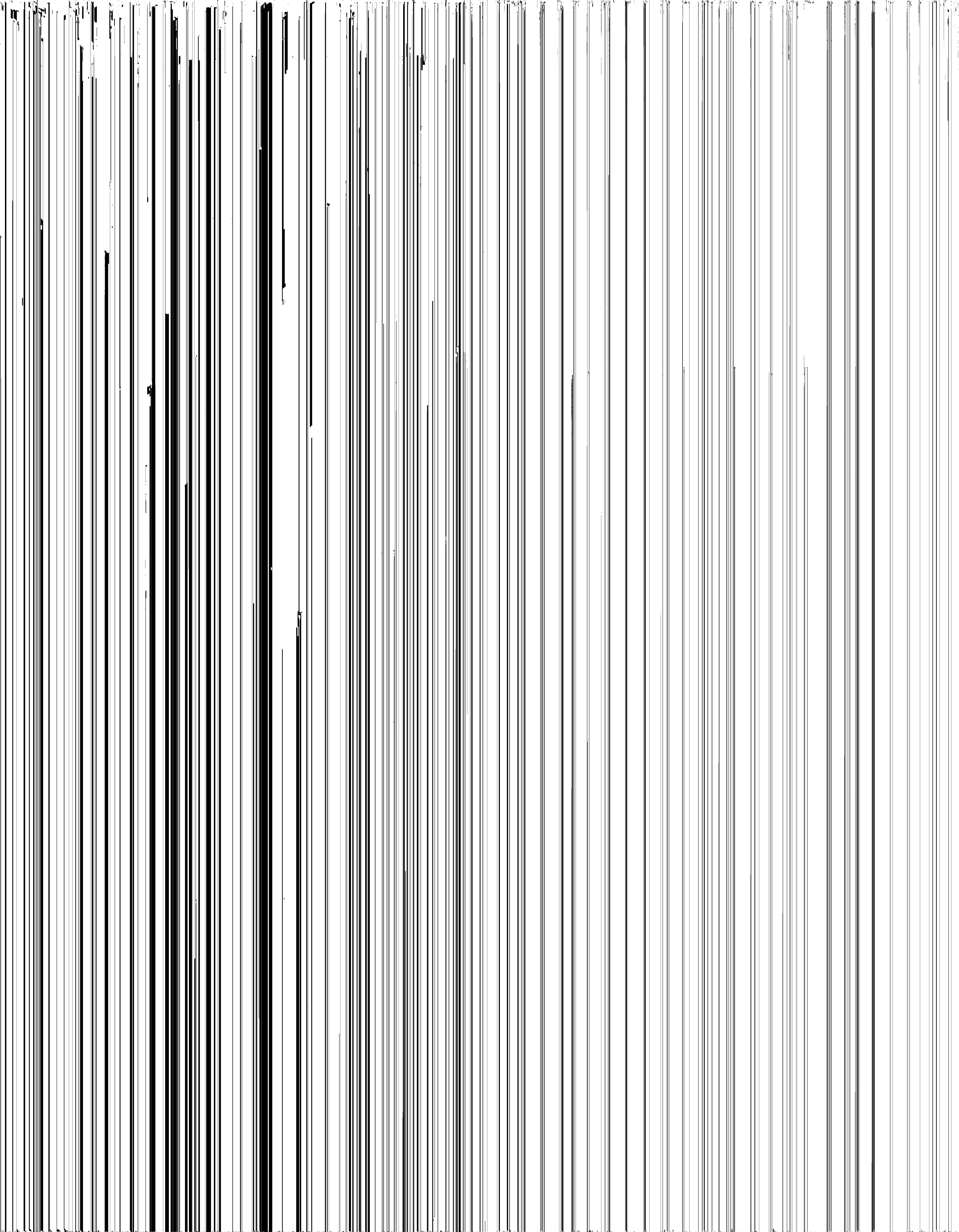
(Whereupon, the meeting on the above-mentioned petition was adjourned at 8:02 p.m.)

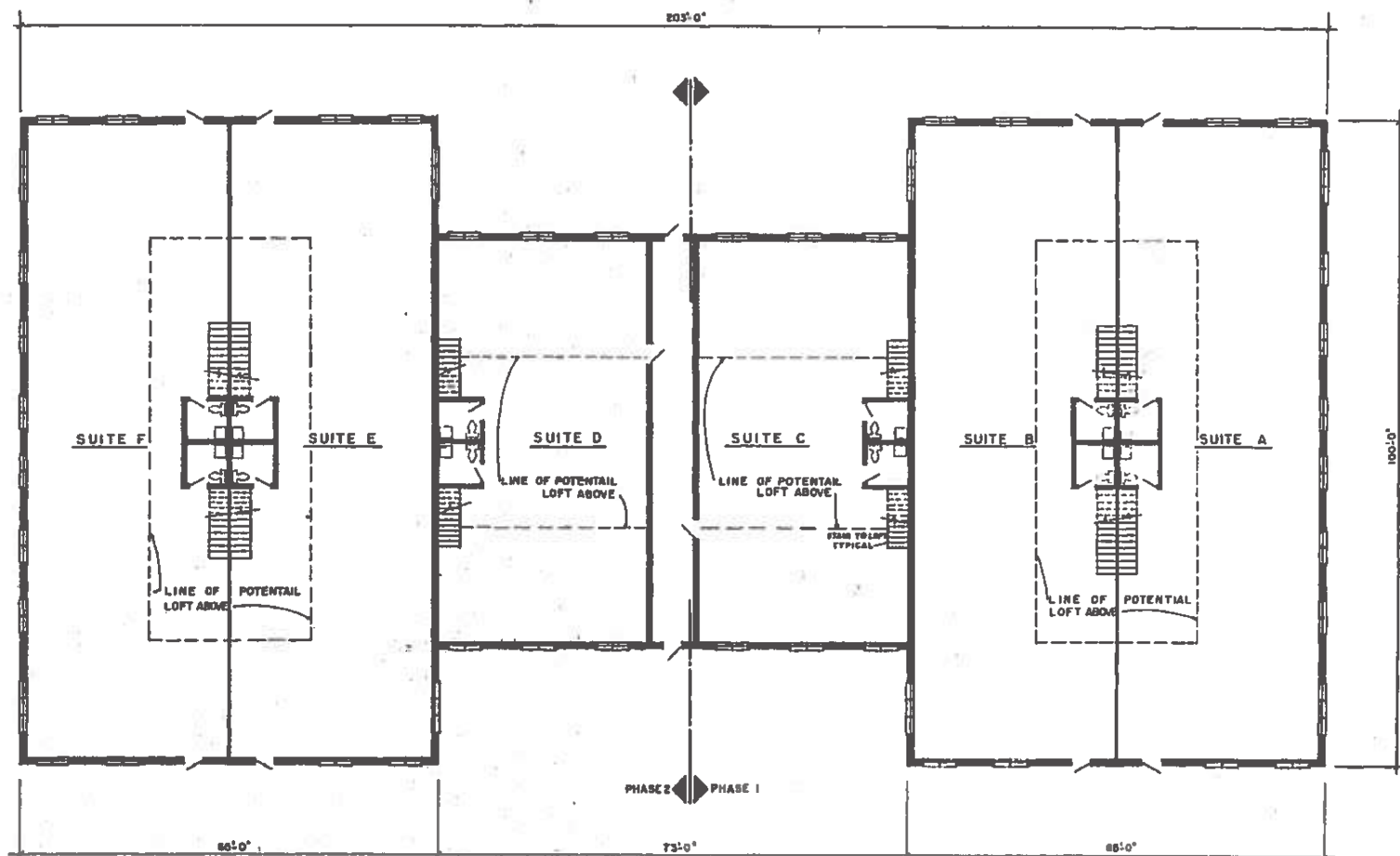
1540 N. Arlington Heights Rd.



March 23, 2018



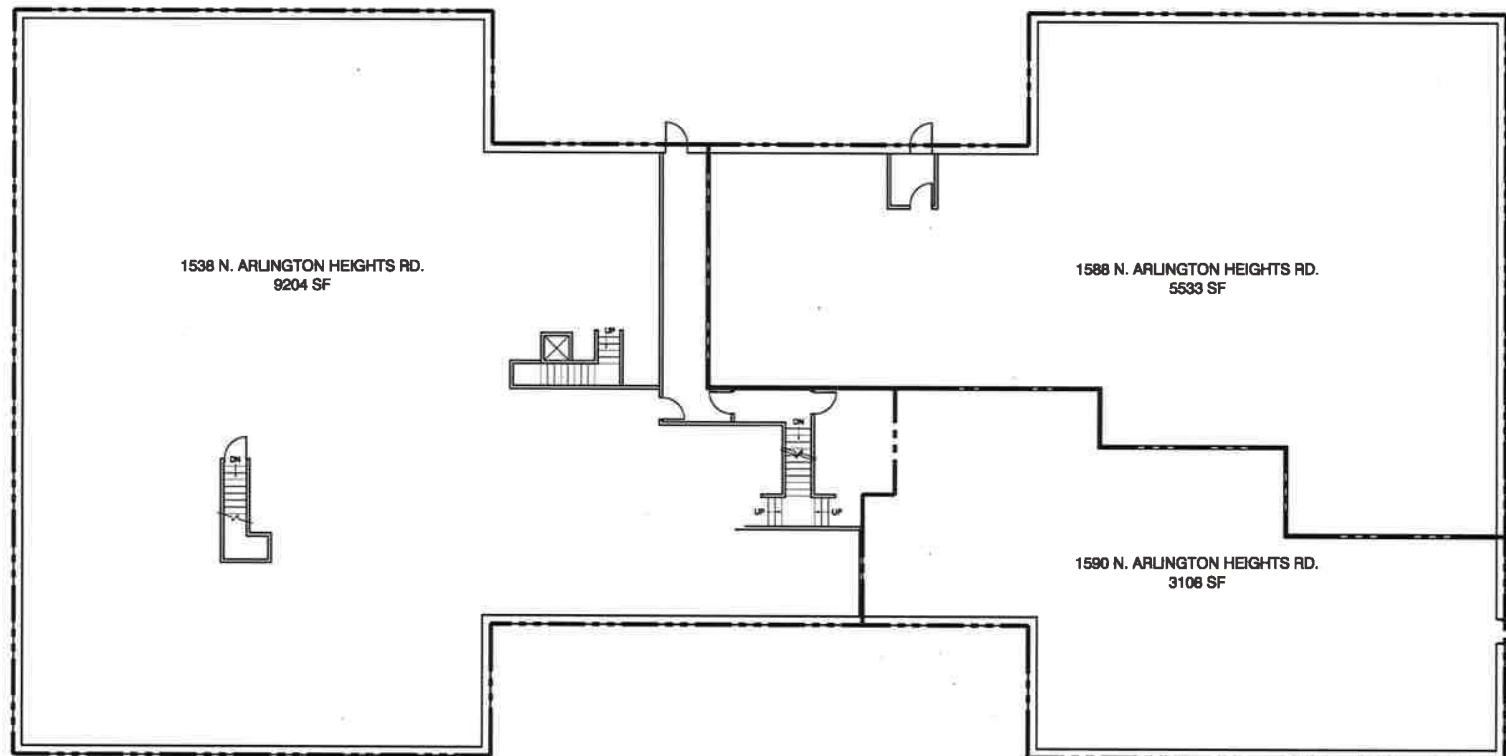




FLOOR PLAN

SUITE 100'-0"





Northwest Community Healthcare
Arlington Heights, IL

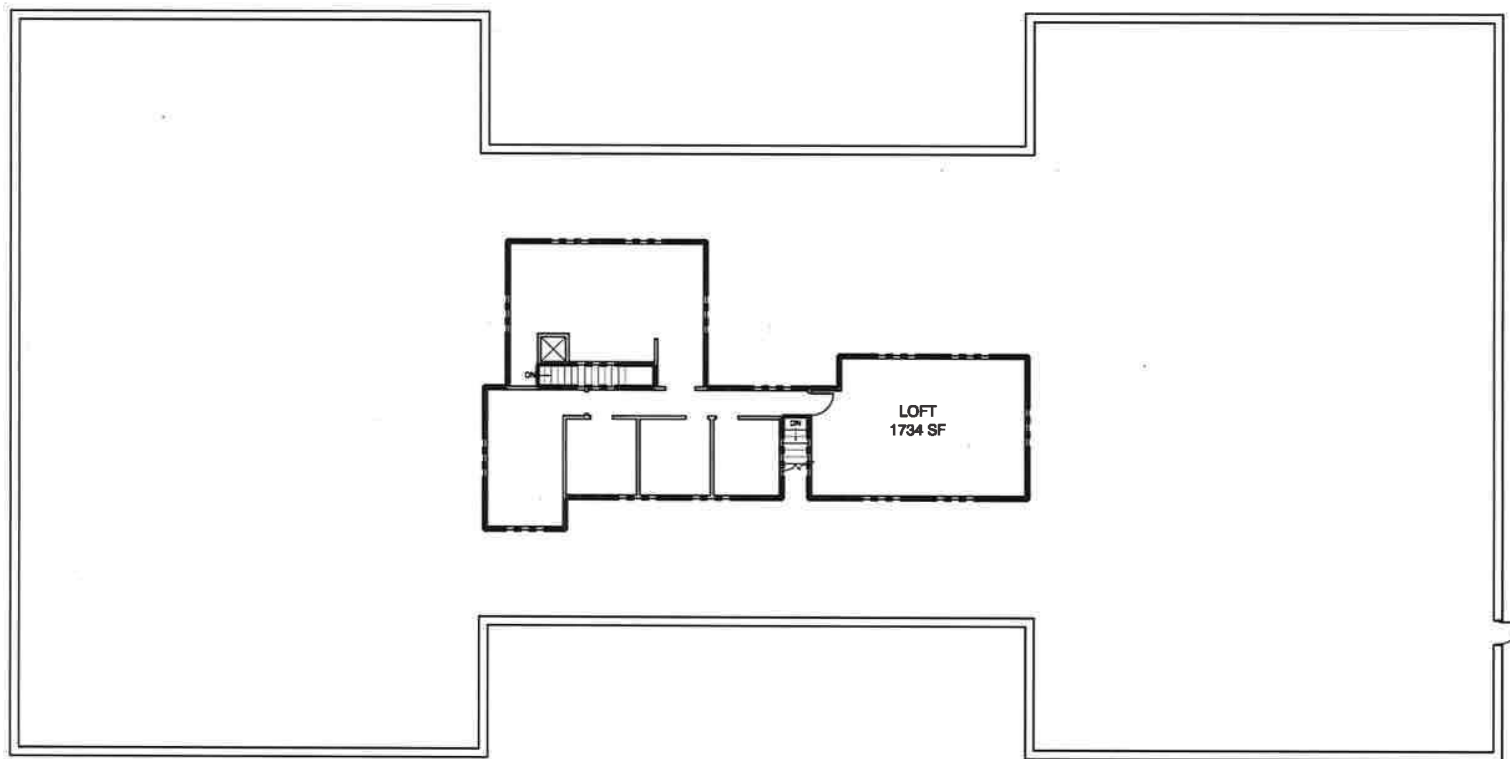
First Floor Plan



43 South Vall Avenue
Arlington Heights, Illinois 60005
Job No. 17018 © 2018



January 3, 2018 ARCHITECTS + PLANNERS, INC.



Loft Plan



Northwest Community Healthcare
Arlington Heights, IL



43 South Val Avenue
Arlington Heights, Illinois 60005
Job No. 17018 © 2018



January 3, 2018 ARCHITECTS + PLANNERS, INC.



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Technical Memorandum

Northwest Community Services Parking Study

March 1, 2018

Revised April 19, 2018

Revised June 20, 2018

HR Green Project No: 171860

Prepared For:
Fidelity National Title Group



Michelle Zuzzio
Exp 11/30/19

A parking analysis was completed for the medical building located at the southwest corner of Arlington Heights Road and Maude Avenue; refer to Location Map, Exhibit 1. The medical building is separated into suites with services provided by the Northwest Community Healthcare Medical Group and the Northwest Eye Physicians. Currently, there are 77 parking stalls available, four of which are accessible stalls.

A field observation was done for seven days, including a Saturday, counting the existing parking supply. Counts were performed from 8:00 am to 4:00 pm, every 30 minutes. Table 1 lists the occupancy throughout the study period. Since the offices have varying hours of operation, the peak hours varied from day to day. As shown from the table below, there is no time where the parking lot is at 100% occupancy. The average occupancy rate throughout the weekday was typically within 64% to 79% occupied.

Table 1 – Occupied Parking Stalls within Parking Lot

	Date	Vehicles Parked in Spots							Highest Occupancy
		1/9/2018	1/10/2018	1/16/2018	1/17/2018	4/14/2018	4/17/2018	4/18/2018	
Time	8:00	36	27	28	24	36	29	24	47%
	8:30	43	40	33	31	34	36	34	56%
	9:00	56	51	39	57	38	43	49	74%
	9:30	59	60	40	57	40	48	45	78%
	10:00	59	55	38	53	45	57	64	77%
	10:30	53	65	46	56	41	59	62	77%
	11:00	60	68	47	59	40	54	59	88%
	11:30	57	61	45	52	34	51	59	79%
	12:00	50	51	31	39	27	46	43	65%
	12:30	46	39	37	29	6	44	34	60%
	1:00	64	51	48	44	4	56	50	83%
	1:30	71	54	50	46	6	56	56	92%
	2:00	67	59	58	47	6	66	58	87%
	2:30	68	64	52	53	2	68	61	88%
	3:00	70	60	57	53	2	62	63	91%
	3:30	64	53	53	43	2	56	59	83%
	4:00	55	55	59	43	2	59	57	77%

Parking along Maude Avenue and Evergreen Avenue was observed on two weekdays and a Saturday. Table 2 lists the number of spots occupied. There were no vehicles parked along Evergreen Avenue during the study period. There are nine on-street parking spots available along the north side of Maude Avenue. No matter the occupancy rate of the parking lot throughout the day, the on-street parking was utilized. The on-street parking appears to be used more out of convenience than lack of spots provided in the parking lots. A medical building is located at the northwest intersection of Maude Avenue at Arlington Heights Road with sidewalks and office access adjacent to the roadway.

Table 2 – Maude Avenue On-Street Parking

	Date	Vehicles Park on Maude Ave		
		4/14/2018	4/17/2018	4/18/2018
Time	8:00	3	4	1
	8:30	4	7	7
	9:00	4	7	9
	9:30	4	8	9
	10:00	5	8	9
	10:30	4	9	9
	11:00	4	9	9
	11:30	4	9	9
	12:00	4	9	9
	12:30	3	9	9
	1:00	3	8	9
	1:30	3	9	9
	2:00	3	9	9
	2:30	2	9	9
	3:00	1	9	9
	3:30	2	6	8
	4:00	1	7	8

In 1989 an amendment was granted giving approval for the property to be rezoned to O-T Office Transitional District and designated as a Planned Unit Development (refer to Appendix). Numerous variances were approved which included a reduction in the number of parking spaces required. The amendment stated a reduction in the number of parking spaces required by Section 11.4. The current zoning regulation for offices requires one space per each 300 square feet which would result in 59 spaces. The existing building plan included within the amendment included 75 parking stalls. There may have been a separate Office Transitional zoning requirement at that time which provided a greater rate of stalls.

The currently zoning regulation for medical offices is one space for each 200 square feet of floor area which results in 98 parking stalls (*Village of Arlington Heights Municipal Code, Chapter 28-11.4*, included in Appendix). The existing parking of 77 stalls does not meet current municipal code; however the parking lot was never at capacity during the study period.

Addendum to report-06/20/2018

The Village requested additional parking data for the Glueckert Funeral Home which is the adjacent parcel to the south of the medical building. Counts were also taken at Our Savior Lutheran Church which is located 0.4 miles south of the medial building, see Exhibit 2. Table 3 and Table 4 list the number of spots occupied at each location. A calendar of events at Our Savior Lutheran Church is located in the Appendix. During the time that counts were conducted numerous events were taking place, Vacation Bible Study (9:00 am to 12:00 pm) was scheduled everyday along with other various meetings.

Table 3 – Our Savior Lutheran Church Parking

Vehicles Parked in Spot – 182 Total Spots						Highest Occupancy
6/8/2018		6/11/2018		6/12/2018		
7:15	13	7:00	6	7:00	4	7%
7:14	13	7:30	7	7:30	9	7%
8:15	19	8:00	10	8:00	14	10%
8:45	21	8:30	15	8:30	18	12%
9:15	24	9:00	16	9:00	22	13%
9:45	25	9:30	19	9:30	27	14%
10:15	28	10:00	24	10:00	31	17%
10:45	27	10:30	26	10:30	32	18%
11:15	28	11:00	27	11:00	37	20%
11:45	30	11:30	29	11:30	40	22%
12:15	29	12:00	35	12:00	36	20%
12:45	28	12:30	39	12:30	34	21%
1:15	26	1:00	41	1:00	29	23%
1:45	24	1:30	43	1:30	29	24%
2:15	24	2:00	37	2:00	32	20%
2:45	25	2:30	32	2:30	33	18%
3:15	27	3:00	33	3:00	30	18%

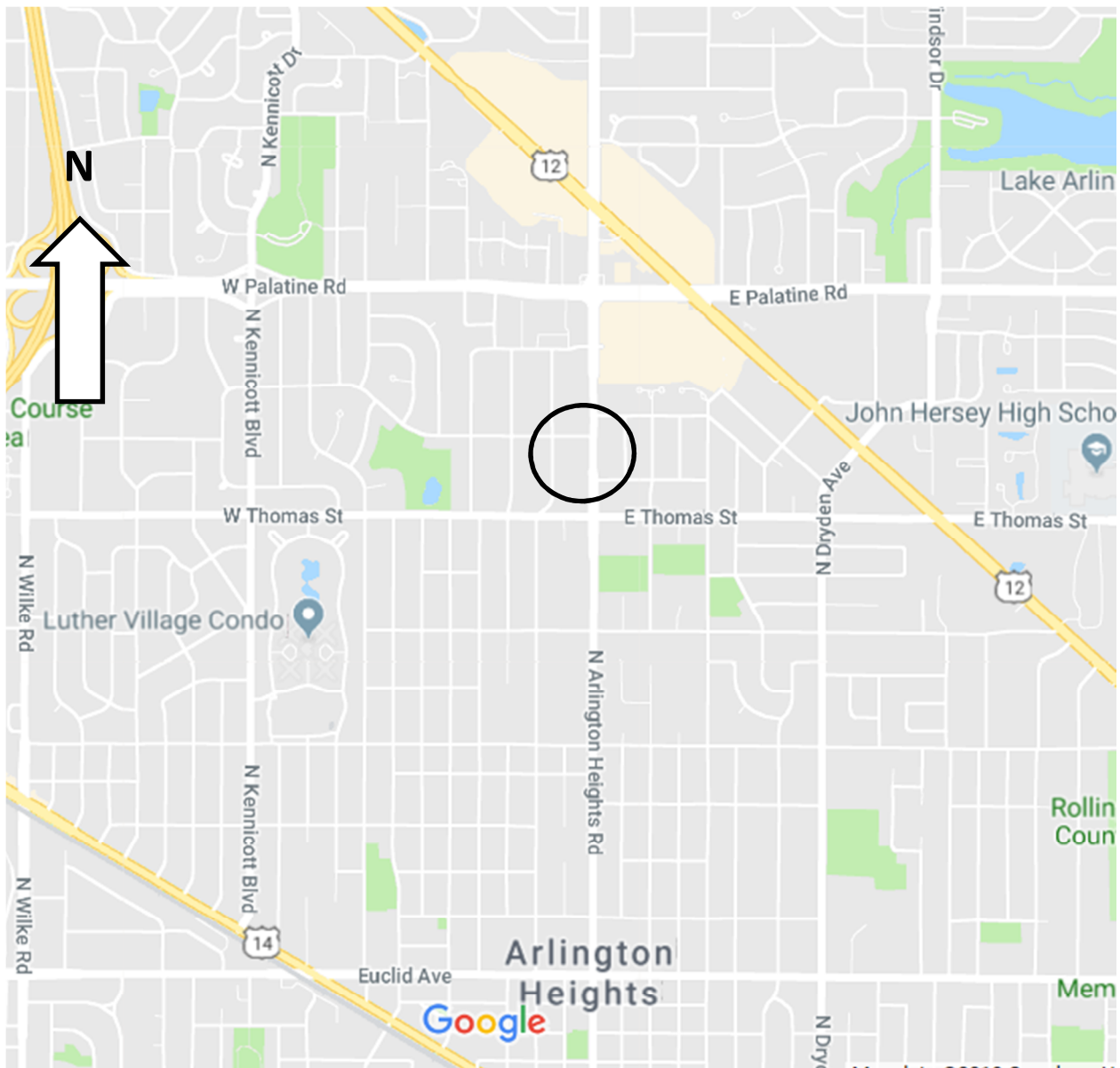
Table 4 – Glueckert Funeral Home Parking

Vehicles Parked in Spot – Total 110						Highest Occupancy
6/8/2018		6/9/2018		6/11/2018		
7:30	8	7:00	5	7:10	5	7%
8:00	9	7:30	5	7:40	7	8%
8:30	9	8:00	6	8:10	9	8%
9:00	10	8:30	9	8:40	12	11%
9:30	11	9:00	9	9:10	13	12%
10:00	10	9:30	7	9:40	18	16%
10:30	10	10:00	7	10:10	19	17%
11:00	11	10:30	9	10:40	18	16%
11:30	12	11:00	9	11:10	17	15%
12:00	16	11:30	9	11:40	19	17%
12:30	17	12:00	10	12:10	18	16%
1:00	16	12:30	12	12:40	18	16%
1:30	16	13:00	12	1:10	17	15%
2:00	19	13:30	10	1:40	16	17%
2:30	20	14:00	11	2:10	25	23%
3:00	23	14:30	12	2:40	25	23%
3:30	24	15:00	10	3:10	31	28%

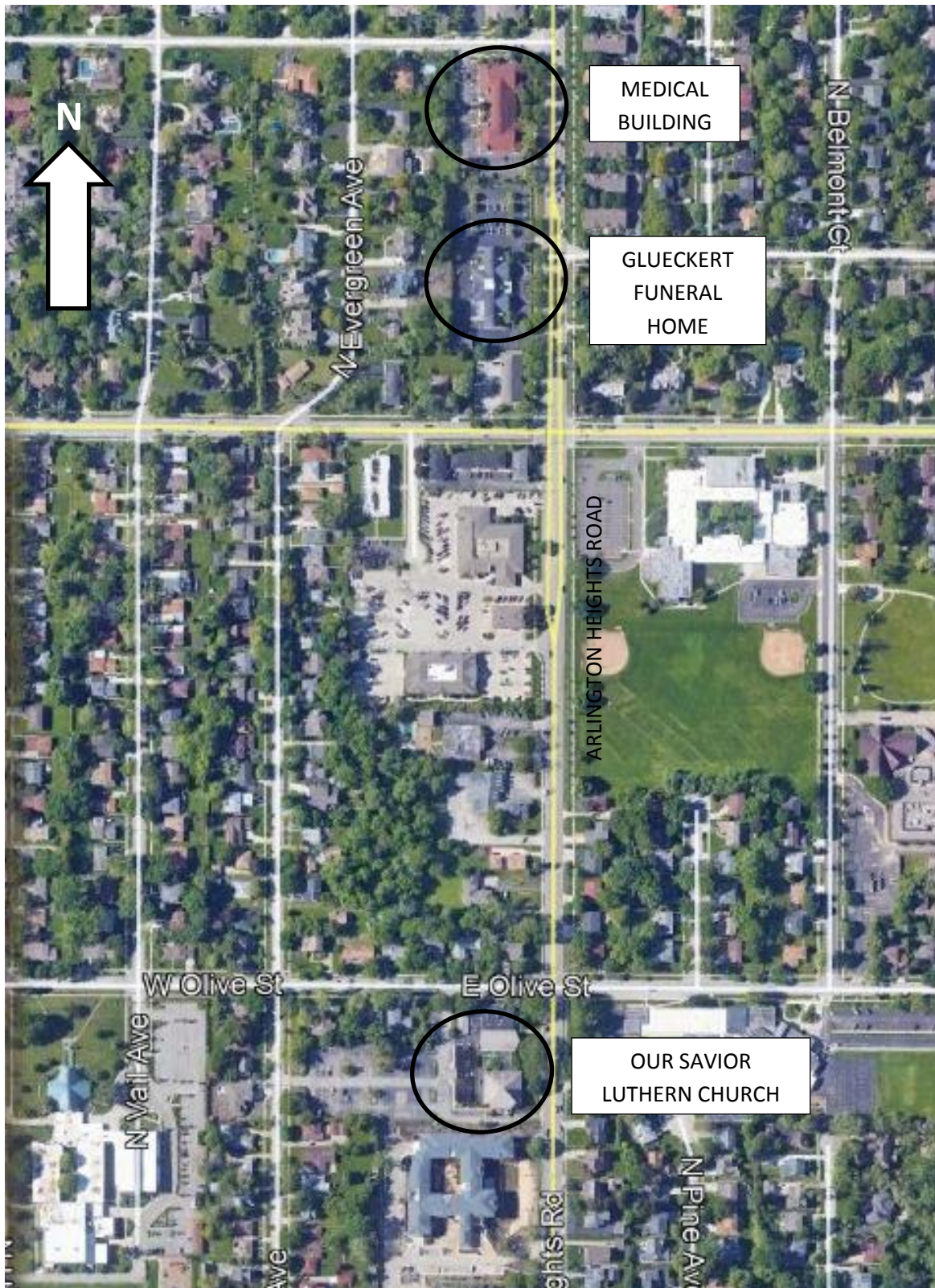
Medical Building

1590 Arlington Heights Road

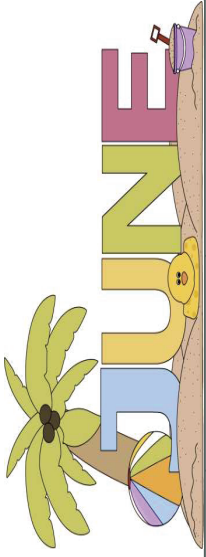
LOCATION MAP



PARKING SURVEY LOCATIONS



APPENDIX



2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
HOLY COMMUNION SUNDAYS 8:15 am—1st & 3rd 11:00 a.m.—2nd & 4th *Calendars are subject to change.					1 Men's Bible Study 7:30 am Shenanigans 10 am	2 Aluminum Drive 9-11 am
3 8:15 am Traditional 9:45 am Cross Training 11 am Contemporary Blood Pressure Screening	4 Ladies Exercise 8am	5 Boot-Scootin' Tuesday 6:30 pm	6 Pastor's Bbl. Study 9:30 am Co-Ed Bible Study 6 pm Youth 7 pm Choir 7 pm	7 Ladies Bible Study 7:30 am Ladies Exercise 8 am	8 Men's Bible Study 7:30 am LWML 9 am	9 CREW LEADER AND VBS TRAINING
10 8:15 am Traditional 9:45 am Cross Training 11 am Contemporary	11 Ladies Exercise 8am Trustees 3:30 pm Spiritual Life 7 pm	12	13 Co-Ed Bible Study 6 pm Choir 7 pm Youth 7 pm	14 Ladies Bible Study 7:30 am Hot Dog Dinner, VBS Program, Ice Cream Social!	15 Men's Bible Study 7:30 am	16
17 8:15 am Traditional 9:45 am Cross Training 11 am Contemporary Happy Father's Day	18 Ladies Exercise 8am	19 Boot-Scootin' Tuesday 6:30 pm	20 Pastor's Bbl. Study 9:30 am Co-Ed Bible Study 6 pm Choir 7 pm Youth 7 pm	21 Ladies Bible Study 7:30 am Ladies Exercise 8 am	22 Men's Bible Study 7:30 am	23
24 8:15 am Traditional 9:45 am Cross Training 11 am Contemporary	25 Ladies Exercise 8am	26	27 Pastor's Bbl. Study 9:30 am Co-Ed Bible Study 6 pm Choir 7 pm Youth 7 pm	28 Ladies Bible Study 7:30 am Ladies Exercise 8 am Boy Scouts 7 pm	29 Men's Bible Study 7:30 am	30

ARLINGTON HEIGHTS MUNICIPAL CODE

Health Clubs	One space for each 200 and fifty square feet of floor area
Motor Vehicle Sales and Sales	One space for each 600 square Machinery of floor area
Offices - Business, Professional & Governmental	One space for each 300 square feet of floor area
Offices - Medical or Dental Clinics,	One space for every 200 square feet of floor area
Medical Center	(Refer to State of Illinois Accessibility Standards for additional requirements.)
(Ord. #11-024) Personal Trainer space	One space for each 250 square feet of floor
Restaurant - Carry-Out	One space for each 300 square feet of floor space
Restaurant - Sit-Down	One space for each 45 square feet of seating area
Retail Stores - Not Otherwise Specified	One space for each 300 square feet of floor area
Theaters (Indoor)	One space for each four seats
Undertaking Establishments, Funeral Parlors	25 spaces for each chapel or parlor

11.4-3 WHOLESALE, STORAGE & PRODUCTION

USE

Establishments Engaged in Production, Processing, Cleaning, Servicing, Testing or Repair of Materials, Goods or Products, or Engaged in Research and Development
Warehouses and Storage

Wholesale Establishments

REQUIREMENTS

One space for each two employees plus one space for each vehicle used in the conduct of the enterprise.

One space for each two employees plus one space for each vehicle used in the conduct of the enterprise

One space for each two employees plus one space for each vehicle used in the conduct of the enterprise

11.4-4 COMMUNITY SERVICE USES

**LEGAL DEPARTMENT
VILLAGE OF ARLINGTON HEIGHTS**

33 S. Arlington Heights Road 5 2
Arlington Heights, IL 60005

1590 Building-New Horizons,
Inc., southwest corner of
Maude & Arlington Hts. Road
Office building

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE VILLAGE OF ARLINGTON HEIGHTS.
GRANTING PRELIMINARY AND FINAL APPROVAL
OF A PLANNED UNIT DEVELOPMENT AND
GRANTING CERTAIN VARIATIONS**

90065285

OFFICIAL BUSINESS

90065285

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 89-078, has on October 25, 1989, conducted a public hearing on requests for rezoning to O-T Office Transitional District, approval of a preliminary and final planned unit development, and variations from certain provisions of Chapter 28 of the Municipal Code for property located at the southwest corner of Maude Avenue and Arlington Heights Road; and

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

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

SECTION ONE: That the Zoning Ordinance of the Village of Arlington Heights be and it is hereby amended by reclassifying from R-1 One Family Dwelling District to the O-T Office Transitional District, the following described property:

Lots 1, 2 and 3 in Block 8 in Arlington Knolls, being a subdivision of that part of the East 1/2 of the North East 1/4 of Section 19 and part of the west 1/2 of the Northwest West 1/4 of Section 20, all in Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

and commonly described as the southwest corner of Maude Avenue and Arlington Heights Road, Arlington Heights, Illinois.

SECTION TWO: That the property rezoned in SECTION ONE of this ordinance (the Subject Property) be and it is hereby designated as a Planned Unit Development, and the Zoning Map and Comprehensive Map of the Village of Arlington Heights are hereby amended accordingly. Approval is hereby given for development of the Subject Property with an office building in substantial compliance with the plans submitted by the petitioner prepared by Applied Engineering Company, dated September 23, 1989, consisting of 3 pages, and by New Horizons, Inc., consisting of 5 pages, copies of which are on file with the Village Clerk and available for public inspection.

SECTION THREE: That variations from the requirements of certain provisions of Chapter 28 of the Municipal Code are hereby granted so as to permit development of the Subject Property in

accordance with the Site Plan approved in SECTION TWO of this ordinance, which variations are as follows:

1. Variation from the landscape requirement between Zoning Districts set forth in Section 6.16-2 on the south side only.

2. Variation from the requirement in Section 6.16-1, landscaping of parking lots, pursuant to the approval of Village staff. If it is determined to be necessary, additional landscaping shall be provided on the transitional lot line to the west.

3. Release of the requirement of Section 11.7 for a loading zone.

4. Variation from Section 5.3-4 of the required minimum yard to allow signs in the required minimum yard.

5. Release of the requirement in Section 5.1-7.2, O-T "Conditions of Use" to permit two freestanding signs on the premises. Both signs must meet the requirements of Chapter 30 of the Arlington Heights Municipal Code pertaining to sign regulations.

6. Reduction in the number of parking spaces required by Section 11.4, upon the condition that the two parking spaces nearest to Arlington Heights Road be eliminated and that two landscaped islands be provided on the west side of the building.

SECTION FOUR: That the rezoning, preliminary and final approval of the planned unit development and variations granted by this ordinance are subject to the following conditions:

1. The developer shall execute an estoppel agreement waiving objection, for itself and all successors and assigns, to any future special assessment for street lighting on Arlington Heights Road.

2. The developer shall complete the curb and gutter and street improvements on Maude Avenue.

3. The developer shall install a public sidewalk. Said sidewalk shall be located on Village right-of-way if necessary, or provide for necessary deviations, including easements, in order to avoid removal of any trees.

4. The developer shall eliminate the driveway on Arlington Heights Road.

5. The plans for the development shall be modified in compliance with the required changes.

6. The development of the property shall comply with all applicable ordinances of the Village of Arlington Heights.

30065285

SECTION FIVE: That the approval of the Planned Unit Development granted in SECTION TWO of this ordinance shall be effective for a period no longer than twelve months, unless construction has begun or such approval has been extended by the President and Board of Trustees during that period.

SECTION SIX: That this ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES: DADAY, SILES, DAY, SCHROEDER, WALTON, AGRAN, JOLLY, WALSH, MAKI

NAYS: NONE

PASSED AND APPROVED this 4th day of December, 1989.


Village President

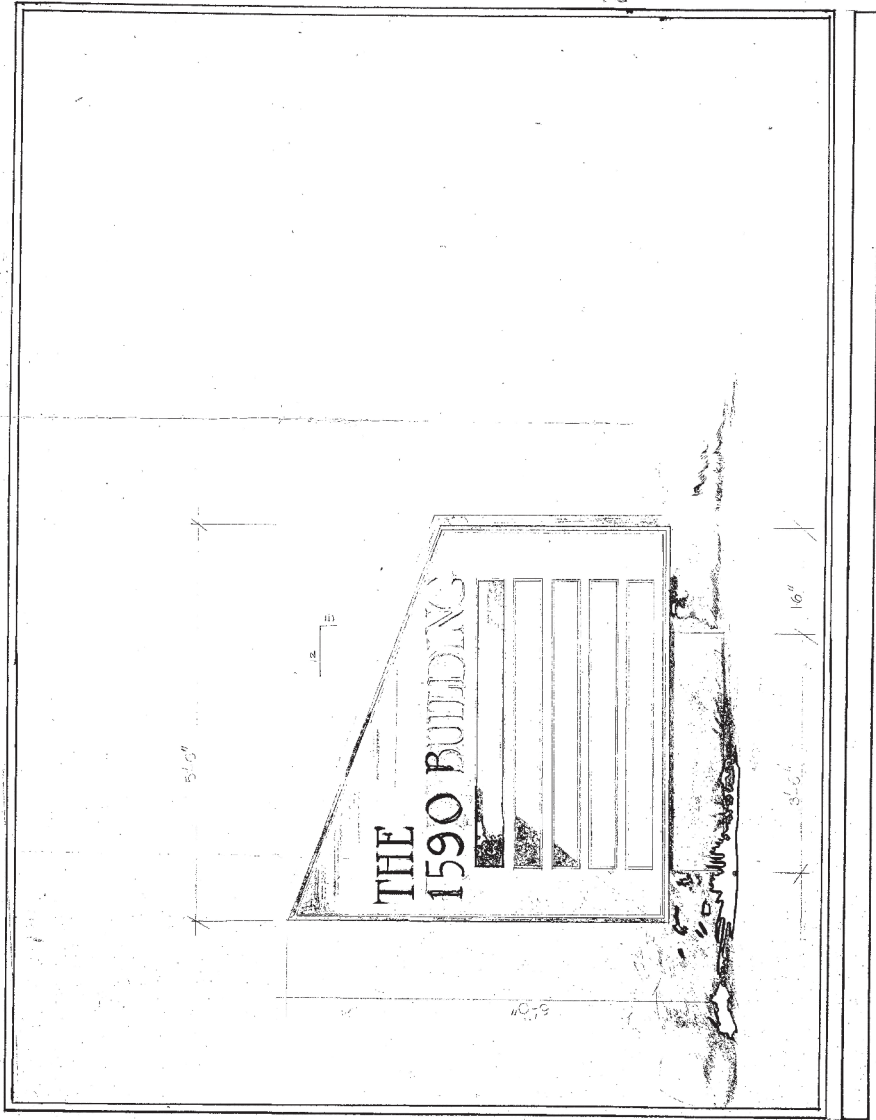
ATTEST:


Village Clerk

ORD#14:NEWHORIZ

DEPT-09 13.00
T41111 TRAN 7996 02/08/90 10:21:00
43129 * A *-90-065285
COOK COUNTY RECORDER

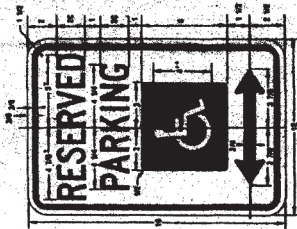
90065285



APPENDIX "C"

HANDICAPPED PARKING SIGN

Effective January 1, 1984, Public Law 101-191, amended the 1977 Uniform Vehicle Code to require Handicapped Parking Signs at the parking lot subject to the Illinois Vehicle Code. The sign shown below (U.S. Department of Transportation standard). Existing signs may remain, but their use shall not be extended by other means than normal replacement.



COLORED LETTERS AND SYMBOLS ON WHITE BACKGROUND - WHITE BACKGROUND - WHITE LETTERS AND SYMBOLS ON BLUE BACKGROUND - SEE APPENDIX "C" FOR SYMBOL PROPORTIONS

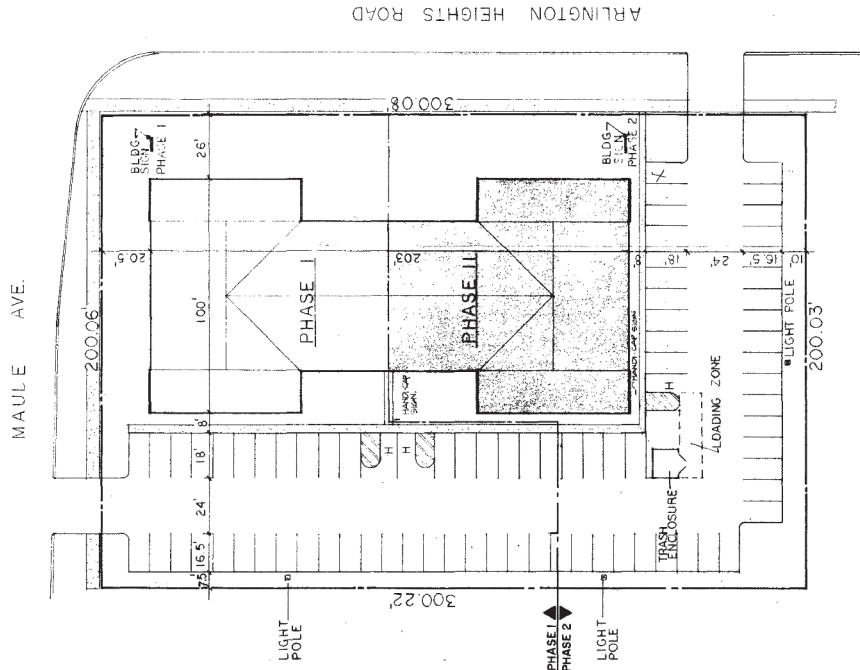
SITE DATA

BUILDING AREA - 17,745 S.F.
 POTENTIAL LOFT - 4,750 S.F.
 LAND AREA - 60,051 S.F.
 F.A.R. - .29
 LAND COVERAGE - 41,209 S.F.
 % GREEN SPACE - 31.4 %
 PARKING REQ'D - 75
 ACTUAL PARKING - 75

SITE PLAN
 SCALE: 1"=25'



CONSTRUCTION TYPE 3B
 USE GROUP B BUSINESS



1590 BUILDING ARLINGTON HEIGHTS

NEW HORIZONS INC.

Architects

6377

SHEET NO. JOB NUMBER MODEL NO. DATE

5'-6"

12 5



16"

3'-6"

0-9

6377

JOB NUMBER

MODEL NO.

DATE

1590 BUILDING, ARLINGTON HEIGHTS

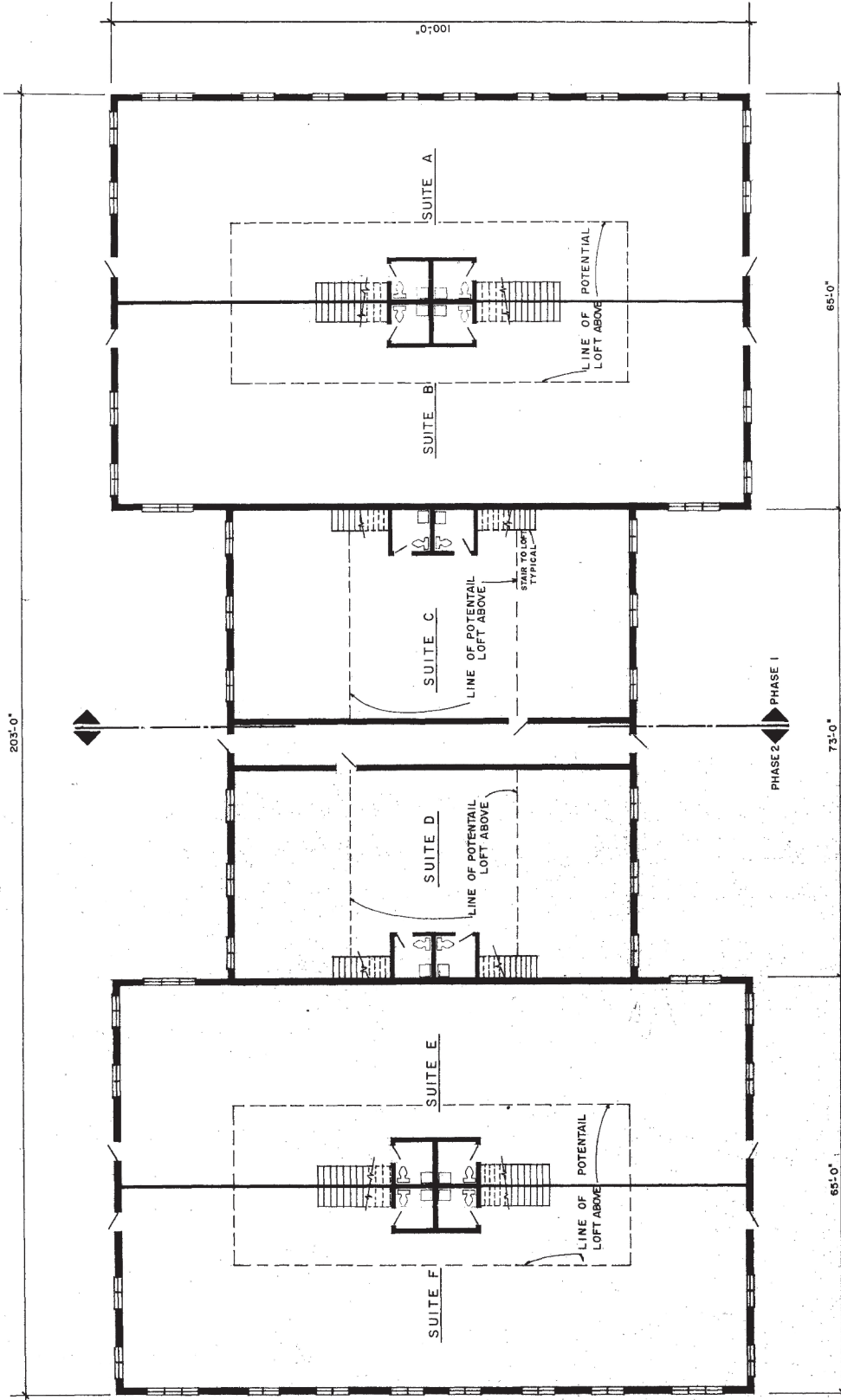
NEW HORIZONS INC.

Architects



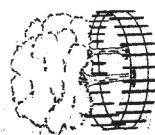
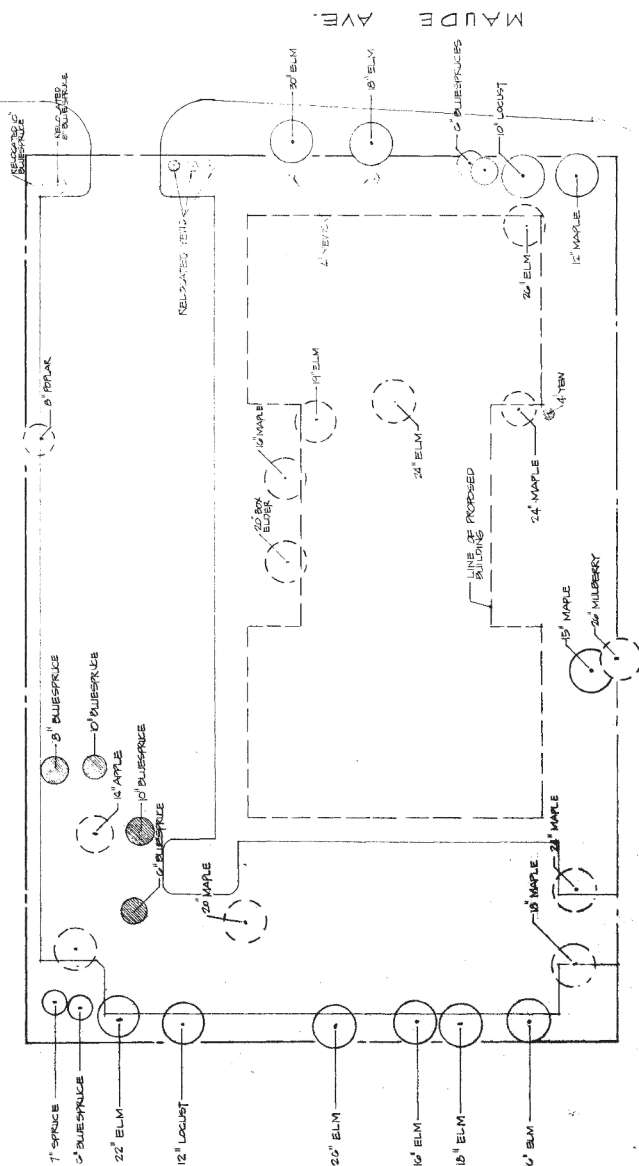
FLOOR PLAN

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





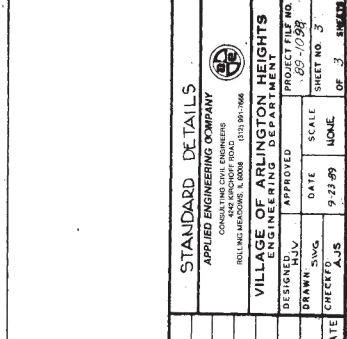
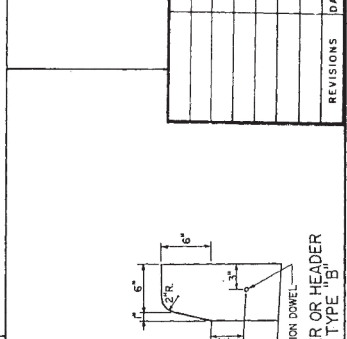
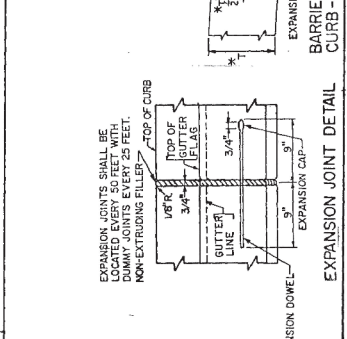
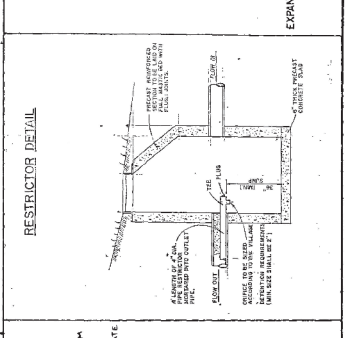
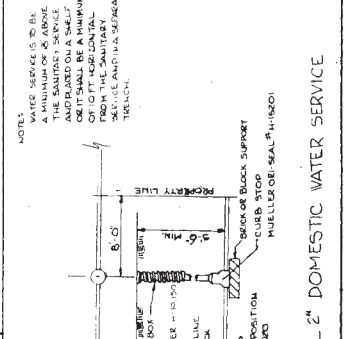
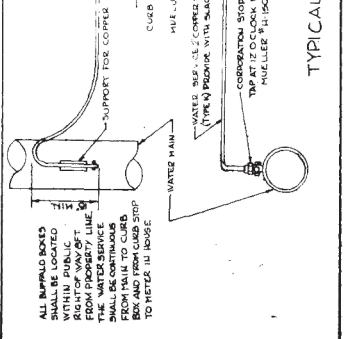
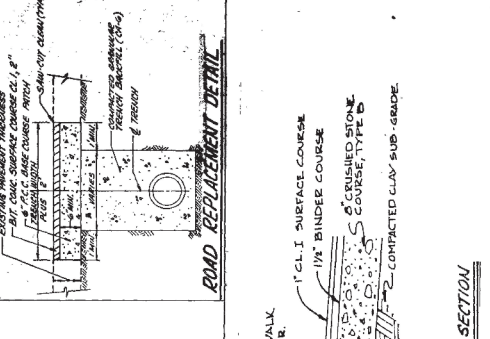
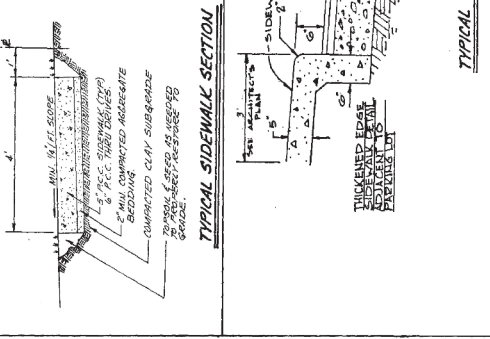
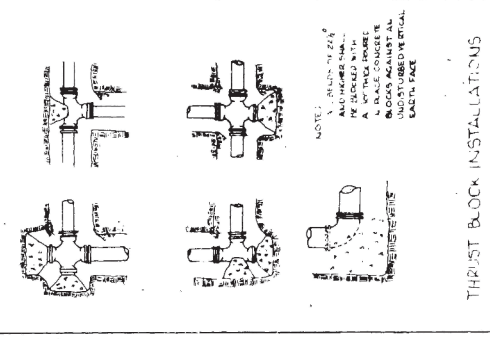
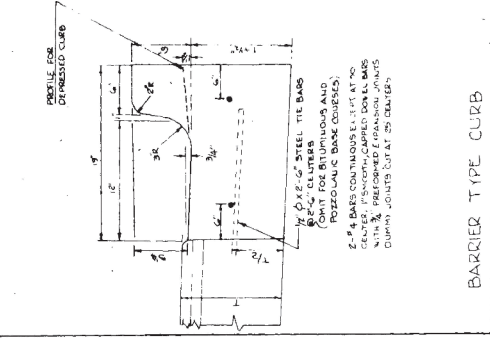
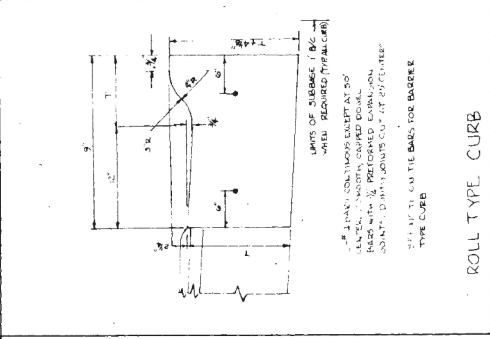
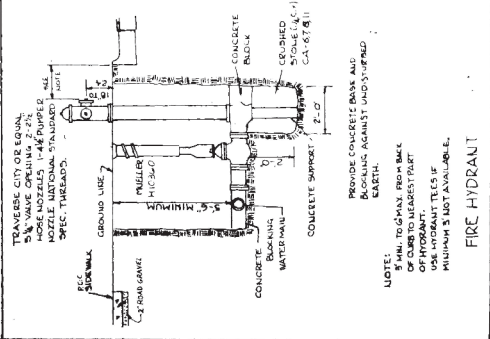
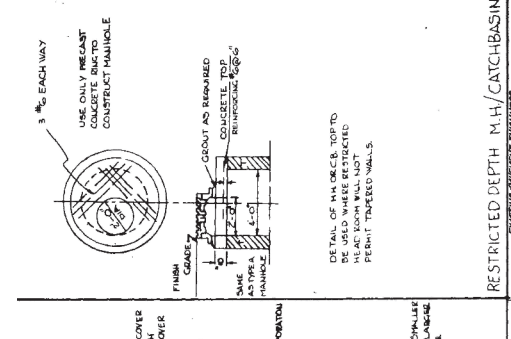
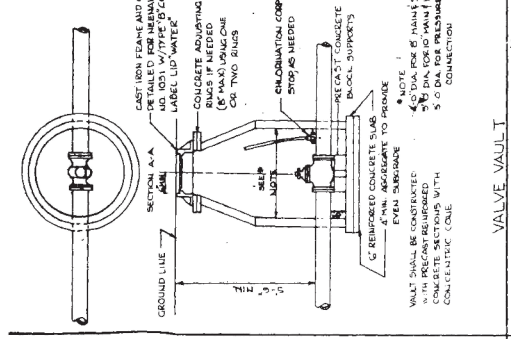
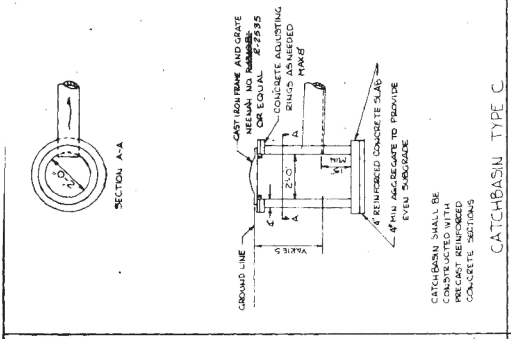
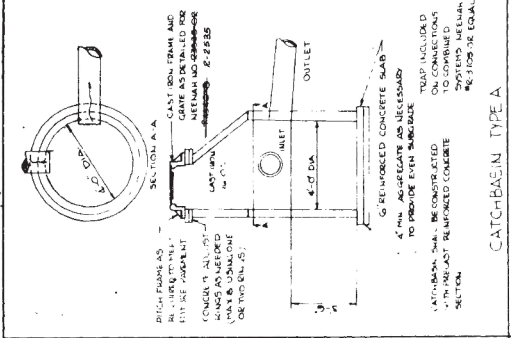
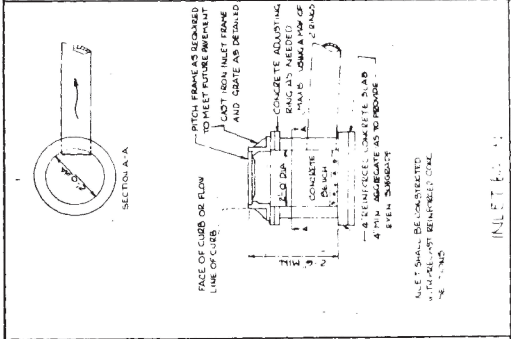
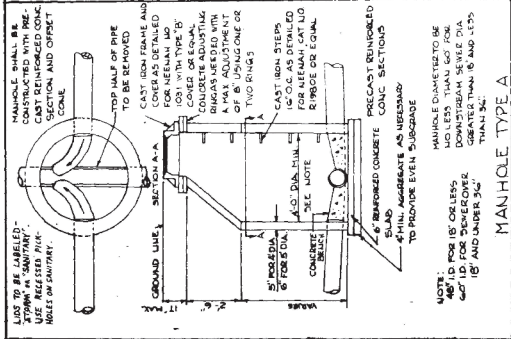
ARLINGTON HEIGHTS ROAD



- NOTES:
1. EXISTING TREES TO REMAIN SHALL HAVE A PROTECTIVE FENCE SIMILAR TO THE ILLUSTRATION ABOVE DURING EXCAVATION & CONSTRUCTION.
 2. ANY TREES DESIGNATED TO BE REMOVED SHALL BE REMOVED TO 2" BELOW FINISHED GRADE.
 3. ANY MINOR DAMAGE TO A TREE SHALL BE CORRECTED IMMEDIATELY.

TREE KEY

- ☐ TREE TO BE REMOVED
☐ TREE TO REMAIN
☐ TREE TO BE RELOCATED



PARKING SPACE LEASE AGREEMENT

, as Lessor, does hereby agree to let to NCH Medical Group, 1538 N. Arlington Heights Road, Arlington Heights, Illinois, as Lessee, twelve parking spaces located at 1520 N. Arlington Heights Road, Arlington Heights, Illinois, such parking spaces being further described, North Lot, East Side at the aforementioned location. The following terms and conditions shall apply to this Parking Space Lease Agreement ("Agreement"):

Terms and Conditions:

1. **Items Left in Vehicle.** Lessor shall not be responsible for damage or loss to possessions or items left in Lessee's vehicle.
2. **Damage to Vehicle.** Lessor shall not be responsible for damage to Lessee's vehicle, whether or not such damage is caused by other vehicle(s) or person(s) in the parking lot and surrounding area.
3. **Parking Lot Attendants.** Lessor shall not provide parking lot attendants.
4. **Payments by Lessee.** Lessee agrees to pay per month for the lease of the aforementioned parking spaces. Lessee is to make such leasehold payment to in person (or by mail) at 1222 N. Kennicott Blvd., Arlington Heights, IL 60004. Payments shall be made in advance by Lessee on the First day of each month.
5. **Term.** The term of this Lease (the "Term") shall commence on January 1, 2018, and run through December 31, 2018, unless terminated earlier in accordance with this Lease.

-Over-

6. Termination. Either party may terminate this Agreement by providing 30 days written notice to the other party. Any such notice shall be directed to a party at the party's address as listed below in this Agreement.

EXECUTED AND AGREED by the parties hereto, this the 15th day of December, 2017.



Lessor

Lessor's Address



Lessee

Lessee's Address



May 24, 2018

Jake Schmidt, Assistant Planner
Village of Arlington Heights
Planning and Community Development Department
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: Request for Information Regarding Parking Arrangement Between Northwest
Community Health and Our Saviour's Lutheran Church

Dear Mr. Schmidt:

It is my understanding that the property owner for 1540 North Arlington Road is seeking a variance to the Village's parking requirements. After learning that the Church accommodates overflow parking for the Northwest Community Health (NCH) at that address, the owner's representative reached out to me and asked a number of questions that I understand were posed by the Village. Below are my responses to those questions:

1. There is no written agreement allowing NCH to use our parking lot for overflow parking.
2. NCH is allowed to use up to 20 parking spaces.
3. The parking arrangement is open-ended. Since we first entered into it, there have only been two instances when NCH was not allowed to use the lot. The first instance was for one day when we had a large funeral. The second time occurred last summer when the parking lot had to be resurfaced – the parking lot was not used for a week.
4. There is no specific circumstance that would cause the church to withdraw from the arrangement and no longer allow NCH overflow parking.
5. I do not believe NCH uses the lot at all on Saturdays and they are not allowed to use during church services. The arrangement is generally for use of the lot Monday through Friday.
6. NCH uses their own passenger van to shuttle parking lot users from the church to the medical facility.

Hopefully, this addresses the Village's request for information. Please let me know if you have any additional questions. Thank you.

Sincerely,

James E. Valentine
Congregational Operations Officer
Our Saviour's Lutheran Church

1234 N. Arlington Heights Road • Arlington Heights, Illinois 60004-4741 • 847-255-8700 (phone) • 847-255-8721 (fax)

Pete Warmanen – LEAD PASTOR • Gail Heidtke – ASSOCIATE PASTOR • Rhonda Pruitt – ASSOCIATE PASTOR

James Valentine – CONGREGATIONAL OPERATIONS OFFICER • Barbara Kudirka – DIRECTOR OF WORSHIP AND MUSIC



**Village of Arlington Heights
Building & Life Safety Department**

Interoffice Memorandum

To: Jake Schmidt, Planning and Community Development
From: Deb Pierce, Plan Reviewer, Building & Life Safety Department
Subject: 1540 N Arlington Heights Rd., PUD Amendment for Parking Variation
PC#: 18-007 – Round 1
Date: March 27, 2018

Jake...

I have reviewed the documents for the PUD Amendment for Parking as requested by the petitioner and have no objects to the request.

RECEIVED
MAR 27 2018
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**



Village of Arlington Heights, IL
Department of Building & Life Safety

Fire Safety Division



Date: 3/19/2018

P.C. Number: 18-007

Project Name: PUD Amendment for Parking Variation

Project Location: 1540 N. Arlington Heights Rd.

Planning Department Contact: Jake Schmidt, Planning and Community Development

General Comments:

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

1. No objections or comments regarding the parking variation.

Date March 19, 2018

Reviewed By: 

Fire Safety Supervisor

RECEIVED

MAR 19 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Memorandum

To: Jake Schmidt, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works
Date: March 30, 2018
Subject: 1540 N Arlington Heights Road, P.C. #18-007 Round 1

Regarding the proposed PUD Amendment, PW has the following comments:

- a. VAHPW has no comments regarding this amendment at this time.

VAHPW has no further comments at this time.

C: File

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-007
 Petitioner: SmithAmundsen, LLC
on behalf of Owner Robbins Pembroke, LLC,
a Delaware Limited Liability Company
 Owner: Robbins Pembroke, LLC
 Contact Person: Carlos S. Arévalo
 Address: 2460 Lake Shore Drive, Woodstock, IL 60096
 Phone #: 815-337-5012
 Fax #: 815-337-5013
 E-Mail: carevalo@salawus.com

P.I.N.# 03-20-108-010-0000, 03-20-108-011-0000, 03-20-108-012-0000
 Location: 1540 North Arlington Heights Rd., Arlington Heights, IL 60004
 Rezoning: Current: X Proposed:
 Subdivision: Arlington Knolls
 # of Lots: N/A Current: N/A Proposed: N/A
 PUD: Amendment For: Parking requirements
 Special Use: For: N/A
 Land Use Variation: For: N/A
 Land Use: Medical / Office Current: O-T Office
 Proposed: N/A
 Site Gross Area: 60,000 Sq. Ft.
 # of Units Total: 3 current, with flexibility to configure to 5
 1BR: 2BR: 3BR: 4BR:

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

1. PUBLIC IMPROVEMENTS

REQUIRED: YES NO COMMENTS

a. Underground Utilities

Water X

Sanitary Sewer X

Storm Sewer X

b. Surface Improvement

Pavement X

Curb & Gutter X

Sidewalks X

Street Lighting X

c. Easements

Utility & Drainage X

Access X

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC

b. IDOT

c. ARMY CORP

d. IEPA

e. CCHD

3. R.O.W. DEDICATIONS? 4. SITE PLAN ACCEPTABLE? 5. PRELIMINARY PLAT ACCEPTABLE? 6. TRAFFIC STUDY ACCEPTABLE? 7. STORM WATER DETENTION REQUIRED? 8. CONTRIBUTION ORDINANCE EXISTING? 9. FLOOD PLAIN OR FLOODWAY EXISTING? 10. WETLAND EXISTING?

YES NO COMMENTS

 X

 N/A

 N/A

 X

 X

X CO #61-013: PAID IN FULL

 X

 X

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: N/A

DATE OF PLANS: N/A

Juan F. Whittle 3/27/18
 Director Date

PLAN COMMISSION PC #18-007
1540 N. Arlington Heights Road PUD Amnd.
1538-1590 N. Arlington Heights Road
PUD Amendment
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. Provide a breakdown of the code required parking for the associated square footage of the building.
13. Spillover parking out onto Maude Avenue is a recurring issue along both sides of the street, and even spilling over onto Evergreen Avenue within the adjoining residential neighborhood. For this reason, Engineering is against approval of this amendment.


James J. Massarelli, P.E. Date 3/27/18
Director of Engineering



Arlington Heights Fire Department Plan Review Sheet

P. C. Number 18-007

Project Name 1540 N. Arlington Heights Rd. PUD Amendment

Project Location 1538-1590 N. Arlington Heights Rd.

Planning Department Contact Jake Schmidt

General Comments

The Fire Department has no comments at this time. It appears that there no changes to the building or the parking lot.

**NOTE: PLAN IS CONCEPTUAL ONLY
SUBJECT TO DETAILED PLAN REVIEW**

Date March 21, 2018 Reviewed By: LT. Mark Aleckson

Arlington Heights Fire Department

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

1540 N. Arlington Heights Road
PC #18-007

Round 1 Review Comments

03/30/2018

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.

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. 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.

RECEIVED
APR - 2 2018
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

Approved by:

 #557
Supervisor's Signature

Arlington Heights Police Department

Emergency Information Card

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

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

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

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

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.

[Print Form \(To Mail\)](#)

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-007
Petitioner: SmithAmundsen, LLC
on behalf of Owner Robbins Pembroke, LLC,
a Delaware Limited Liability Company
Owner: Robbins Pembroke, LLC

Contact Person: Carlos S. Arévalo
Address: 2460 Lake Shore Drive, Woodstock, IL 60098
Phone #: 815-337-5012
Fax #: 815-337-5013
E-Mail: carevalo@salawus.com

P.I.N.# 03-20-108-010-0000, 03-20-108-011-0000, 03-20-108-012-0000
Location: 1540 North Arlington Heights Rd., Arlington Heights, IL 60004
Rezoning: Current: X Proposed:
Subdivision: Arlington Knolls
of Lots: N/A Current: N/A Proposed: N/A
PUD: Amendment For: Parking requirements
Special Use: For: N/A
Land Use Variation: For: N/A

Land Use: Medical / Office Current: O-T Office
Proposed: N/A
Site Gross Area: 60,000 Sq. Ft.
of Units Total: 3 current with flexibility to configure to 5
1BR: 2BR: 3BR: 4BR:

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

1. GENERAL COMMENTS:

No comments from this Department

RECEIVED
MAR 28 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Jeff Bohner 3/27/18
Environmental Health Officer Date

James McCalister 3/27/18
for Director Date

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-007
 Petitioner: SmithAmundsen, LLC
on behalf of Owner Robbins Pembroke, LLC,
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 Rezoning: Current: X Proposed:
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 # of Lots: N/A Current: N/A Proposed: N/A
 PUD: Amendment For: Parking requirements
 Special Use: For: N/A
 Land Use Variation: For: N/A
 Land Use: Medical / Office Current: O-T Office
 Proposed: N/A
 Site Gross Area: 60,000 Sq. Ft.
 # of Units Total: 3 current, with flexibility to configure to 5
 1BR: 2BR: 3BR: 4BR:

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

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

Comments:

ATTACHED

[Signature]

3.16.18

Date

Planning & Community Development Dept. Review

March 20, 2018



REVIEW ROUND 1

Project: 1540 N. Arlington Heights Rd. PUD Amendment

Case Number: PC 18-007

General:

7. The following approval is needed:
 - Amendment to PUD Ordinance #89-100, to grant a variation for 77 on-site parking spaces where 89 are required.
8. The following variation has been identified:
 - Variation to Section 11.4, Schedule of Parking Requirements, to reduce the required amount of on-site parking from 89 spaces to 77 spaces.
9. Provide hours of operation for all tenants.
10. Provide total employee counts (as well as peak shift counts) for all tenants.

Site Plan:

11. Please clarify if the existing on-site non-compliant signage (the two ground signs on the east side of the property, the wall sign on the north façade, and the wall sign on the south façade) will be removed, replaced with code-compliant signage, or if a variation is requested. Please note that a separate application is required for a sign variation.
12. Please clarify if the on-site illegal signage (the ground sign on the north side of the property, and the Northwest Eye Physicians wall sign on the west façade) will be removed, or if a variation is requested. Please note that a separate application is required for a sign variation.

Building:

13. Please provide updated gross square footage calculations for the building, including any built-out loft space.

Traffic/Parking:

14. An additional survey of on-street parking usage on Maude Avenue and Evergreen Avenue is required to determine the amount of street parking utilized by employees and customers.
15. An additional survey of parking lot usage is required, with counts to be conducted on a minimum of three additional days. If any of the tenants operate on a Saturday, one of these additional counts must take place on Saturday.

Prepared by: 

PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-007
 Petitioner: SmithAmundsen, LLC
on behalf of Owner Robbins Pembroke, LLC,
a Delaware Limited Liability Company
 Owner: Robbins Pembroke, LLC
 Contact Person: Carlos S. Arévalo
 Address: 2460 Lake Shore Drive, Woodstock, IL 60096
 Phone #: 815-337-5012
 Fax #: 815-337-5013
 E-Mail: carevalo@salawus.com

P.I.N.# 03-20-108-010-0000, 03-20-108-011-0000, 03-20-108-012-0000
 Location: 1540 North Arlington Heights Rd., Arlington Heights, IL 60004
 Rezoning: Current: X Proposed:
 Subdivision: Arlington Knolls
 # of Lots: N/A Current: N/A Proposed: N/A
 PUD: Amendment For: Parking requirements
 Special Use: For: N/A
 Land Use Variation: For: N/A
 Land Use: Medical / Office Current: O-T Office
 Proposed: N/A
 Site Gross Area: 60,000 Sq. Ft.
 # of Units Total: 3 current, with flexibility to configure to 5
 1BR: 2BR: 3BR: 4BR:

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

LANDSCAPE & TREE PRESERVATION:

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

Comments:

- 1) Per Chapter 28, Section 6.15, a three foot high screen must be provided along the right of way adjacent to a parking area. Provide landscaping along Arlington Heights Road and along Maude within the existing islands in order to buffer the parking area. Adjacent to the drive aisle near the walkway, the landscaping may be lowered to a minimum of 18 - inches.
- 2) Per Chapter 28, Section 6.15, four inch caliper shade trees are required at the ends of each parking row. Incorporate two 4" caliper shade tree in the two existing islands located at the north end of the parking area along Maude. The tree in the northwest corner must take into consideration the existing overhead power lines.

Coordinator

Date

3/30/18

April 9, 2018

VIA EMAIL AND REGULAR MAIL:
Village of Arlington Heights
Attn: Jake Schmidt, Assistant Planner
33 South Arlington Heights Road
Arlington Heights, IL 60005

RE: 1540 N. Arlington Heights Rd. PUD Amendment – 1540 N. Arlington Heights Rd., Arlington Heights, IL

Dear Jake:

Please accept the following as Petitioner's responses to Staffs' comments. For any Staff memoranda where there are no comments, I will simply note that this is the case. Otherwise, below are responses to specific comments as well as a couple of requests for clarification on the part of the Petitioner and Owner.

1. Building & Life Safety Department - General: There were no comments to address.
2. Building & Safety Department – Fire Safety Division: There were no comments to address.
3. Public Works Department: There were no comments to address at this time.
4. Engineering Department: Petitioner addresses the general comments submitted as follows:
 - a. On #1-10, there appears to be no need for specific responses.
 - b. On #11, the Petitioner will acknowledge the nature of the Engineering Department's comments.
 - c. On #12, and to supplement and revise Staff Development Committee Report Table 1 Parking Summary:

<u>Space</u>	<u>Sq. Ft.</u>	<u>Parking Required</u> 1 space per 200 sq. ft.
• Suite 1588 – Northwest Eye Physicians (NEW)	5,533	27.67
• Suite 1540 – Northwest Community Healthcare (NCH)	3,108	15.54

• Suite 1538 – Northwest Community Healthcare	9,204	46.02
• (Loft) – 1538 – Northwest Community Healthcare	1,734	8.67
	<u>Total: 19,579</u>	<u>Total: 97.90</u>

- d. On #13, it is noted that the Engineering Department objects to the PUD amendment because of the parking issues. The Petitioner will address these issues as part of the amendment process before the Plan Commission. The Petitioner believes the standards for an amendment here can be met.
5. Fire Department: There were no comments to address at this.
6. Police Department: The following general comments were submitted by the Police Department:
 - a. On #1, the character of use is consistent with the area and is not a concern.
 - b. On #2, lighting should be up to Village Code. To date, no notice has been provided of any issues with the lighting for the property.
 - c. On #3, it is noted that there are no traffic problems at this location, despite the parking issues.
 - d. On #4, it is noted that the area is not a problem in relation to traffic accidents. The Police Department makes no reference to parking issues
 - e. On #5, the Police Department indicates that the development “should not create any additional traffic problems.”
 - f. On #6, the Property Manager will request tenants of the property to submit updated Contact Cards.
7. Health Services Department: There were no comments to address.
8. Planning and Community Development Department (Page 7): Petitioners addresses the submitted comments as follows:
 - a. On #1-6, there appears to be no need for specific responses.

- b. On #7, as a result of the revised square footage, the amendment to the PUD Ordinance #89-100 would be to specifically grant a variation for 77 on-site parking spaces where 98 are required (pursuant to the square footage identified in Paragraph 4(c) above.
- c. On #8, the Petitioner is pursuing the following: Variation to Section 11.4, Schedule of Parking Requirements, to reduce the required amount of on-site parking from **98 spaces to 77 spaces**.
- d. On #9, following preliminary discussions with tenants, the hours of operations are as follows:
 - i. NWE, Suite 1588:
 - 1. M, W, and Th: 8:00 am to 5:00 pm;
 - 2. Tu: 8:00 am to 7:00 pm;
 - 3. F: 8:00 am to 3:00 pm;
 - 4. Saturday: 8:00 am to noon.
 - ii. NCH, Suite 1540:
 - 1. M through Th: 9:00 am to 7:30 pm;
 - 2. F: 10:00 am to 6:00 pm;
 - 3. Saturday: 8:00 am to 2:30 pm.
 - iii. NCH, Suite 1538:
 - 1. M through Th: 7:00 am to 7:00 pm;
 - 2. F: 7:00 am – 5:00 pm;
 - 3. Saturday: 8:00 am to noon.
- e. On #10, we are working on employee counts, including peak shift counts. We will supplement as these become available.
- f. On #11 and #12, relating to signage, the Owner is looking into the Department's concerns and will supplement. Petitioner will acknowledge that addressing signage may be placed as a condition of the PUD amendment. **However, Petitioner and Owner would request clarification as to whether these items must be addressed (via removal, replacement or variation request) prior to the Plan Commission public hearing or whether, as part of a separate application process, they can be addressed independently and subject to a different timeline.**

- g. On #13, please review the revised/updated square footage in Paragraph 4(c) above. This revised number includes the additional built-out loft square footage. I would note that the loft space is part of Suite 1538 and does not include any additional physician offices, but rather consists of storage and meeting room space. Moreover, it is not being leased to a separate tenant. I understand Staff's request for the **gross square footage** to mean the total area of office/medical use for the building or **19,579** square feet as revised and noted above. **If this understanding is incorrect, please clarify.**
 - h. On #14, the engineer will conduct a Maude Avenue parking survey as requested by Staff.
 - i. On #15, the engineer will conduct additional parking counts as requested by Staff, with one count taking place on a Saturday in light of tenants' hours of operation.
- 9. Planning and Community Development Department (Page 7A): Petitioner addresses the submitted comments as follows:
 - a. There is no need to respond to #1 as it is not applicable.
 - b. On #2, Owner acknowledges the Property is not compliant with the Landscape Plan Ordinance.
 - c. On #3, there are two specific comments provided by Staff with respect to Chapter 28, Section 6.15. The Owner will comply with Staff's requirements as noted in Staff's comments on Page 7A. I anticipate compliance will be part of the conditions imposed on the PUD amendment.

In addition to addressing staffs' comments above, I am enclosing the following documents and information you have requested:

- 1. List of PINs for the neighboring property owners as provided by Wheeling Township;
- 2. Draft Notification Letter;
- 3. Preliminary Proof of Public Notification;
- 4. First Floor and Loft Plan prepared by HKM Architects + Planners, Inc.



Jake Schmidt, Assistant Planner

April 9, 2018

Page 5

Upon review of the information herein, please advise if there is anything that has not been addressed to date, excepting those items that Petitioner has indicated will be supplemented going forward.

Thank you for your attention to this matter.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read 'Carlo S. Arévalo'.

Carlo S. Arévalo

CSA:cj
Enclosures

1616 N. Arlington Heights Rd.
Arlington Heights, IL 60004



Telephone 847 259 7730
Fax 847 259 1570

Wheeling Township Assessor's Office

Phone 847-259-1515 Fax 847-259-3030

Instructions for Your Variance

We have listed the property index numbers (PINS) for the property within the required boundaries for your variance letters.*

To obtain names and addresses go to the following website:
www.cookcountypropertyinfo.com

- 1. Enter property index number in Property Search.**
- 2. Click Search**
- 3. Use Mailing Address, not Property Address**
- 4. Choose search again on top menu to continue to next PIN**

If you have any questions, please feel free to contact Wheeling Township Assessor's office at 847-259-1515.

Jerry Sadler
Wheeling Township Assessor

***These property index numbers are required by your village or city and are provided as a courtesy by the Wheeling Township Assessor's office. The Township assumes no responsibility for any additional requirements by the village or city.**

Public Hearing Notification List of Property Owners of Record

Real Estate Property Index Number Name Street City, State, Zip

03-20-108-010-0000

SUBJECT

-011-

1540 N. ARLINGTON HTS RD

-012-

ARLINGTON HTS., IL

-001-

-002-

-003-

-004-

-005-

-006-

-013-

-014-

-015-

03-20-106-014-

WHEELING TOWNSHIP

-015-

1616 N. ARLINGTON HTS. RD.

-018-

ARLINGTON HTS., IL 60004

-006-

-007-

-019-

03-20-105-015-

-016-

03-20-107-009-

-010-

-011-

-012-

013



Public Hearing Notification List of Property Owners of Record

Real Estate Property Index Number	Name	Street	City, State, Zip
03-20-103-004-0000			
-008-			
-031-			
-032-			
-033-			
0320-111-009-			
-010-			
-011-			
-012-			
-013-			
-014-			
-015-			
-016-			
-017-			
-018-			
-019-			
-020-			
-021-			
-022-			
-023-			
-024-			
-025-			
-026-			
-027-			

Public Hearing Notification List of Property Owners of Record

Real Estate Property Index Number

Name

Street

City, State, Zip

03 20 111 028 0000

029

030

031

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033

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047

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✓

Carlos S. Arévalo
Direct telephone line: 815-337-5012
Direct facsimile: 815-337-5013
E-mail: carevalo@salawus.com

April __, 2018

VIA MAIL ONLY:
NAME
STREET ADDRESS
CITY, STATE ZIP

RE: Notice of Public Hearing

To whom this may concern,

Please be advised that on May 9, 2018 at 7:30 p.m. a public hearing is scheduled to discuss a petition for an amendment of planned unit development ordinance 89-100 to grant a variation to section 11.4, schedule of parking requirements, to reduce the required amount of on-site parking from 98 spaces to 77 spaces in relation to 1540 N. Arlington Heights Road, Arlington Heights, IL 60004. Public attendance and comments are invited.

The hearing will take place at the Arlington Heights Municipal Building, 33 S. Arlington Heights Road, Arlington Heights, IL 60005.

Should you have any questions or comments, please feel free to contact the following:

SmithAmundsen, LLC
1-815-337-4900

or

Village of Arlington Heights
Department of Planning & Community
Development
1-847-368-5200

Sincerely,

Carlo S. Arévalo

NOTICE OF PUBLIC HEARING

HEARING FOR:

PETITION FOR AN AMENDMENT OF PLANNED UNIT DEVELOPMENT ORDINANCE 89-100
TO GRANT A VARIATION TO SECTION 11.4, SCHEDULE OF PARKING REQUIREMENTS, TO
REDUCE THE REQUIRED AMOUNT OF ON-SITE PARKING FROM 98 SPACES TO
77 SPACES

HEARING LOCATION:

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS ROAD,
ARLINGTON HEIGHTS, IL 60005

DATE: **May 9, 2018**

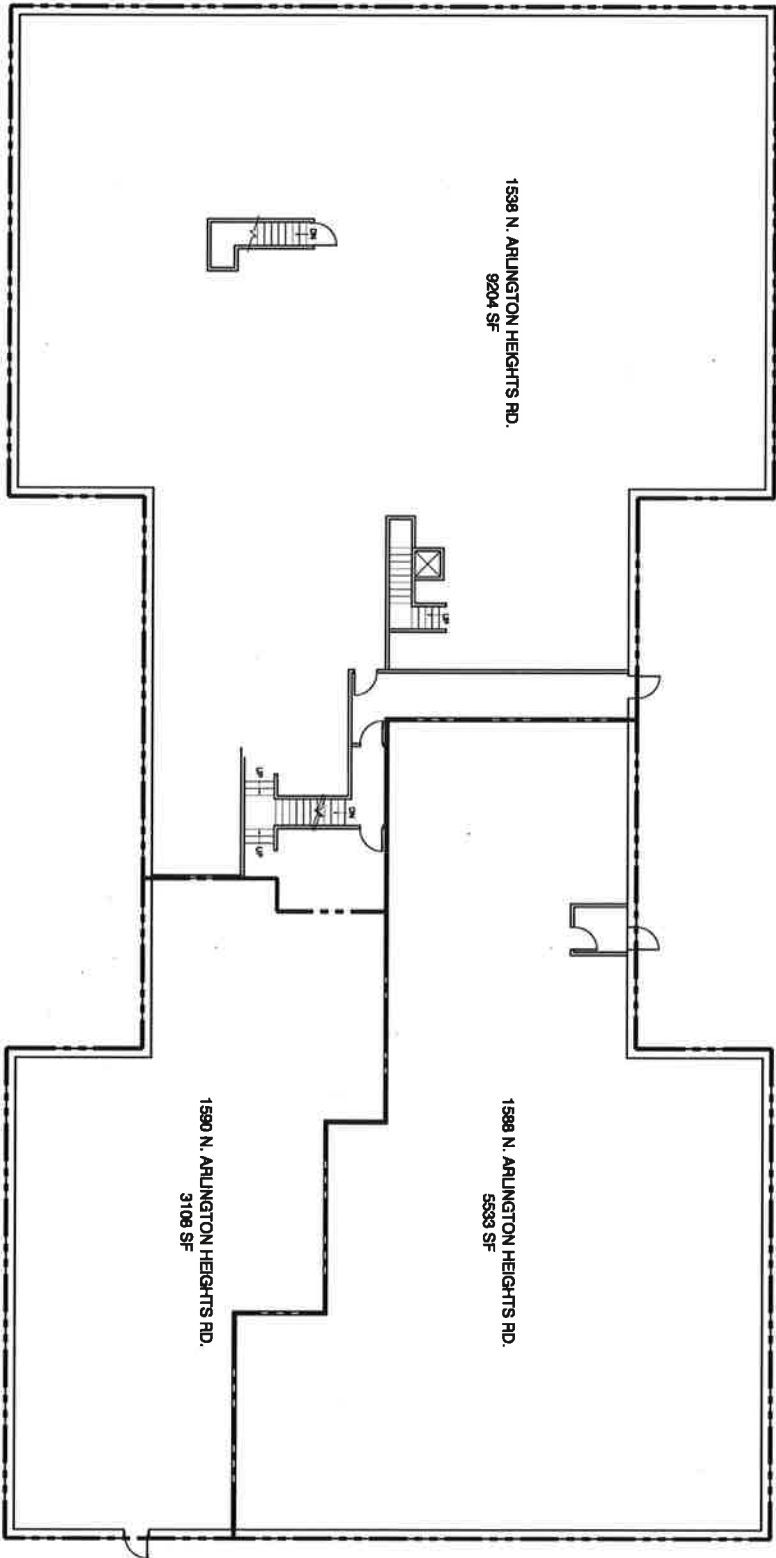
TIME: **7:30 p.m.**

PUBLIC ATTENDANCE AND COMMENTS INVITED

FOR DETAILS CALL:

SmithAmundsen, LL
815-337-4900

or Village of Arlington Heights
Department of Planning & Community Development
at 847-368-5200



First Floor Plan

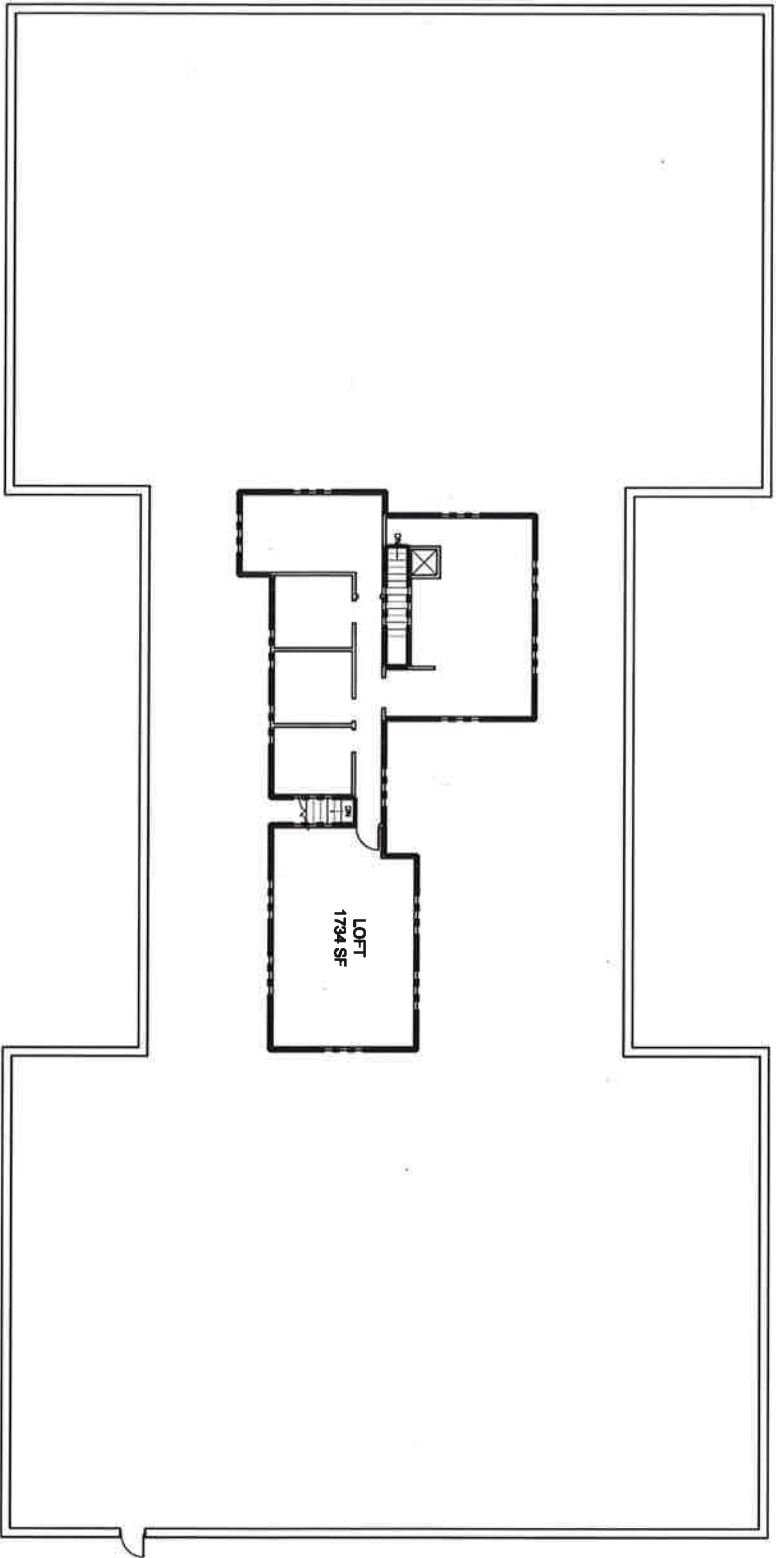


Northwest Community Healthcare
Arlington Heights, IL



43 South Vail Avenue
Arlington Heights, Illinois 60005
Add HL 0008 © 2018
January 3, 2018
ARCHITECTS • PLANNERS • ENGINEERS





Loft Plan



Northwest Community Healthcare
Arlington Heights, IL



43 South Van Avenue
Arlington Heights, Illinois 60005
480 N. Waukegan Blvd. © 2018
January 3, 2018 HMKM HMKM + PARTNERS, LLC

Schmidt, Jacob M

From: Debbie Garrett [REDACTED]
Sent: Thursday, April 26, 2018 5:25 PM
To: Schmidt, Jacob M; Pat Garrett; [REDACTED]
Subject: NOTICE OF PUBLIC HEARING - 1540 N. Arlington Heights Rd., Arlington Heights 60004

On Wednesday, May 9, 2018, a public hearing is to be held for a variance on this property concerning the number of parking spaces. The purpose of this variance is for reduction of parking spaces for the anticipated sale of this medical building.

We have lived on the 1500 block of Evergreen for 23 years. Several years ago we had about 16 cars parking on the 1500 block of Evergreen and another 15 cars parked on the 1600 block of Evergreen during business hours. There were also numerous cars parked on Maude between Arlington Heights Rd. and Vail Ave. The residents on Maude and Evergreen complained. So the Village put up NO PARKING signs on Maude during business hours on Maude from Arlington Heights Rd. to Evergreen because it was extremely dangerous for 2 cars to get down the road at the same time. It was also very dangerous for cars turning onto Maude from Arlington Heights Rd. with several driveways feeding into Maude. Our homes are on half-acre lots without curbs. Those cars were parked bumper to bumper on our front yards, on both sides of the street, between 7:30 a.m. and 5:00 p.m. This was a traffic nightmare for 2 cars coming down the street at the same time. This also caused problems for landscaping trucks to park. It was a dangerous street due to the quantity of cars. It made our residential street a massive parking lot and increased the traffic even more.

Besides the NO PARKING signs on Maude, I am also aware that employees of these buildings are currently required to park off-site at a church and get shuttled over in a bus in order to alleviate the parking on Evergreen. They may also rent parking spaces from the Glueckert Funeral Home which is directly south of them. This would need to be confirmed.

Before any variance is granted that may increase our traffic, please take into consideration that we are a cut through street and deal with speeding cars already, as well as, cars who don't stop at the Evergreen/Maude stop sign and cause accidents. We certainly don't need any overflow from those medical parking lots on our street because we have already alleviated the problem with the current measures.

Sincerely,

Patrick & Debra Garrett

PLAN COMMISSION PROJECT TIMELINE

Project Name: 1540 N. Arlington Heights Road PUD Amendment
PC Number: 18-007
Location: 1540 N. Arlington Heights Road
Requested Action:

- Parking Variation and Amendment to Planned Unit Development (PUD) Ordinance 89-100

	Date	# of Business Days
Petitioner informed of PUD Amendment Requirement for Parking Variation	10/13/17	-
PC Application Submittal Date	03/15/18	102
Conceptual Plan Review Committee Meeting	03/28/18	9
1 st Round Department Comments	04/03/18	13 days from application date
Petitioner's Response	04/20/18	13
2 nd Round Department Comments	05/04/18	10
PC Hearing	06/13/18	63 days from application date*
Village Board	07/02/18	13
Anticipated Village Board Ord. Adoption	07/16/18	9

*Appearance before Plan Commission was delayed to allow the petitioner time to provide details on off-site parking arrangements